

FOR SALE OR LEASE

NWC Route 40 & W 19th St

Rock Falls, Illinois 61071

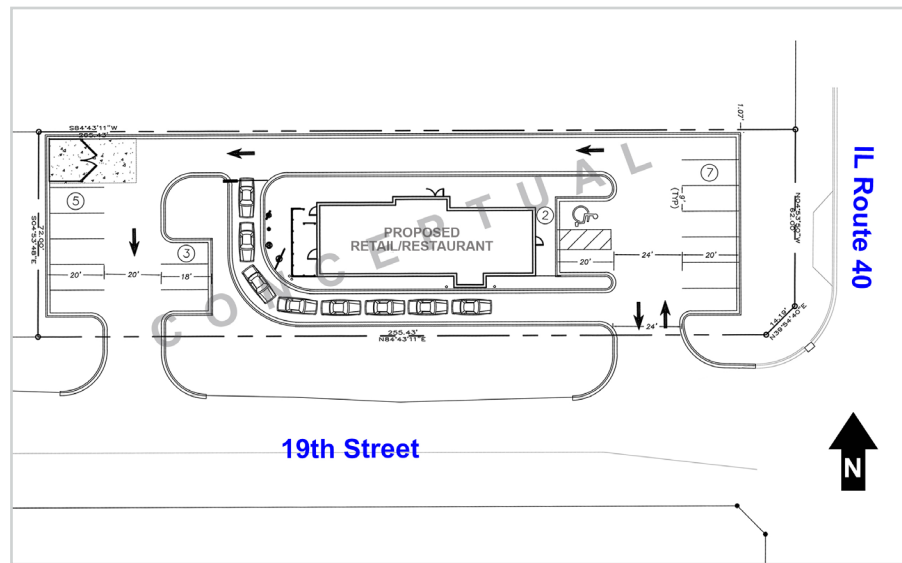


PROPERTY HIGHLIGHTS

- 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

	5 MILE	10 MILE	15 MILE
POPULATION	31,001	37,370	67,505
AVG FAMILY INCOME	\$103,506	\$108,421	\$110,551
TRAFFIC COUNTS			
	1st Ave	14,500 VPD	
	Rock Falls Rd	11,100 VPD	



CONTACT
INFORMATION

MATT SMETANA
630.572.5632
msmetana@edgemarkllc.com

EDGEMARK COMMERCIAL REAL ESTATE SERVICES LLC
2215 York Road, Suite 210
Oak Brook, IL 60523
630.472.1010
www.edgemarkllc.com