

GROUND LEASE AVAILABLE

4425 HARRISON AVENUE

SWC Harrison Ave & Alpine Rd | Rockford, Illinois 61108



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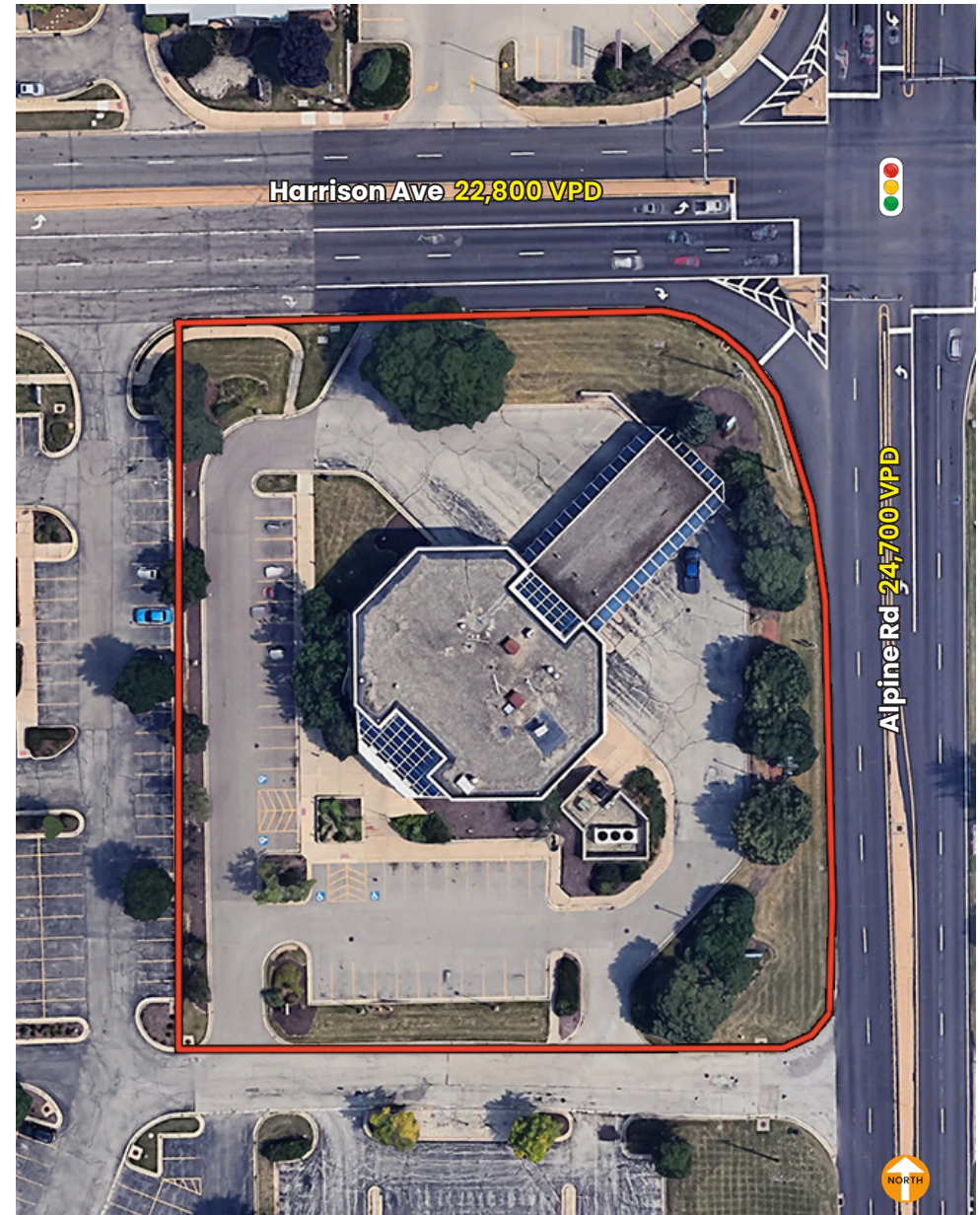


PROPERTY HIGHLIGHTS

- 1.57-acre signalized corner with excellent visibility and multiple access points
- Harrison Avenue (22,800 VPD) and Alpine Road (24,700 VPD) are major east/west – North/South thoroughfares connecting to both I-90 and US 20
- Situated directly across from Collins Aerospace, operating an approximate 950,000 SF facility employing approximately 2,000 workers driving daytime population and traffic.
- Existing building may be demolished, allowing for a build-to-suit or ground lease opportunity tailored to a new user
- Positioned within an established retail corridor including Walgreens, Dollar General, Citi Trends, Olivo Supermarket, Planet Fitness, and Pizza Hut

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	11,035	70,551	135,943
Average HH Income	\$65,663	\$77,140	\$82,937
Daytime Population	9,508	74,785	149,065



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FOR MORE
INFORMATION,
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