

MILLENNIUM PROPERTIES R/E *Value-Add Opportunity: Multi-Tenant Retail Center in Rockford*

3208 S. Alpine Rd., Rockford, IL

~~\$639,000~~ **\$619,000**



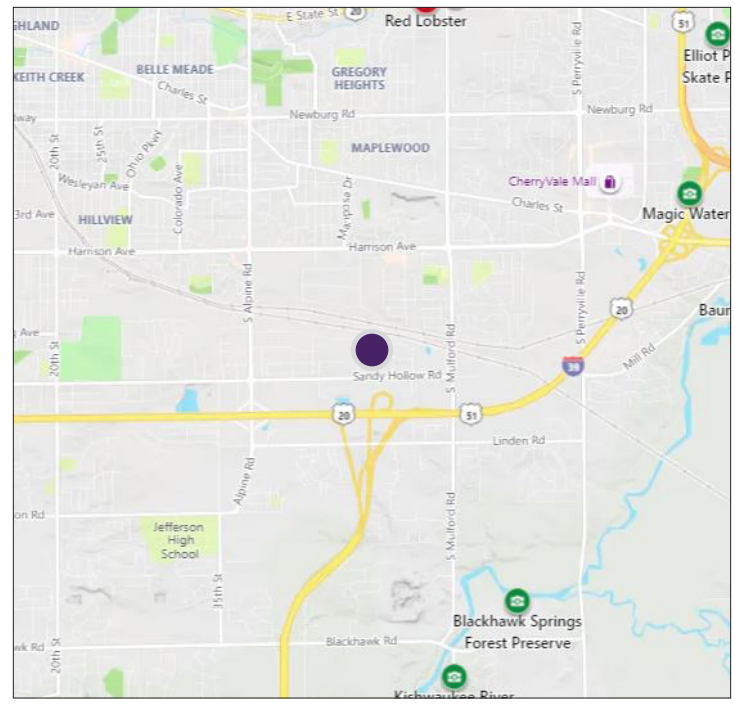
Property Highlights

- 13,850 SF multi-tenant retail property
- Prominent signage
- 250' of frontage on Alpine Road and 315' of frontage on American Road (with 2 curb cuts)
- Value add opportunity
- Part of strong commercial corridor
- Great opportunity for a user or investor
- Land Area: 91,476 SF
- Traffic Count: 38,085 cars daily
- Zoning: Commercial
- Taxes (2021): \$23,045.58

Property Overview

A rarely available 13,850 square foot retail property, Alpine Plaza, in Rockford is for sale. This multi-center is located on corner of Alpine and American Roads. With high visibility, the center has good frontage on both Alpine and American Roads plus a large pedestal sign. This center is a good investment with value-add opportunities in a strong commercial corridor.

Rockford, the largest city in Illinois outside of the Chicago MSA, is located in the growing I-90 economic corridor. The city has a diverse economic base, with many businesses located along US 20/State Street.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	7,695	57,433	118,655
Households	3,203	22,893	48,110
Median Income	\$40,460	\$54,908	\$53,423

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