



Caron Ridge Shopping Center



Eric Diamond, Broker
312-282-7674
ediamond@walterwayne.com

Walter Wayne Realty LLC
951 South 7th Street Suite A
Rochelle, IL. 61068

Sullivan's Food's Anchored Center
IL. Route 38 and Caron Ridge Road
Rochelle, IL. 61068



For Lease, Build to Suit and Pad Sites Available



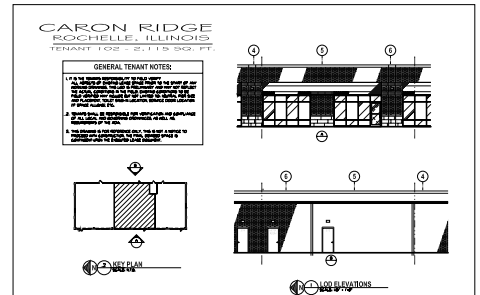
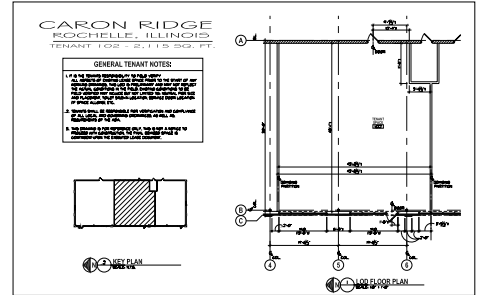
Join Sullivan's Food's in this busy shopping center that includes a Heath Care Clinic, Fitness Center and multiple national Quick Serve Restaurants. Located in the heart of Rochelle Illinois on busy route 38 and right off a major Interstate. For lease, Build to Suite and Pad Sites available.

- 18,000 vpd on Route 38
- Easy access into center from all directions
- High visibility locations available
- Anytime Fitness
- Jimmy Johns
- Pizza Hut Wing Stop
- Community Bank
- Laundry mat

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372 Route 38 Rochelle, IL. 61068

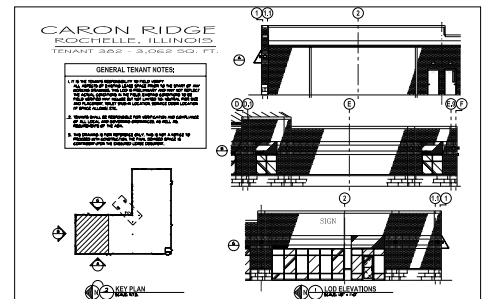
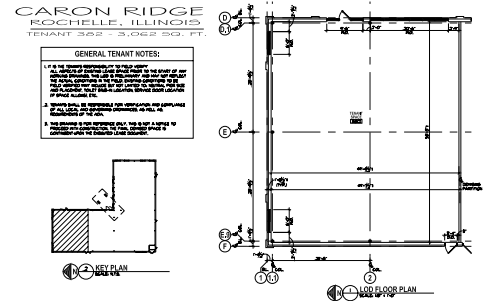


- Base Rent \$19.00 SF
- 2115 SF Available
- Initial 5 YR Term
- Divisible Negotiable
- Easy access into center from all directions
- 18,000 plus vpd
- High visibility locations available
- Grocery Anchored Center
- Health Care Clinic in Center
- Community Bank
- Laundry mat

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Walter Wayne Realty LLC
951 South 7th Street Suite A
Rochelle, IL. 61068

382 Eagle Drive Rochelle, IL. 61068



- Base Rent \$19.00 SF
- 3062 SF Available
- Initial 5 YR Term
- Divisible Negotiable
- Major Hospital Clinic Co-Tenant
- 18,000 plus vpd
- Easy access into center from all directions
- High visibility locations
- Grocery Anchored Center
- Jimmy Johns
- Pizza Hut Wing Stop
- Community Bank

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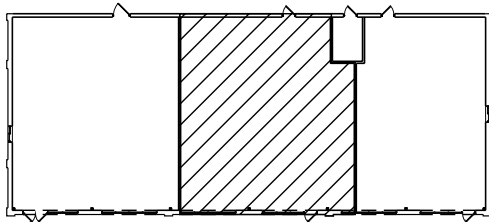
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CARON RIDGE ROCHELLE, ILLINOIS

