

FOR SALE OR GROUND LEASE

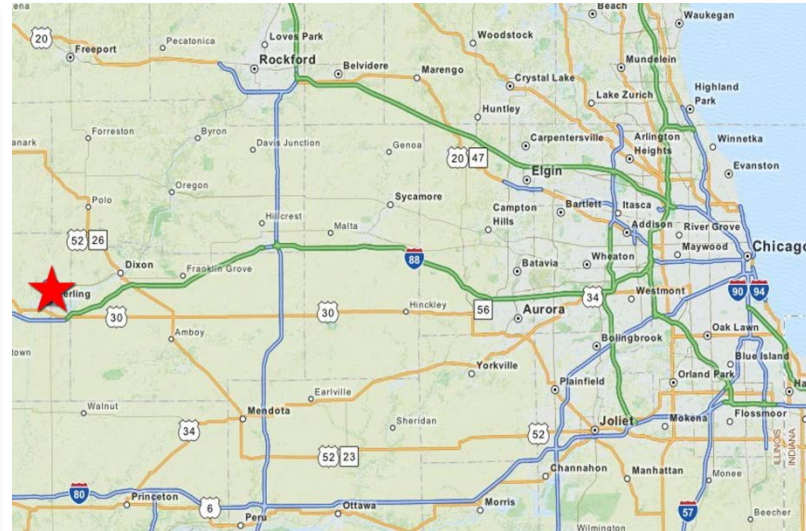
Route 40 & Route 30, Rock Falls, Illinois

2,800 Square Feet Building Available

HIGHLIGHTS



- Just North from (no toll) exit on Reagan Expressway I-88
- Close proximity to Walgreens and Walmart
- **Space Available:** 2,800 SF Building on 1902 1st Avenue with cross access to Walgreens for lease, ground lease or sale



DEMOGRAPHICS

	<u>1.0 Mile</u>	<u>3.0 Mile</u>	<u>5.0 Mile</u>	<u>TRAFFIC COUNTS</u>
Population	6,429	27,212	33,689	Route 40 18,000 VPD
Average Household Income	\$50,534	\$57,058	\$60,122	Route 30 13,400 VPD

MPG Midwest Property Group, Ltd.

COMMERCIAL REAL ESTATE DEVELOPMENT & PROPERTY MANAGEMENT

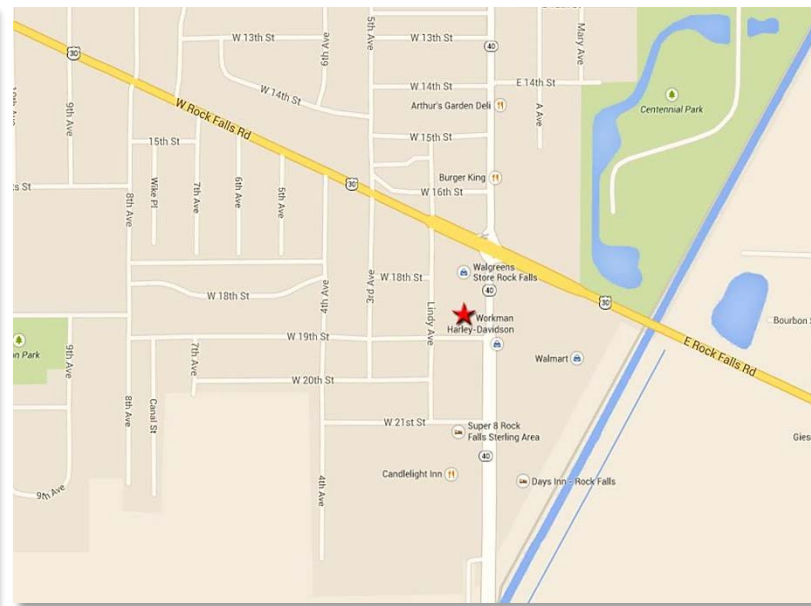
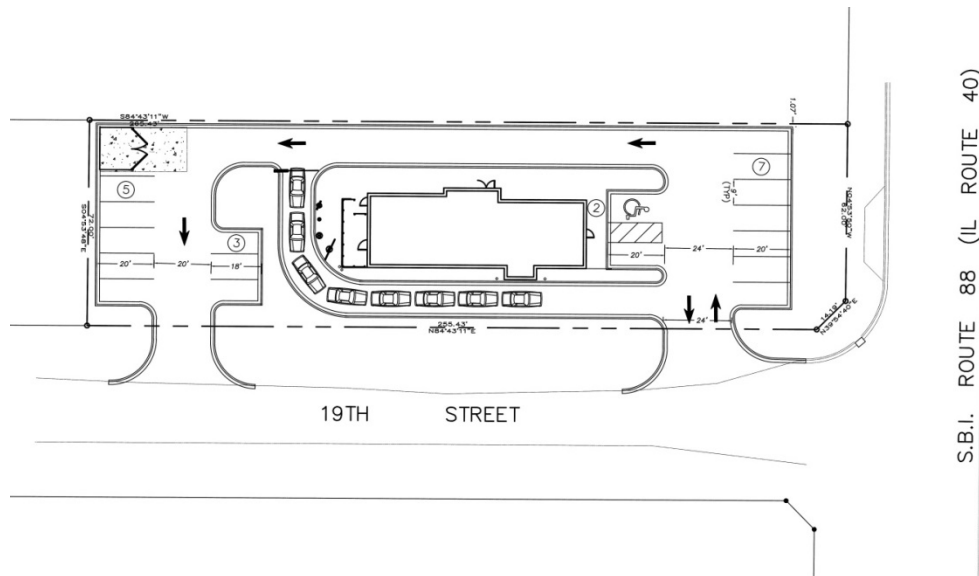
(312) 337-3700 ext. 12
Email: jjj@mpgre.net
www.midwestpropertygroup.net

FOR SALE OR GROUND LEASE

Route 40 & Route 30, Rock Falls, Illinois

2,800 Square Feet Building Available

POTENTIAL LAYOUT WITH DRIVE-THRU OPPORTUNITY



MPG Midwest Property Group, Ltd.

COMMERCIAL REAL ESTATE DEVELOPMENT & PROPERTY MANAGEMENT

(312) 337-3700 ext. 12

Email: jjj@mpgre.net

www.midwestpropertygroup.net