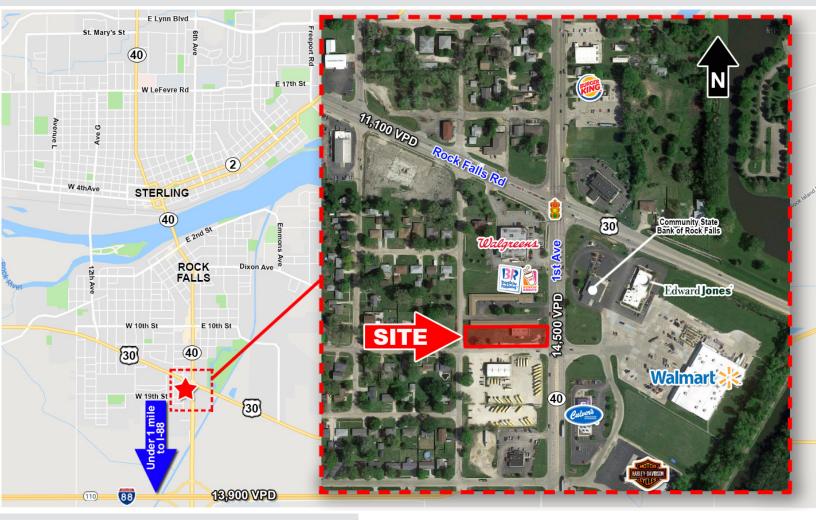
FOR SALE OR LEASE NWC Route 40 & W 19th St

Rock Falls, Illinois 61071





PROPERTY HIGHLIGHTS

- Located less than 1 Mile north of I-88 Interchange.
- Lot Area: 19,160 SF
- Ideal for fast food operator.
- Drive-Thru capabilities.
- Easy access located at 4-way Interchange with Walmart entrance.

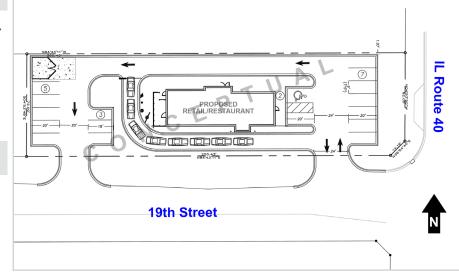
DEMOGRAPHICS

CONTACT

	5 MILE	10 MILE	15 MILE
	31,001	37,370	67,505
S AVG FAMILY INCOME	\$103,506	\$108,421	\$110,551
	1 st Ave	14	4,500 VPD
	ROCK FAI	LLS RD 11	,100 VPD

MATT SMETANA

630.572.5632



EDGEMARK COMMERCIAL REAL ESTATE SERVICES LLC

2215 York Road, Suite 210 Oak Brook, IL 60523 630.472.1010 www.edgemarkllc.com

INFORMATION msmetana@edgemarkllc.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it