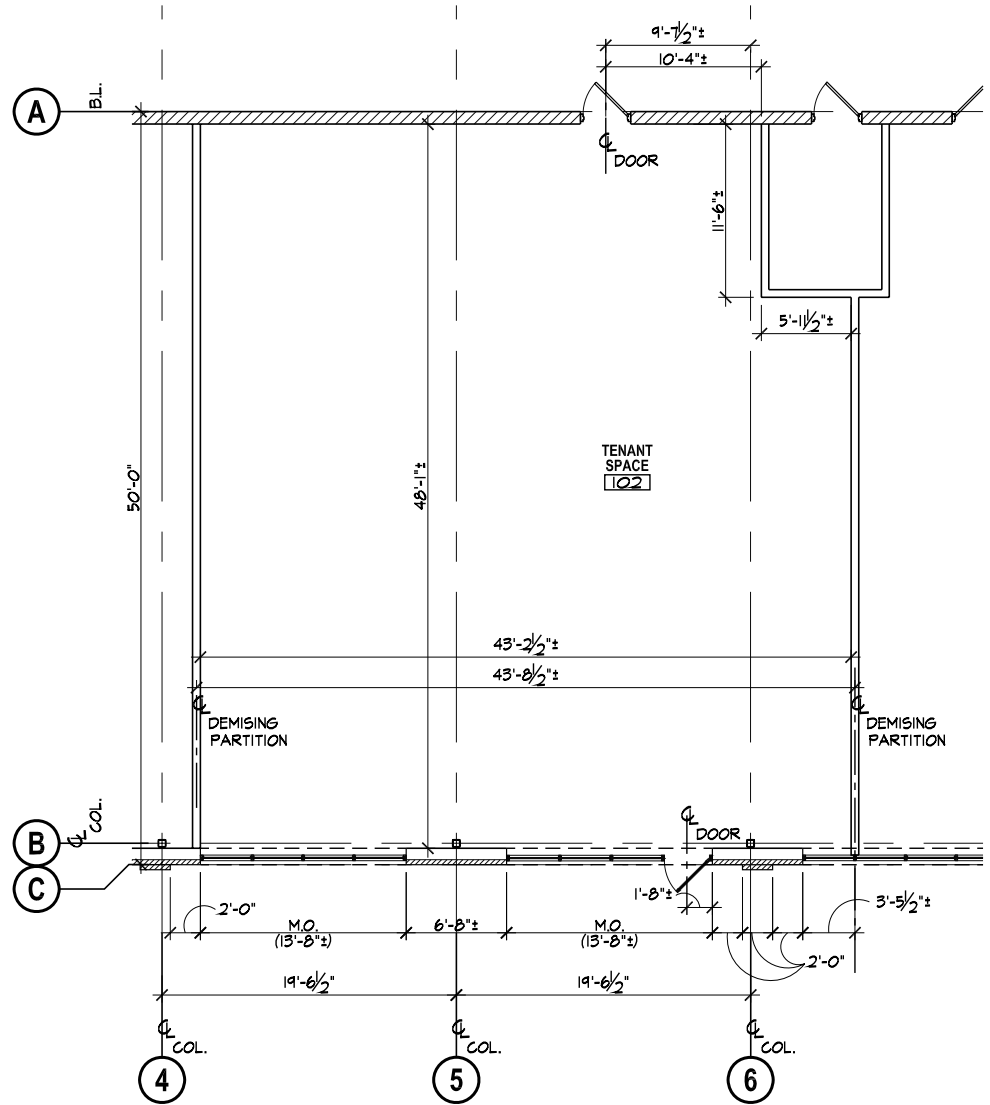
TENANT 102 - 2,115 SQ. FT.

GENERAL TENANT NOTES:

1. IT IS THE TENANTS RESPONSIBILITY TO FIELD VERIFY ALL ASPECTS OF EXISTING LEASE SPACE PRIOR TO THE START OF ANY WORKING DRAWINGS. THIS LOD IS PRELIMINARY AND MAY NOT REFLECT THE ACTUAL CONDITIONS IN THE FIELD. EXISTING CONDITIONS TO BE FIELD VERIFIED MAY INCLUDE BUT NOT LIMITED TO: NEUTRAL PIER SIZE AND PLACEMENT, TOILET STUB-IN LOCATION, SERVICE DOOR LOCATION (IF SPACE ALLOWS), ETC.
2. TENANTS SHALL BE RESPONSIBLE FOR VERIFICATION AND COMPLIANCE OF ALL LOCAL AND GOVERNING ORDINANCES, AS WELL AS, REQUIREMENTS OF THE ADA.
3. THIS DRAWING IS FOR REFERENCE ONLY. THIS IS NOT A NOTICE TO PROCEED WITH CONSTRUCTION. THE FINAL DEMISED SPACE IS CONTINGENT UPON THE EXECUTED LEASE DOCUMENT.



2 KEY PLAN
SCALE: N.T.S.



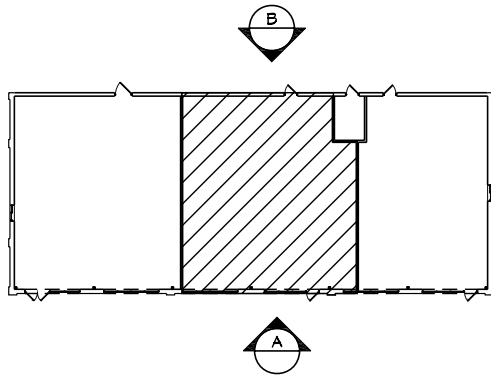
1 LOD FLOOR PLAN
SCALE: 1/8" = 1'-0"

CARON RIDGE ROCHELLE, ILLINOIS

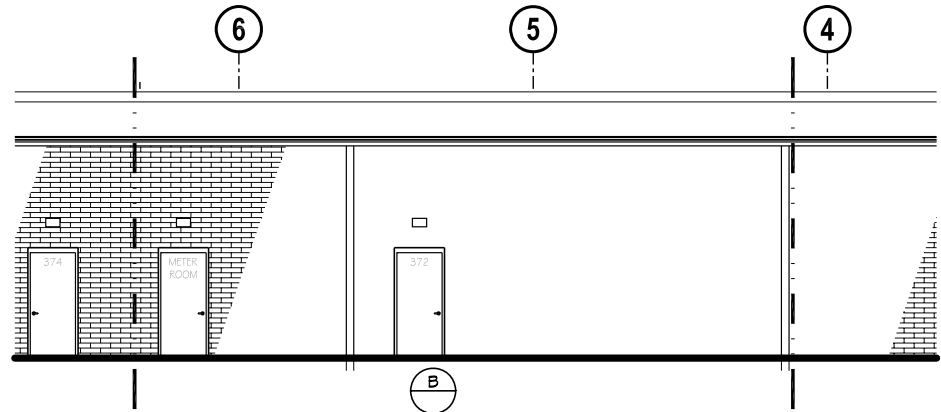
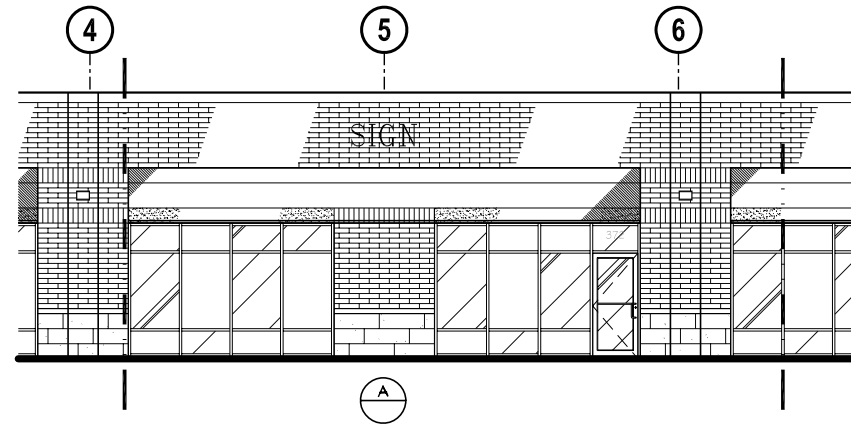
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2 KEY PLAN
SCALE: N.T.S.



