

# 11<sup>th</sup> Street Plaza

3114 11<sup>th</sup> St., Rockford, IL

AVAILABLE FOR LEASE



## AVAILABLE

Available SF: 2,270 SF & 30,000 SF  
 Lease Rate: \$10.00 & \$5.00 PSF  
 Lease Type: NNN

## PROPERTY HIGHLIGHTS

- Up to 30,000 SF Available – divisible
- Cheap Winnebago County Real Estate Taxes
- Signage Opportunities with High Visibility
- Parking Ratio: 6.27/1000 SF
- Credit Co-tenants: Schnucks, CVS, Family Dollar
- Ample Parking
- Now under CapRock Management

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	7,324	62,545	132,118
Avg HH Income:	\$32,797	\$36,457	\$39,545
Avg Age:	38.00	37.00	38.20

## TRAFFIC

	11 <sup>th</sup> St.	Hanson
Vehicles Per Day:	15,200	21,000

## CO-TENANTS INCLUDE



BRIAN GOLDMAN

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SAAR SCHNITMAN

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ERIC THIEL

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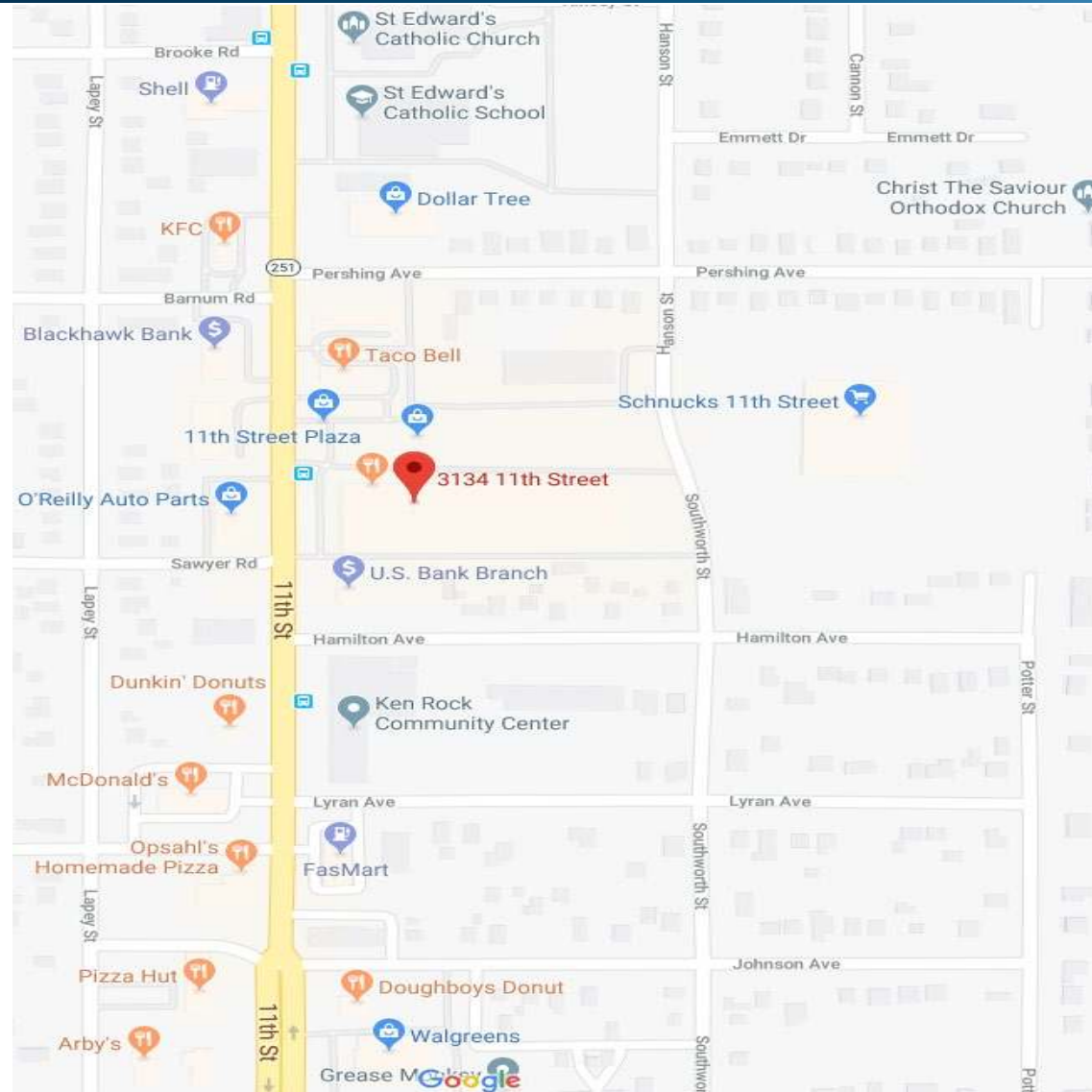
CapRockRE.com

