

ROCKFORD, IL

INVESTMENT SUMMARY

Location:	2206 Barnes Boulevard, Rockford, IL 61112
MSA:	Rockford, IL MSA
Building Size:	58,236 square feet
Parcel Size:	8.54 acres
Parking Spaces:	380 spaces
Year Built:	2000
Gas Station:	Yes, 3 pumps

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population:	3,611	35,825	96,347
Households:	1,672	15,451	39,893
AHI:	\$103,002	\$94,213	\$94,730

PROPERTY HIGHLIGHTS

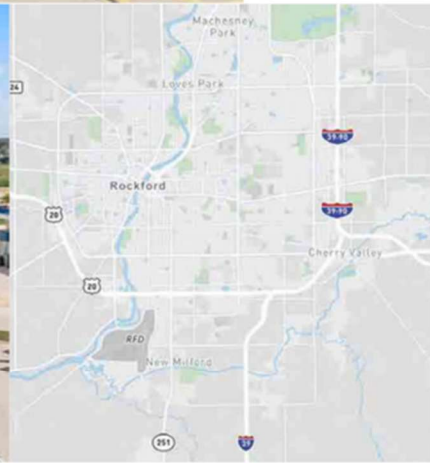
- ✦ Schnucks is situated with excellent access and visibility along Barnes Boulevard, just feet from South Perryville Road (19,900 VPD) and less than 1 mile west of interstate 39 (Traffic Count: 50,900 VPD).
- ✦ The property is located immediately adjacent to the ±850,000-square-foot CherryVale Mall, which is anchored by JCPenney and Macy's and further occupied by Choice Furniture & Mattress, Barnes & Noble, H&M, American Eagle, Express Factory Store, Foot Locker, Bath and Body Works, Journeys and T-Mobile to name a few. Over the last 12 months, CherryVale Mall has welcomed over 621,500 customers throughout 2.9 million visits (Placer.ai).
- ✦ Positioned within Rockford's preeminent retail and commercial corridor, there are 8.2 MSF of retail, 2.5 MSF of office, 2.6 MSF of industrial and 3,815 multifamily units within a 3-mile radius. Additional retailers with a presence in the immediate corridor include Sam's Club, Walmart Supercenter, Lowe's Home Improvement, Dick's Sporting Goods, Target, HomeGoods, Hobby Lobby, Ulta Beauty, Marshalls, Ross Dress for Less, Best Buy, Kirkland's, Michaels and Petco, among many others.
- ✦ Located within the Kishwaukee River Valley, the village of Rockford is a component of the Rockford, IL MSA (Population: 332,453).



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ROCKFORD, IL | TRADE AREA MAP