1 LOD ELEVATIONS
SCALE: 1/8" = 1'-0"

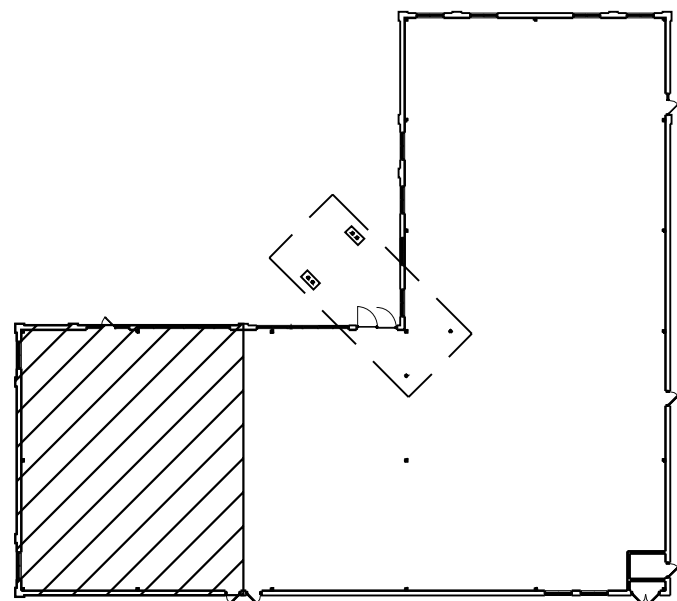
CARON RIDGE

ROCHELLE, ILLINOIS

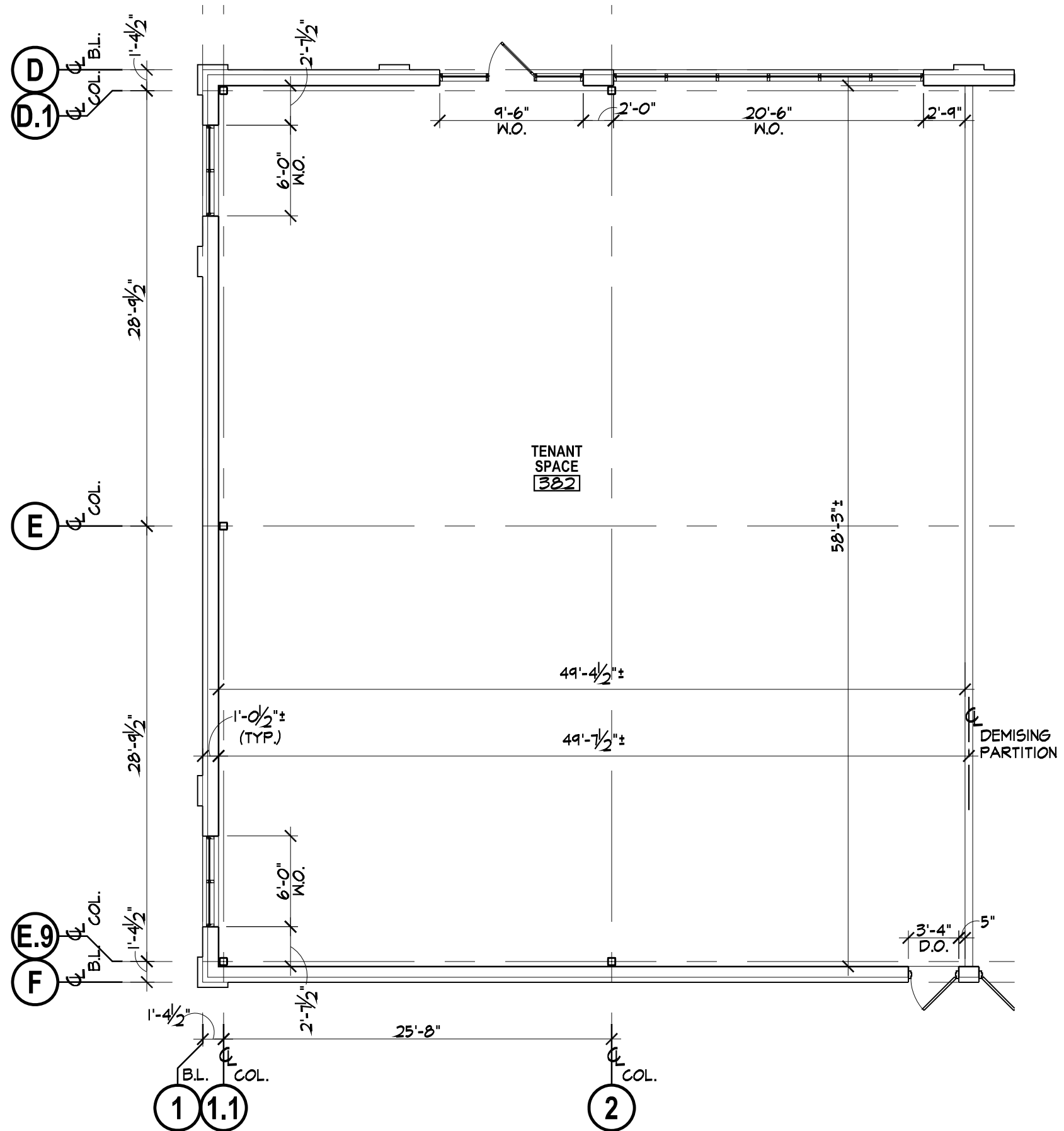
TENANT 382 - 3,062 SQ. FT.