79 W. Monroe | Suite 905 | Chicago, IL | 60603

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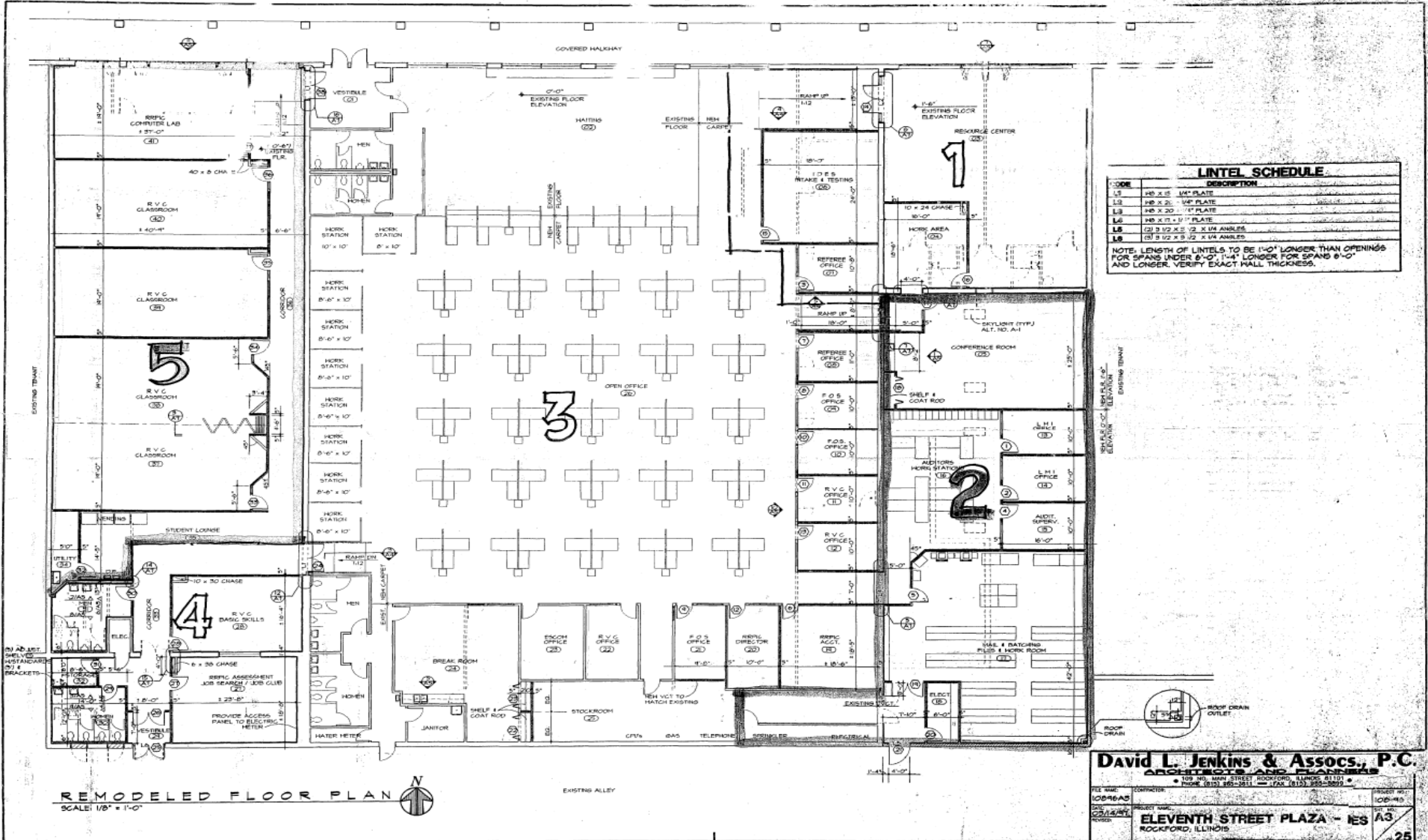
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CapRock™



LINTEL SCHEDULE	
CODE	DESCRIPTION
L1	24" X 24" 1/4" PLATE
L2	24" X 24" 1/4" PLATE
L3	24" X 24" 1/4" PLATE
L4	24" X 24" 1/4" PLATE
L5	24" X 24" 1/4" PLATE
L6	24" X 24" 1/4" PLATE
L7	24" X 24" 1/4" PLATE
L8	24" X 24" 1/4" PLATE
L9	24" X 24" 1/4" PLATE
L10	24" X 24" 1/4" PLATE
L11	24" X 24" 1/4" PLATE
L12	24" X 24" 1/4" PLATE
L13	24" X 24" 1/4" PLATE
L14	24" X 24" 1/4" PLATE
L15	24" X 24" 1/4" PLATE
L16	24" X 24" 1/4" PLATE
L17	24" X 24" 1/4" PLATE
L18	24" X 24" 1/4" PLATE
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L97	24" X 24" 1/4" PLATE
L98	24" X 24" 1/4" PLATE
L99	24" X 24" 1/4" PLATE
L100	24" X 24" 1/4" PLATE

NOTE: LENGTH OF LINTELS TO BE 1/4" LONGER THAN OPENINGS FOR SPANS UNDER 8'-0", 1/4" LONGER FOR SPANS 8'-0" AND LONGER. VERIFY EXACT HALL THICKNESS.

