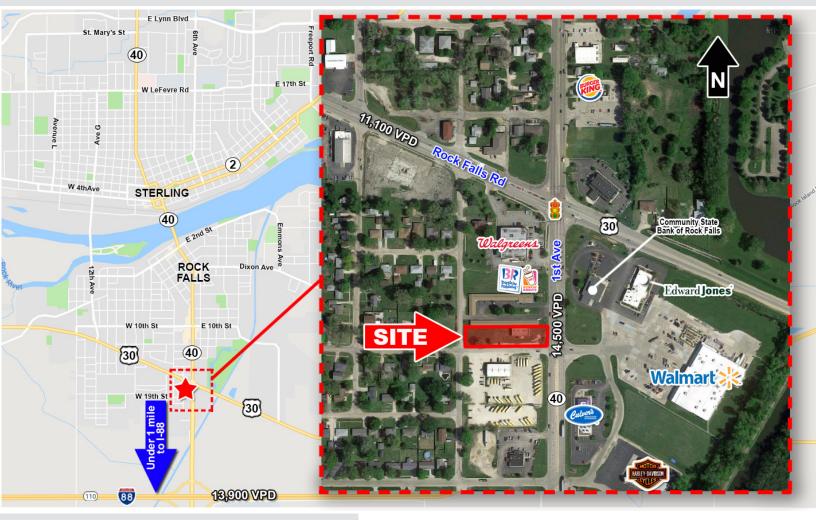
FOR SALE OR LEASE NWC Route 40 & W 19th St

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.

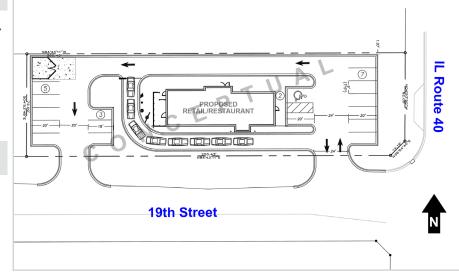
DEMOGRAPHICS

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

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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