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2 KEY PLAN
SCALE: N.T.S.



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

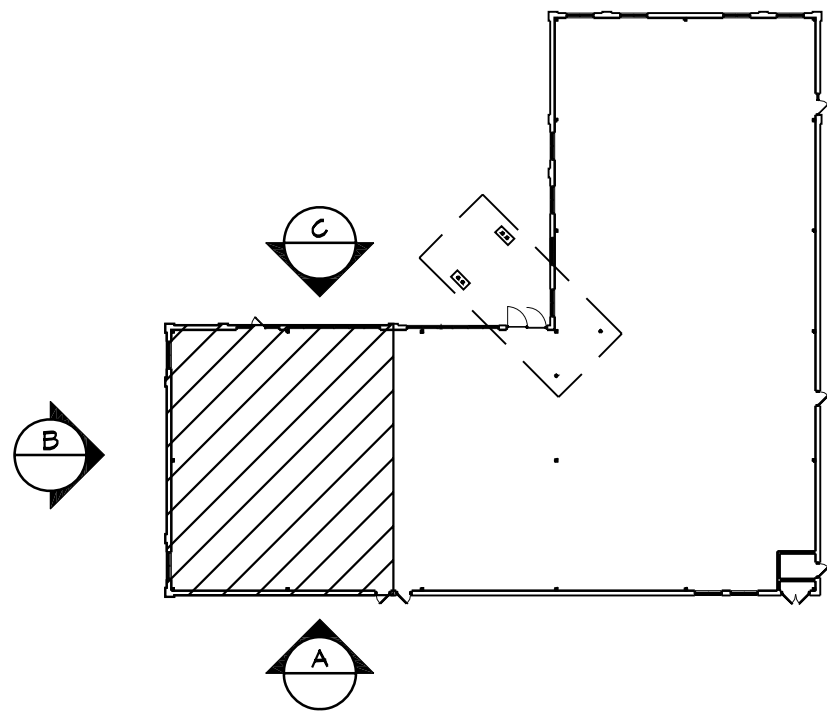
CARON RIDGE

ROCHELLE, ILLINOIS

