

FOR LEASE

1605 N. Alpine Rd.

1,400 – 4,100 SF

Retail Space

Edgebrook Retail

Center

Rockford, IL



Property Description:

- 125,000 SF upscale shopping center located at the northeast corner of N. Alpine and Highcrest Roads in Rockford's desirable northeast quadrant
- Located on a signalized corner, with signalized access point from N. Alpine Rd. plus several additional non-signalized entry points around the center.
- This established, well-known shopping center offers high visibility and property maintenance and management on site.

Total Space Available: 1,400 – 4,100 SF

Rental Rate: \$10-12.00/SF NNN

Property Type: Retail/Office

Zoning: C3

Listing ID: 5c1b238210e0b800015fa923



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Gambino Realtors
3815 N. Mulford Rd.
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Edgebrook

Edgebrook Shopping Center offers an outstanding mix of retailers, presenting an upscale, complimentary variety of goods and services. A five-story, 38,000 SF office building provides a centerpiece that generates cross traffic for Edgebrook's retail and restaurant establishments. Edgebrook promotes stores and center events, including a seasonal, weekly farmer's market, with joint advertising and marketing programs. Tenants include Ace Hardware, Anytime Fitness, Dunkin Donuts, Fleet Feet Sports, Baker Street Burgers, Sonny's Place, Fresh Start Art, Manpower, Synergy Collective, Postal Shoppe, Dapper Dog, Evolve Dance Studio, Sattva Yoga Spa and Lucha Cantina.

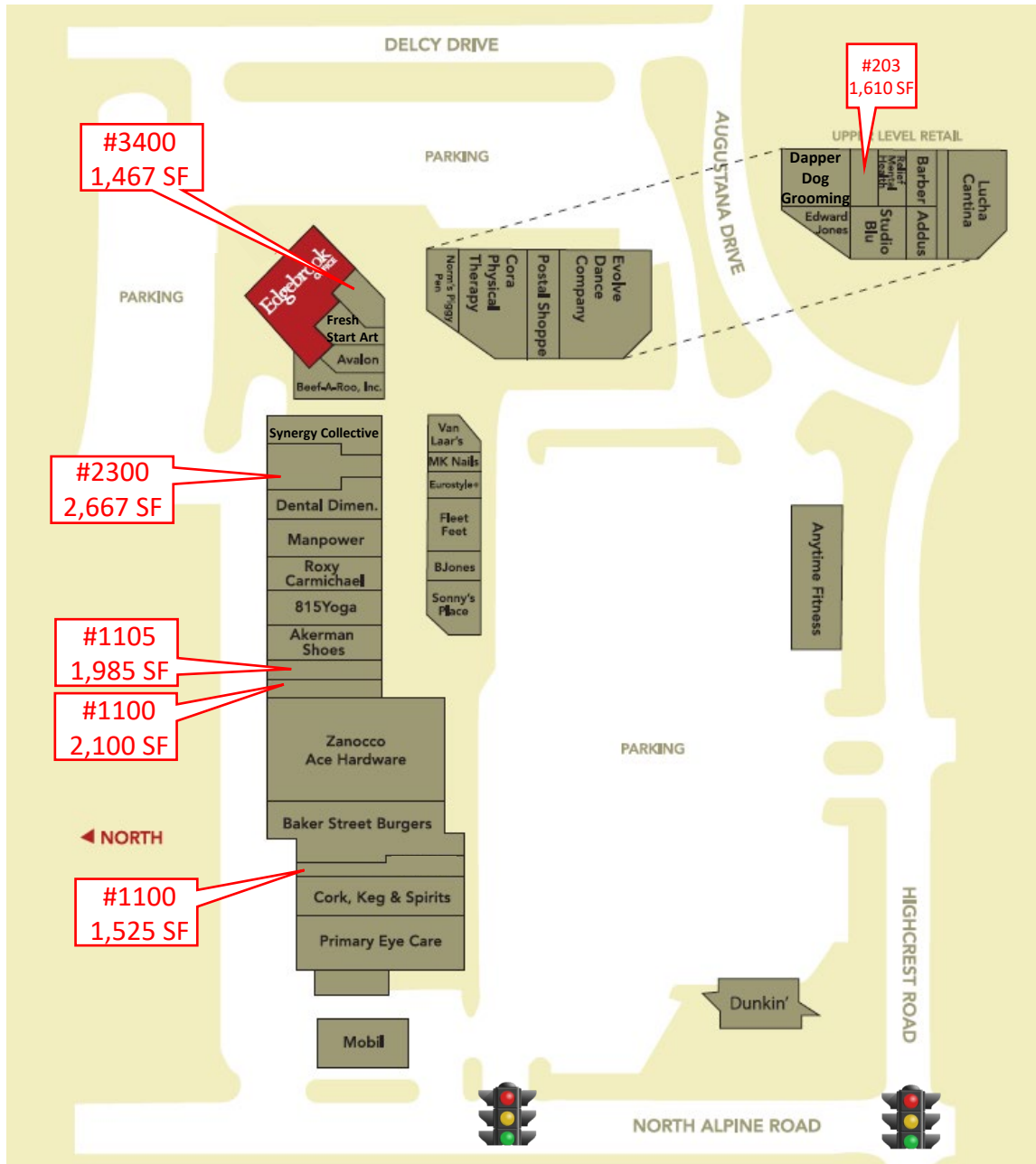
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Demographics

