

# 2715 CHARLES ST.

2715 CHARLES ST., ROCKFORD, IL 61108

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 2715 CHARLES ST. in Rockford, IL. This well-managed retail or office space has strong visibility on the SW corner of Charles & 24th Street. The building is in an established area with exceptional on-site parking, over 40 spaces. The 7,040 SF building is located near the heart of the Rockford business district and is ready for its next generation of retail. This property is a well-known retail staple of the Rockford community for years and offers landmark recognition & engaging signage. Give our team of Winnebago County leasing experts a call at 847-904-9200 to learn more about leasing options. This is the perfect opportunity to grow your business' footprint in Rockford.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Available SF:	
Building Size:	7,040 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,043	43,354	80,508
Total Population	14,928	91,850	174,753
Average HH Income	\$55,250	\$52,178	\$57,433

Presented By:

**Legacy Commercial Property**

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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209 Powell Place  
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PLANS



It turns out, you don't have any Plans Published!

(be sure to "Publish on Website and Docs" in the [Plans Tab](#))

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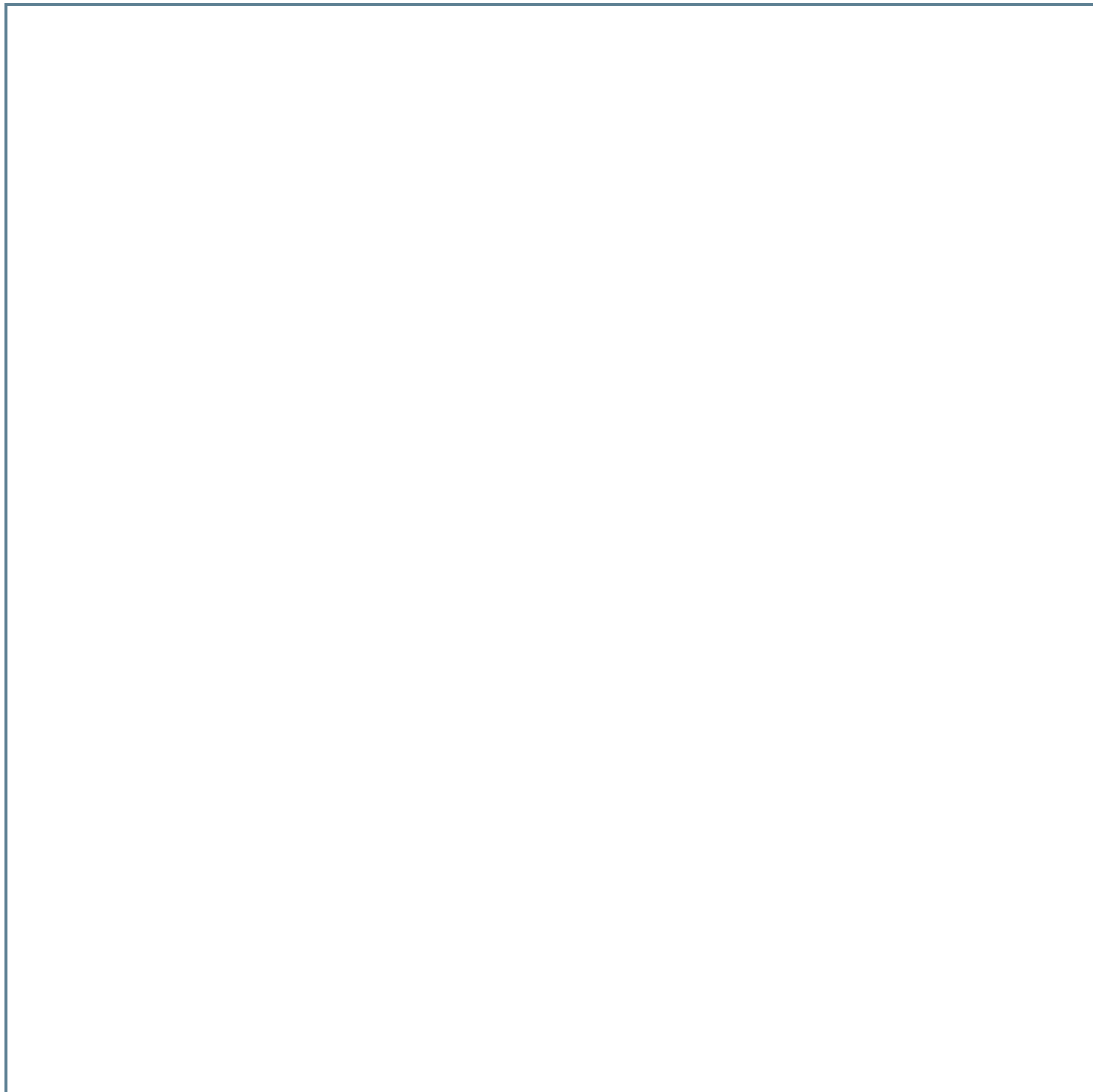
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RETAILER MAP



