

EDGEBROOK

RETAIL CENTER

1601 NORTH ALPINE ROAD ROCKFORD, ILLINOIS 61107

DEVELOPMENT • PROPERTY MANAGEMENT • LEASING & SALES • SENIOR HOUSING

An **Orput Companies** Development



MEET • SHOP • DINE

- Edgebrook is a 125,000 SF upscale shopping center located at the northeast corner of N. Alpine and Highcrest Roads on the northeast side of Rockford.
- Two signalized access points from Alpine Rd. provide easy entry to plentiful parking.
- Edgebrook is an established, well-known shopping center with maintenance and management on site.
- Edgebrook has an outstanding mix of stores, offering 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.
- Beautiful, mature landscaping and attractive architectural touches add to the center's ambiance.
- Edgebrook promotes stores and center events with joint advertising and marketing efforts.



karen walsh

kwalsh@orputcompanies.com
815.316.1058 phone
815.218.3438 cell
815.226.9193 fax



orput companies, inc.

1639 north alpine road
rockford, illinois 61107
orputcompanies.com &
edgebrookshops.com

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LIMITED SPACE AVAILABLE

Unit 3	563	SF
Unit 5	1,070	SF
Unit 6	1,101	SF
Unit 12	5,735	SF
Unit 17	1,306	SF
Unit 21	2,105	SF
Unit 31A	1,513	SF
Unit 32 (can be divided)	7,289	SF

TRAFFIC COUNTS

Highcrest Road	12,200	VPD
Alpine Road	28,400	VPD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,920	88,905	200,816
Households	3,595	36,678	79,294
Median Household Income	\$43,348	\$46,798	\$44,426
Average Household Income	\$72,505	\$66,853	\$60,583

Orput Companies, Inc. has secured information from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or asset age are approximate.

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