Population

	2 mile	5 mile	10 mile
2010 Population	34,439	195,362	287,807
2021 Population	32,953	185,447	276,651
2026 Population Projection	32,607	183,191	274,126

Households

	2 mile	5 mile	10 mile
2010 Households	14,310	78,311	111,616
2021 Households	13,681	74,272	107,037
2026 Household Projection	13,534	73,355	105,999

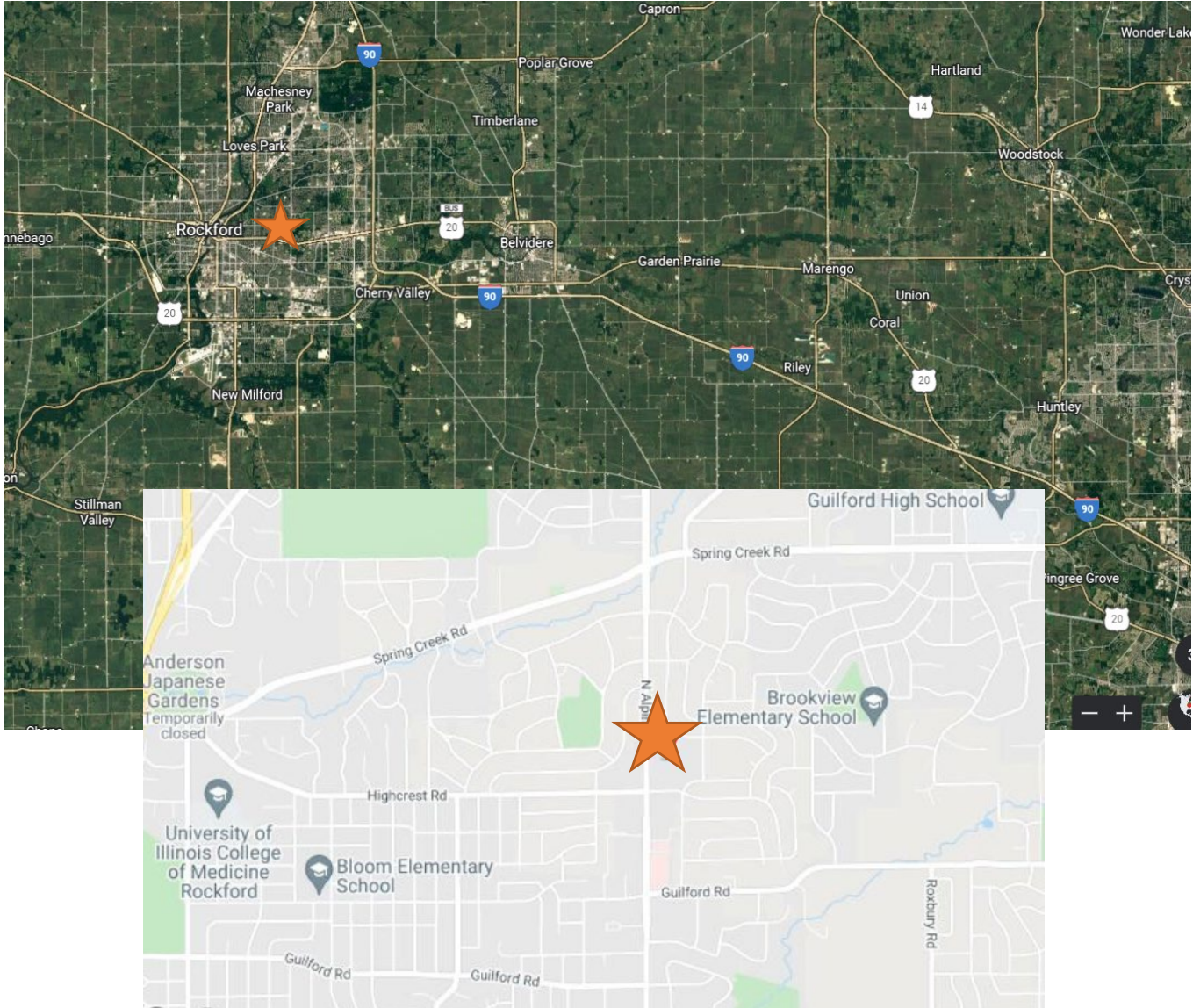
Income

	2 mile	5 mile	10 mile
Avg Household Income	\$90,274	\$68,986	\$74,810
Median Household Income	\$71,799	\$52,661	\$58,066

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