REMODELED FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**David L. Jenkins & Assocs., P.C.**  
ARCHITECTS AND PLANNERS  
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PHONE: (815) 398-2811 FAX: (815) 398-2861

PROJECT NO: 106-110  
DATE: 05/14/11  
SHEET: 25

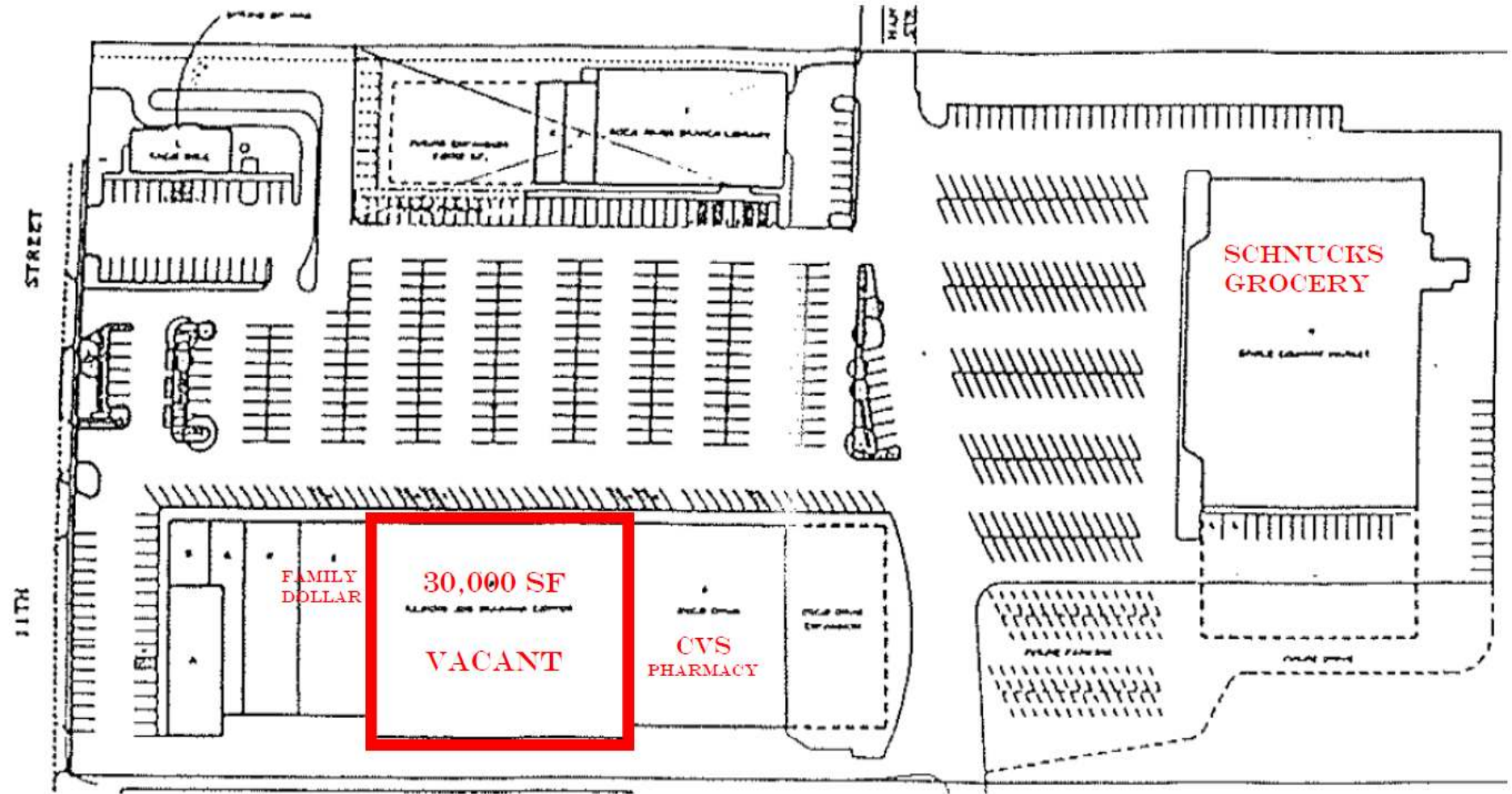
**ELEVENTH STREET PLAZA - ES A3**  
ROCKFORD, ILLINOIS



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