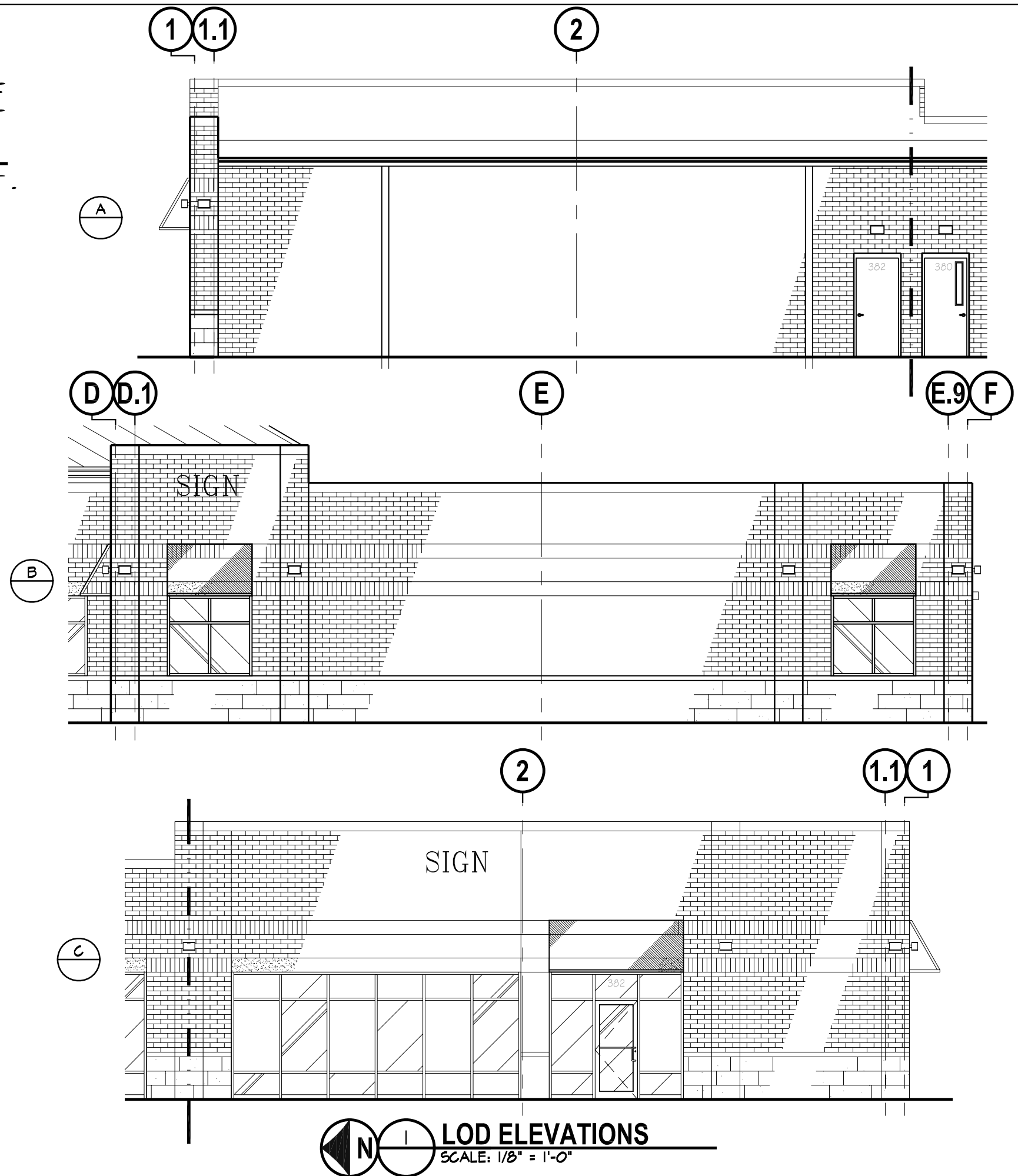
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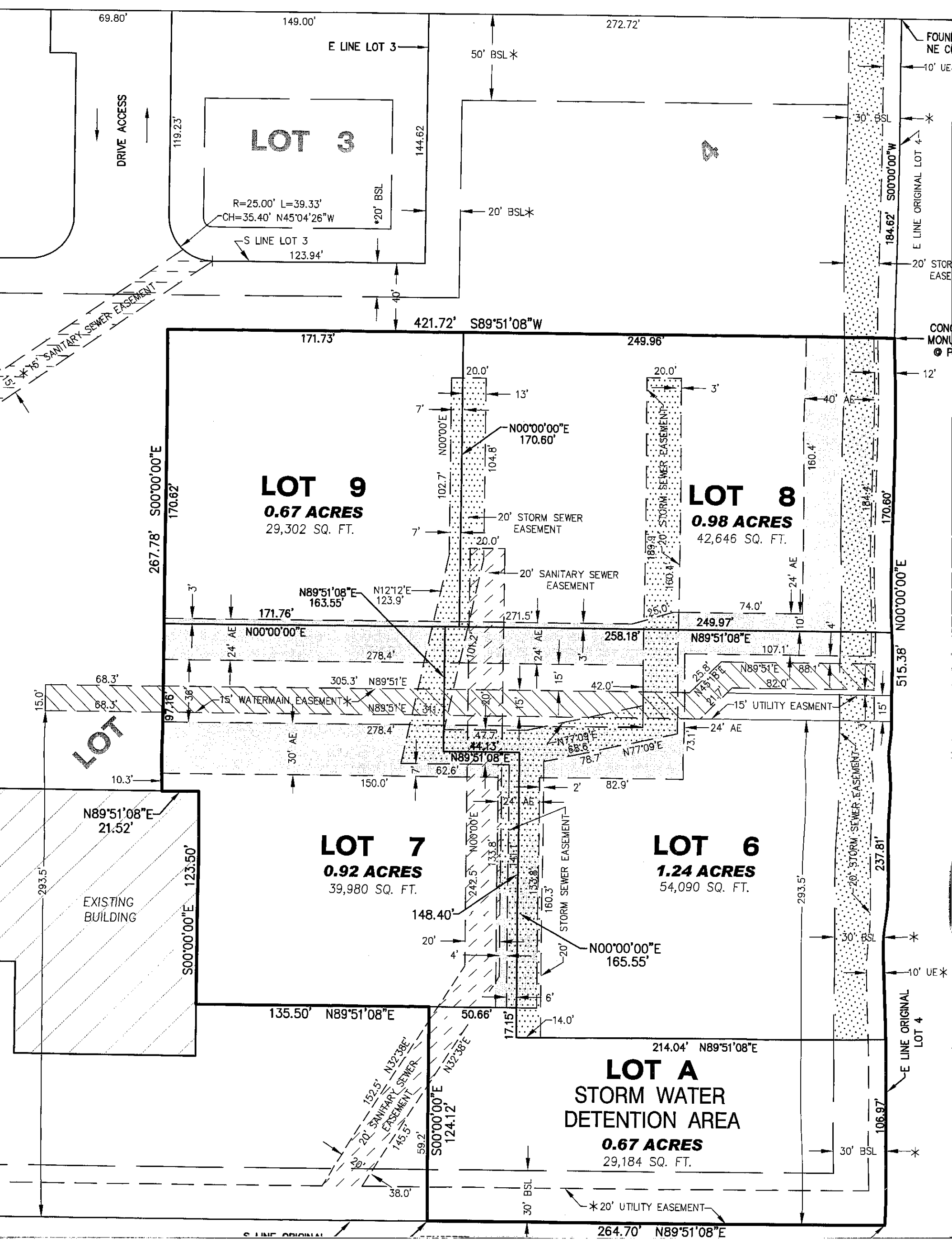


1 LOD ELEVATIONS
SCALE: 1/8" = 1'-0"

STATE

ROUTE
(LINCOLN HIGHWAY)

