

**319 Peoples Ave
Rockford, IL 61101**

\$139,000 ASKING PRICE

SITE # 319

AVAILABLE SPACE:

LAND - 23,522 SF

BUILDING - 3,822 SF

RE TAXES (2016) - \$2,663.86

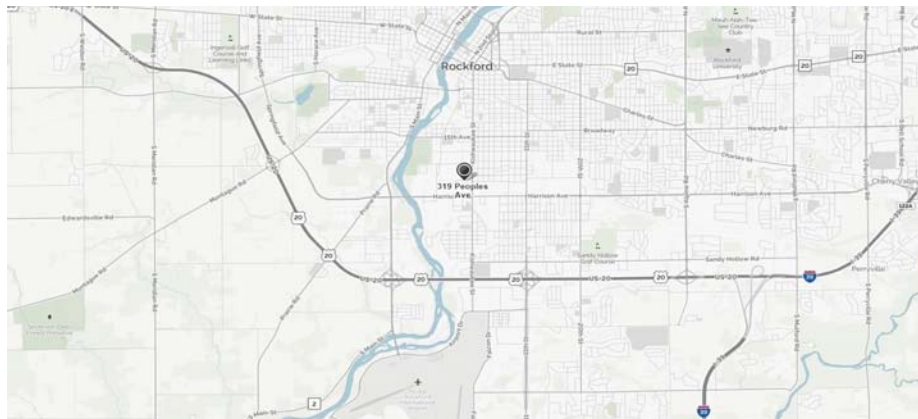


PROPERTY HIGHLIGHTS:

- Office / Warehouse in Rockford, IL
- Warehouse consists of 3 Overhead Doors plus a Loading Dock
- Outdoor Storage in rear of Lot

LOCATION:

- Just West of IL-251 / Kishwaukee St
- Less than 5 Miles to US 20 & I 39



Radius:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	9,165	71,009	144,262
Avg. Income:	\$31,282	\$43,251	\$50,739

TRAFFIC:

- 13,750 vehicles per day

el for parcel details

Peoples Ave

48.06

105.9

157

98.64

151

130

50

0022

157.25

186.35

Start St

R-419.5
C-367.25

35

13.8

294.53

151

"

24.03

343.84

127

50

R-409.1

72

100

44.5

R-506.35
C-302.91

59.25

.65

130

20

23

17

.85

R-464.53