

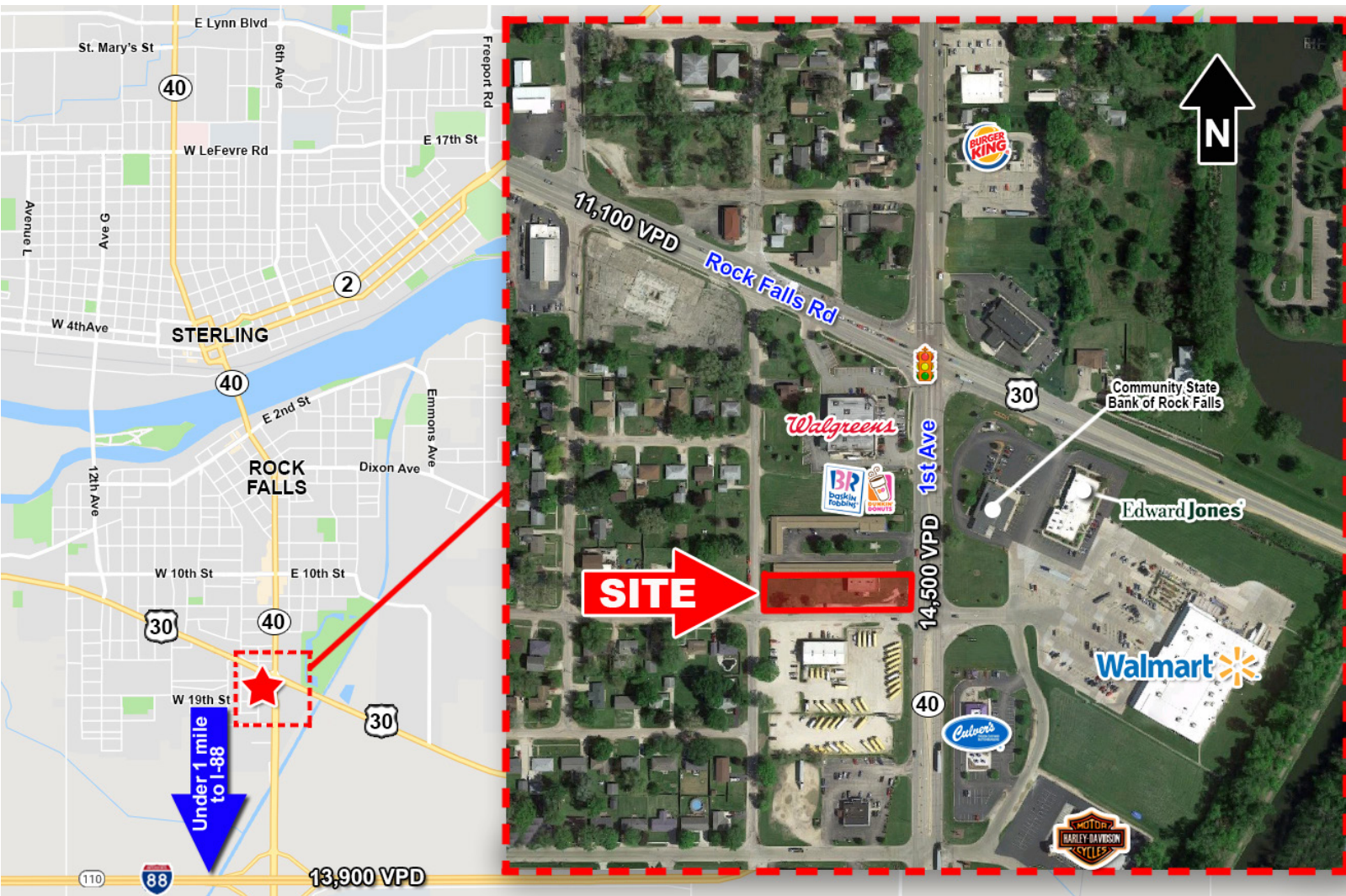
**FOR SALE OR LEASE**

**NWC Route 40 & W 19th St**

Rock Falls, Illinois 61071



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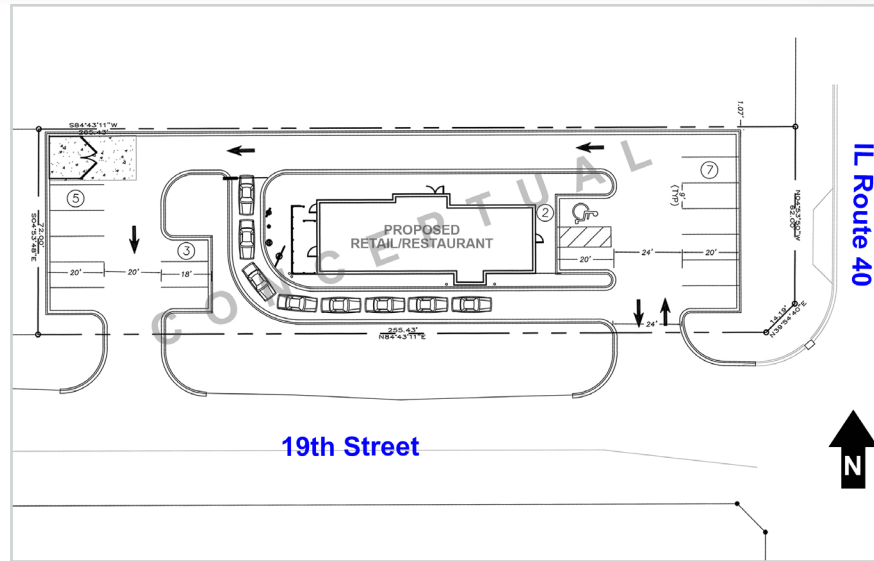


**PROPERTY HIGHLIGHTS**

- 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
<b>POPULATION</b>	31,001	37,370	67,505
<b>AVG FAMILY INCOME</b>	\$103,506	\$108,421	\$110,551
<b>TRAFFIC COUNTS</b>	<b>1st Ave</b>	14,500 VPD	
	<b>Rock Falls Rd</b>	11,100 VPD	



**CONTACT INFORMATION**  
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