38

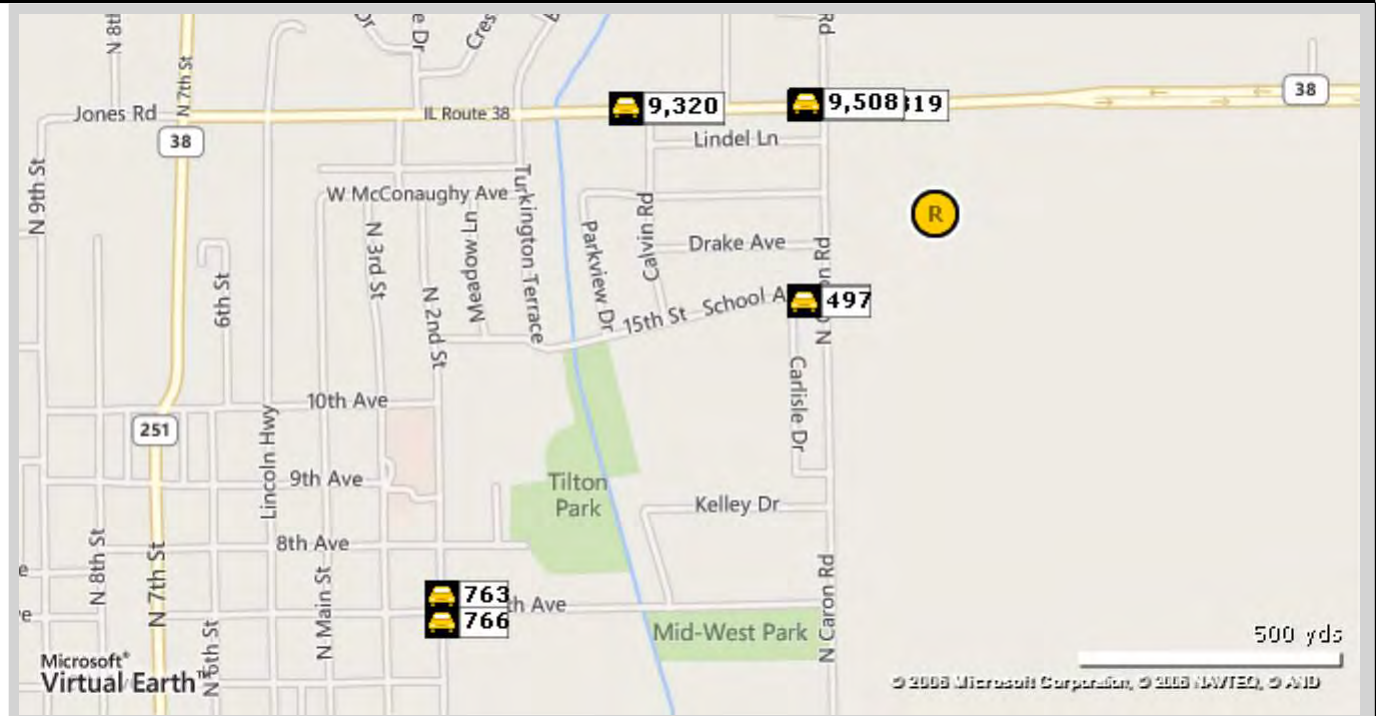


Traffic Count Report

Building 7

320 Eagle Dr, Rochelle, IL 61068

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **7,000 SF**
 Year Built: -
 Total Available: **7,000 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Il Route 38	N Caron Rd	0.02 W	2010	9,682	MPSI	.15
2	Eagle Dr	State Rte 38	0.02 W	2012	9,819	MPSI	.15
3	School Ave	N Caron Rd	0.03 E	2010	942	MPSI	.17
4	15th St	N Caron Rd	0.02 E	2012	497	MPSI	.17
5	E Il Route 38	N Caron Rd	0.03 E	2010	9,473	MPSI	.19
6	State Rte 38	Eagle Dr	0.03 E	2012	9,508	MPSI	.19
7	E Il Route 38	Calvin Rd	0.04 E	2010	8,927	MPSI	.36
8	State Rte 38	Calvin Rd	0.03 E	2012	9,320	MPSI	.36
9	N 2nd St	7th Ave	0.02 S	2012	763	MPSI	.69
10	N 2nd St	7th Ave	0.01 N	2012	766	MPSI	.71

Building 7
 320 Eagle Dr, Rochelle, IL 61068

Building Type: **General Retail** Total Available: **7,000 SF**
 Secondary: **Storefront Retail/Office** % Leased: **0%**
 GLA: **7,000 SF** Rent/SF/Yr: **Negotiable**
 Year Built: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	910	9,071	10
Retail & Wholesale Trade	157	1,412	9
Hospitality & Food Service	67	792	12
Real Estate, Renting, Leasing	45	166	4
Finance & Insurance	87	428	5
Information	14	91	7
Scientific & Technology Services	59	207	4
Management of Companies	1	10	10
Health Care & Social Assistance	101	837	8
Educational Services	27	1,039	38
Public Administration & Sales	33	513	16
Arts, Entertainment, Recreation	13	170	13
Utilities & Waste Management	33	120	4
Construction	72	425	6
Manufacturing	42	2,288	54
Agriculture, Mining, Fishing	34	119	4
Other Services	125	454	4

