

FOR SALE or LEASE

53XX E. STATE STREET, ROCKFORD, ILLINOIS

DEVELOPMENT OPPORTUNITY



13.29 ACRES / PRIME 'STATE STREET' FRONTAGE

Offered By:
Tim Billimack
Managing Broker | Principal
815.355.0196
billimackt@gmail.com

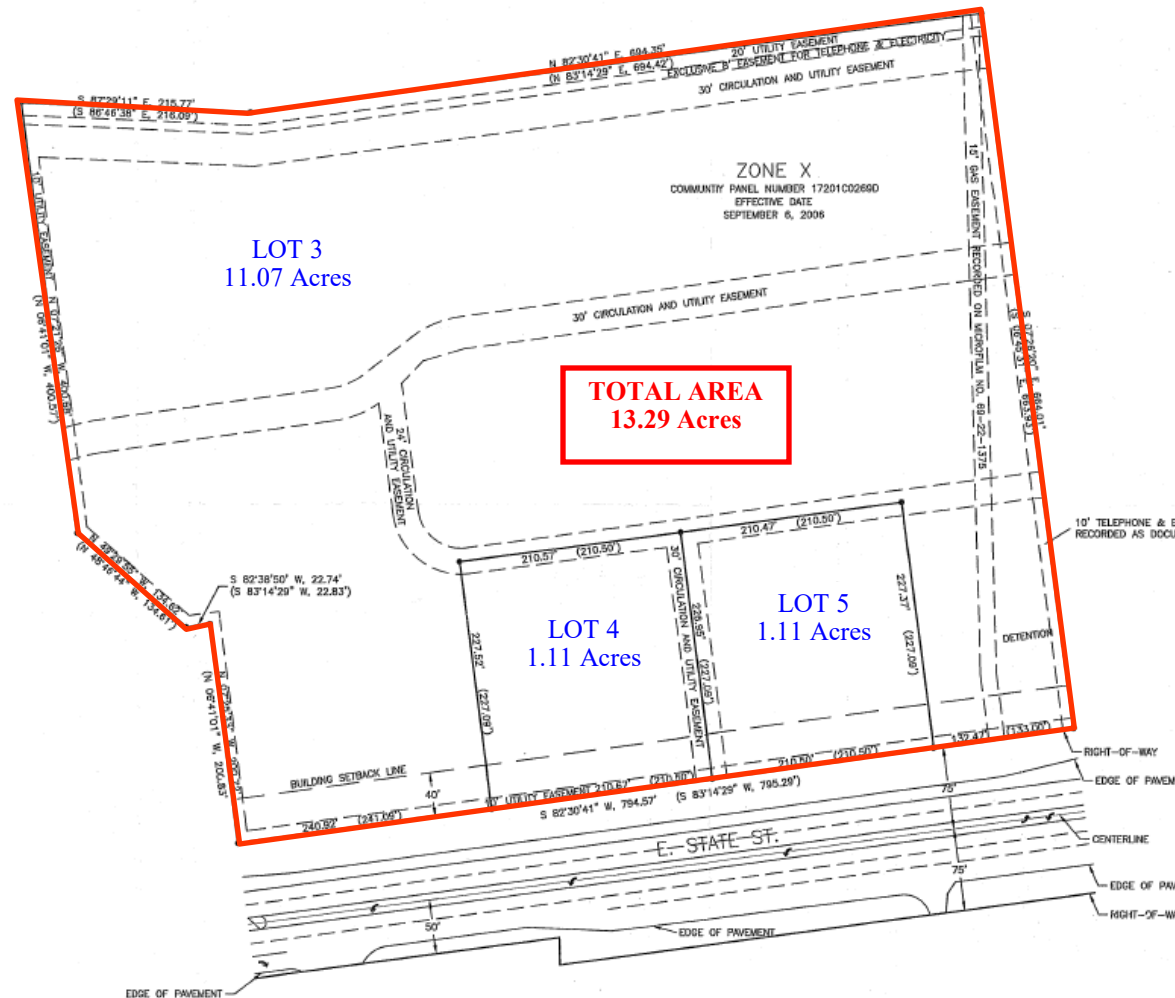
Blue Chip Commercial Real Estate, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014
www.bluechipcommercialre.com