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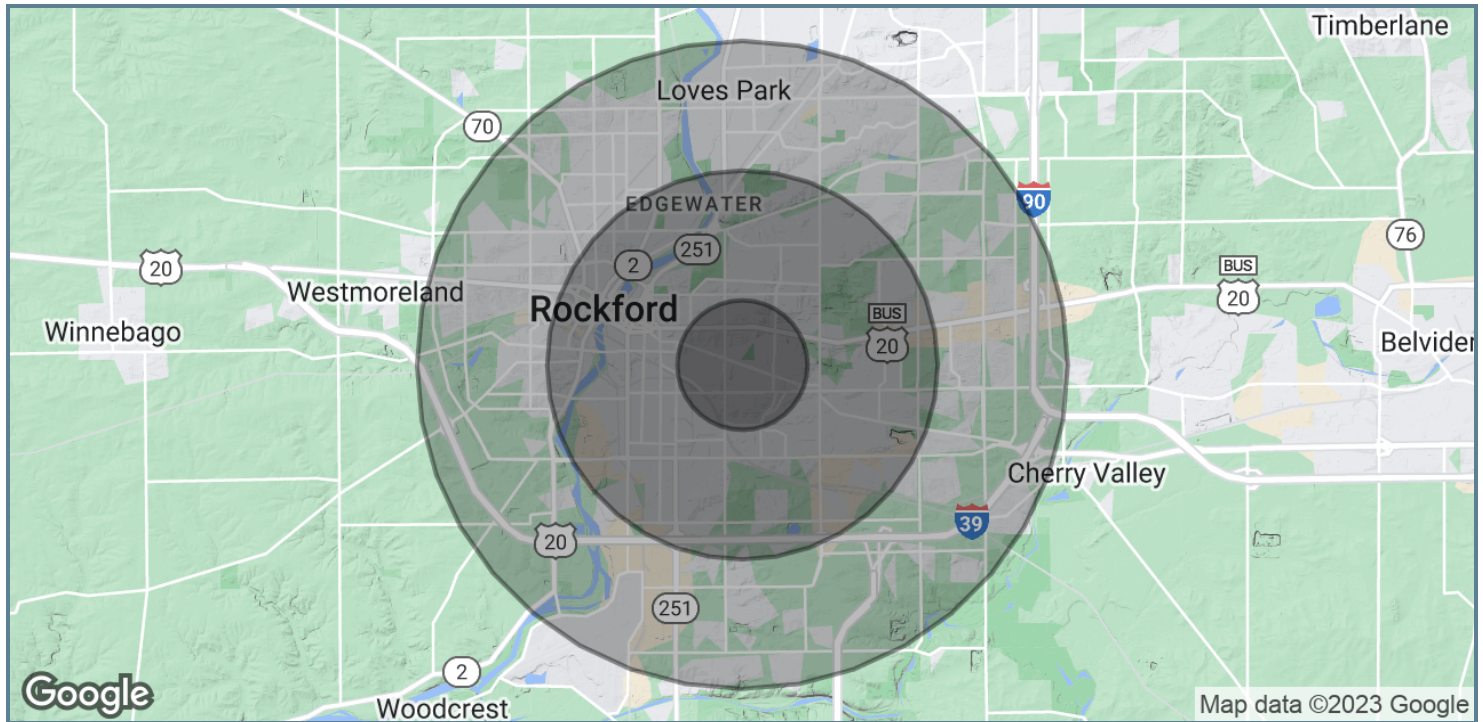
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,928	91,850	174,753
Average Age	38.4	38.1	39.8
Average Age (Male)	36.1	36.9	37.8
Average Age (Female)	39.2	38.3	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,043	43,354	80,508
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$55,250	\$52,178	\$57,433
Average House Value	\$81,329	\$86,998	\$101,075

\* Demographic data derived from 2020 ACS - US Census

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# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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**Chat With a Leasing Agent Today**

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