Consumer Spending Report

Building 7

320 Eagle Dr, Rochelle, IL 61068

Building Type: **General Retail**
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 GLA: **7,000 SF**
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 Total Available: **7,000 SF**
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2014 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$30,860	\$107,444	\$136,192
Total Apparel	\$1,810	\$6,229	\$7,854
Women's Apparel	714	2,407	3,044
Men's Apparel	369	1,298	1,646
Girl's Apparel	147	506	638
Boy's Apparel	96	355	445
Infant Apparel	86	296	366
Footwear	398	1,368	1,715
Total Entertainment & Hobbies	\$2,475	\$8,318	\$10,393
Entertainment	397	1,454	1,793
Audio & Visual Equipment/Service	1,178	3,870	4,822
Reading Materials	120	382	481
Pets, Toys, & Hobbies	781	2,612	3,297
Total Food and Alcohol	\$8,522	\$28,916	\$36,232
Food At Home	4,881	16,550	20,666
Food Away From Home	3,054	10,415	13,125
Alcoholic Beverages	587	1,951	2,442
Total Household	\$3,804	\$13,339	\$17,085
House Maintenance & Repair	679	2,502	3,233
Household Equip & Furnishings	1,652	5,771	7,390
Household Operations	1,151	3,909	4,947
Housing Costs	322	1,157	1,516

Consumer Spending Report

Building 7

320 Eagle Dr, Rochelle, IL 61068

2014 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$8,556	\$31,434	\$40,312
Vehicle Purchases	2,840	11,369	15,086
Gasoline	4,214	14,929	18,720
Vehicle Expenses	214	646	784
Transportation	389	1,333	1,716
Automotive Repair & Maintenance	899	3,157	4,006
Total Health Care	\$1,841	\$6,029	\$7,553
Medical Services	1,025	3,435	4,322
Prescription Drugs	652	2,057	2,557
Medical Supplies	165	537	674
Total Education/Day Care	\$1,584	\$5,679	\$7,301
Education	1,052	3,799	4,874
Fees & Admissions	532	1,881	2,427

Demographic Detail Report

Building 7

320 Eagle Dr, Rochelle, IL 61068

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 Year Built: -

Total Available: **7,000 SF**
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Radius	1 Mile		3 Mile		5 Mile	
Population						
2019 Projection	3,127		11,100		13,778	
2014 Estimate	3,211		11,264		14,031	
2010 Census	3,358		11,391		14,332	
Growth 2014 - 2019	-2.62%		-1.46%		-1.80%	
Growth 2010 - 2014	-4.38%		-1.11%		-2.10%	
2014 Population by Age						
	3,211		11,264		14,031	
Age 0 - 4	212	6.60%	760	6.75%	933	6.65%
Age 5 - 9	212	6.60%	787	6.99%	982	7.00%
Age 10 - 14	212	6.60%	801	7.11%	1,015	7.23%
Age 15 - 19	214	6.66%	806	7.16%	1,018	7.26%
Age 20 - 24	206	6.42%	772	6.85%	955	6.81%
Age 25 - 29	210	6.54%	742	6.59%	901	6.42%
Age 30 - 34	200	6.23%	711	6.31%	866	6.17%
Age 35 - 39	185	5.76%	702	6.23%	867	6.18%
Age 40 - 44	192	5.98%	728	6.46%	916	6.53%
Age 45 - 49	199	6.20%	746	6.62%	950	6.77%
Age 50 - 54	208	6.48%	772	6.85%	989	7.05%
Age 55 - 59	198	6.17%	710	6.30%	913	6.51%
Age 60 - 64	176	5.48%	597	5.30%	760	5.42%
Age 65 - 69	148	4.61%	475	4.22%	604	4.30%
Age 70 - 74	120	3.74%	371	3.29%	461	3.29%
Age 75 - 79	104	3.24%	299	2.65%	353	2.52%
Age 80 - 84	91	2.83%	229	2.03%	261	1.86%
Age 85+	125	3.89%	256	2.27%	287	2.05%
Age 65+	588	18.31%	1,630	14.47%	1,966	14.01%
Median Age	38.80		36.80		37.00	
Average Age	39.60		37.50		37.40	

Demographic Detail Report

Building 7						
320 Eagle Dr, Rochelle, IL 61068						
Radius	1 Mile		3 Mile		5 Mile	
2014 Population By Race	3,211		11,264		14,031	
White	3,014	93.86%	10,633	94.40%	13,290	94.72%
Black	86	2.68%	284	2.52%	321	2.29%
Am. Indian & Alaskan	11	0.34%	54	0.48%	70	0.50%
Asian	47	1.46%	114	1.01%	128	0.91%
Hawaiian & Pacific Island	1	0.03%	16	0.14%	28	0.20%
Other	53	1.65%	164	1.46%	194	1.38%
Population by Hispanic Origin	3,211		11,264		14,031	
Non-Hispanic Origin	2,623	81.69%	8,667	76.94%	10,787	76.88%
Hispanic Origin	588	18.31%	2,597	23.06%	3,244	23.12%
2014 Median Age, Male	36.80		35.40		35.80	
2014 Average Age, Male	38.00		36.40		36.50	
2014 Median Age, Female	40.50		38.20		38.20	
2014 Average Age, Female	41.00		38.60		38.40	
2014 Population by Occupation Classification	2,533		8,756		10,898	
Civilian Employed	1,657	65.42%	5,409	61.77%	6,753	61.97%
Civilian Unemployed	153	6.04%	631	7.21%	778	7.14%
Civilian Non-Labor Force	723	28.54%	2,716	31.02%	3,367	30.90%
Armed Forces	0	0.00%	0	0.00%	0	0.00%
Households by Marital Status						
Married	542		2,042		2,621	
Married No Children	331		1,179		1,516	
Married w/Children	210		863		1,105	
2014 Population by Education	2,342		7,688		9,589	
Some High School, No Diploma	463	19.77%	1,427	18.56%	1,725	17.99%
High School Grad (Incl Equivalency)	716	30.57%	2,545	33.10%	3,086	32.18%
Some College, No Degree	655	27.97%	2,256	29.34%	2,851	29.73%
Associate Degree	185	7.90%	351	4.57%	461	4.81%
Bachelor Degree	235	10.03%	766	9.96%	990	10.32%
Advanced Degree	88	3.76%	343	4.46%	476	4.96%

