

# 1615 Lyford Rd Rockford, IL



16 ACRES  
CITY OWNED  
\$355,000



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## OPPORTUNITY LOCATION



168,864 POPULATION WITHIN 15 MINUTES  
280,263 POPULATION WITHIN 10 MILES



CITY - OWNED LAND



70,202 I-90 DAILY VEHICLE COUNT  
31,314 STATE ST DAILY VEHICLE COUNT



ENTERPRISE ZONE



52,242 DAILY IMPRESSIONS ON STATE ST  
19 MILLION ANNUAL IMPRESSIONS ON STATE ST



HARD ROCK CASINO ROCKFORD  
W/IN 1 MILE

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COMMERCIALLY ZONED  
RE-ZONE FOR RESIDENTIAL & INDUSTRIAL  
UTILITIES AT SITE  
PARCEL - 12-14-426-006

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## FANTASTIC LOCATION



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