FOR SALE or LEASE

53XX E. STATE STREET, ROCKFORD, ILLINOIS

DEVELOPMENT OPPORTUNITY



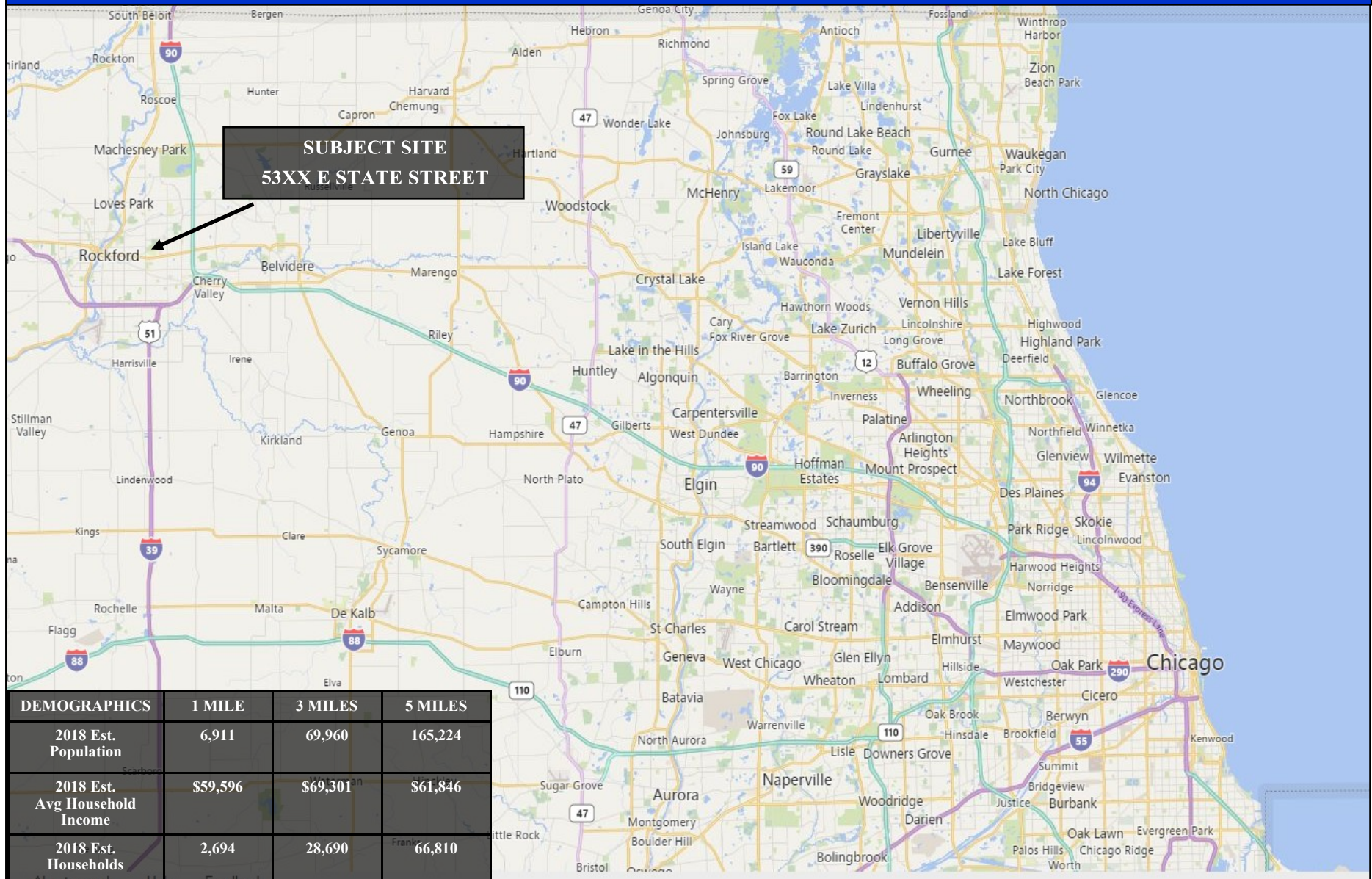
PROPERTY SPECIFICATIONS

OFFERING:	Commercial / Mixed Use Development Opportunity
	Build to Suit Options
PRICING:	Call for Pricing
ACREAGE:	13.29 Acres
DIVISIBLE:	Yes
ANNEXED:	City of Rockford
ZONING:	C2
UTILITIES:	To Site
R.E. TAXES:	\$339.16 (2017)
FRONTAGE:	795' (State Street /Business 20)
ACCESS:	Stoplight Controlled
TRAFFIC: COUNTS	34,300 VPD E. State Street
NEARBY: TENANTS	Rockford University, OSF St. Anthony Medical Center (250 Bed Hospital), National Retail & Restaurant Chains.
IDEAL USES:	Anchor Retail, Retail, Restaurant, Office, Automobile Dealerships, Hotel, Mixed Use Residential, HealthCare, Assisted Living, Entertainment, Recreation

FOR SALE or LEASE
53XX E. STATE STREET, ROCKFORD, ILLINOIS

53XX E. STATE STREET, ROCKFORD, ILLINOIS

DEVELOPMENT OPPORTUNITY



Disclaimer: Blue Chip Commercial Real Estate, LLC is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of this information contained herein. The information has been obtained through sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale or lease.