Demographic Detail Report

Building 7							
320 Eagle Dr, Rochelle, IL 61068							
Radius	1 Mile		3 Mile		5 Mile		
2014 Population by Occupation	6,442		21,283		26,551		
Real Estate & Finance	66	1.02%	281	1.32%	334	1.26%	
Professional & Management	573	8.89%	1,707	8.02%	2,171	8.18%	
Services	257	3.99%	785	3.69%	1,040	3.92%	
Information	5	0.08%	51	0.24%	77	0.29%	
Sales	343	5.32%	1,303	6.12%	1,594	6.00%	
Transportation	2	0.03%	29	0.14%	31	0.12%	
Education & Health	307	4.77%	1,004	4.72%	1,264	4.76%	
Retail	190	2.95%	723	3.40%	894	3.37%	
Wholesale	30	0.47%	145	0.68%	204	0.77%	
Construction	208	3.23%	841	3.95%	1,061	4.00%	
Agriculture & Mining	19	0.29%	83	0.39%	147	0.55%	
Farming, Fishing, Forestry	21	0.33%	49	0.23%	67	0.25%	
2014 Worker Travel Time to Job	1,543		5,205		6,481		
<30 Minutes	1,253	81.21%	3,775	72.53%	4,656	71.84%	
30-60 Minutes	276	17.89%	1,196	22.98%	1,499	23.13%	
60+ Minutes	14	0.91%	234	4.50%	326	5.03%	
2010 Households by HH Size	1,458		4,432		5,468		
1-Person Households	554	38.00%	1,264	28.52%	1,454	26.59%	
2-Person Households	428	29.36%	1,411	31.84%	1,766	32.30%	
3-Person Households	200	13.72%	685	15.46%	869	15.89%	
4-Person Households	141	9.67%	563	12.70%	720	13.17%	
5-Person Households	86	5.90%	295	6.66%	390	7.13%	
6-Person Households	33	2.26%	132	2.98%	167	3.05%	
7 or more Person Households	16	1.10%	82	1.85%	102	1.87%	
2014 Average Household Size	2.30		2.60		2.60		
Households							
2019 Projection	1,366		4,324		5,260		
2014 Estimate	1,400		4,385		5,355		
2010 Census	1,458		4,433		5,469		
Growth 2014 - 2019	-2.43%		-1.39%		-1.77%		
Growth 2010 - 2014	-1.98%		0.76%		-0.34%		

Demographic Detail Report

Building 7						
320 Eagle Dr, Rochelle, IL 61068						
Radius	1 Mile		3 Mile		5 Mile	
2014 Households by HH Income	1,400		4,387		5,357	
<\$25,000	317	22.64%	865	19.72%	1,032	19.26%
\$25,000 - \$50,000	507	36.21%	1,415	32.25%	1,642	30.65%
\$50,000 - \$75,000	254	18.14%	916	20.88%	1,111	20.74%
\$75,000 - \$100,000	154	11.00%	590	13.45%	758	14.15%
\$100,000 - \$125,000	76	5.43%	289	6.59%	354	6.61%
\$125,000 - \$150,000	68	4.86%	170	3.88%	258	4.82%
\$150,000 - \$200,000	21	1.50%	111	2.53%	157	2.93%
\$200,000+	3	0.21%	31	0.71%	45	0.84%
2014 Avg Household Income	\$53,460		\$58,927		\$61,344	
2014 Med Household Income	\$44,839		\$48,631		\$50,096	
2014 Occupied Housing	1,400		4,385		5,355	
Owner Occupied	749	53.50%	2,746	62.62%	3,538	66.07%
Renter Occupied	651	46.50%	1,639	37.38%	1,817	33.93%
2010 Housing Units	1,532		4,766		5,649	
1 Unit	976	63.71%	3,516	73.77%	4,310	76.30%
2 - 4 Units	168	10.97%	589	12.36%	637	11.28%
5 - 19 Units	252	16.45%	408	8.56%	418	7.40%
20+ Units	136	8.88%	253	5.31%	284	5.03%
2014 Housing Value	749		2,747		3,539	
<\$100,000	112	14.95%	575	20.93%	772	21.81%
\$100,000 - \$200,000	555	74.10%	1,725	62.80%	2,043	57.73%
\$200,000 - \$300,000	67	8.95%	357	13.00%	546	15.43%
\$300,000 - \$400,000	6	0.80%	64	2.33%	130	3.67%
\$400,000 - \$500,000	7	0.93%	9	0.33%	18	0.51%
\$500,000 - \$1,000,000	1	0.13%	15	0.55%	27	0.76%
\$1,000,000+	1	0.13%	2	0.07%	3	0.08%
2014 Median Home Value	\$147,297		\$146,289		\$148,825	
2014 Housing Units by Yr Built	1,531		4,804		5,842	
Built 2010+	3	0.20%	117	2.44%	124	2.12%
Built 2000 - 2010	39	2.55%	276	5.75%	389	6.66%
Built 1990 - 1999	191	12.48%	562	11.70%	726	12.43%
Built 1980 - 1989	98	6.40%	195	4.06%	254	4.35%
Built 1970 - 1979	322	21.03%	812	16.90%	1,093	18.71%
Built 1960 - 1969	326	21.29%	953	19.84%	1,122	19.21%
Built 1950 - 1959	165	10.78%	544	11.32%	589	10.08%
Built <1949	387	25.28%	1,345	28.00%	1,545	26.45%
2014 Median Year Built	1966		1964		1966	