

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.



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orput companies, inc.
1639 north alpine road
rockford, illinois 61107
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edgebrookshops.com

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LIMITED SPACE AVAILABLE

Unit 3	563 SF
Unit 4 & 5 (can be divided)	2,171 SF
Unit 29	4,127 SF
Unit 32 (can be divided)	7,289 SF
Unit 34A	1,109 SF
Unit 40	2,468 SF
Unit 41	3,973 SF

TRAFFIC COUNTS

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

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,903	89,015	200,337
Households	3,581	36,613	79,145
Median Household Income	\$46,529	\$47,003	\$44,460
Average Household Income	\$72,948	\$67,214	\$60,631

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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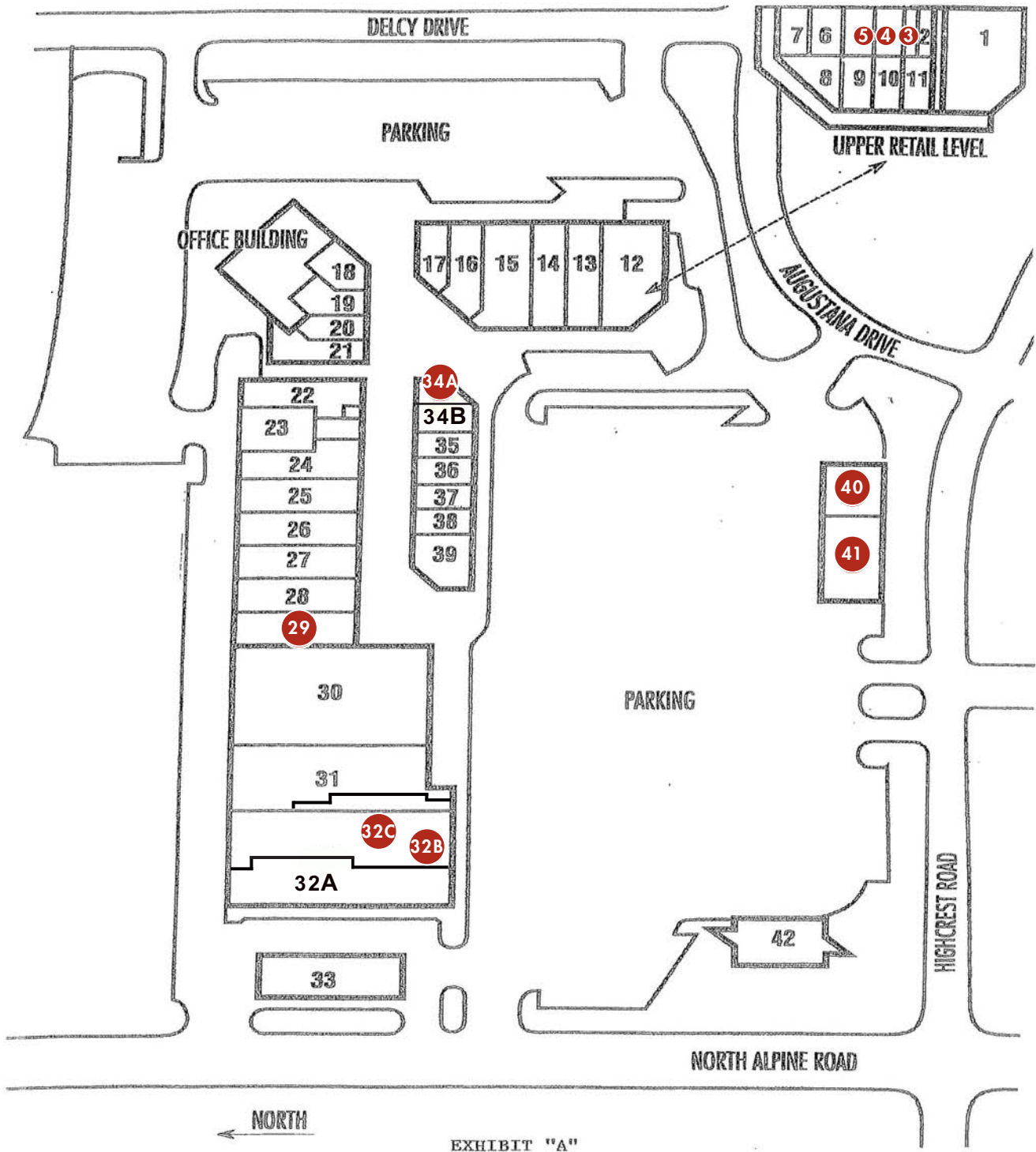


EXHIBIT "A"

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