

# MASTER PLAN / 26-ACRES / MULTI-PHASE



- **SOUTH MAIN STREET CORRIDOR**
- **ROCKFORD'S NEWEST LIVE WORK PLAY DISTRICT**
- **LARGEST ROCKFORD DEVELOPMENT IN DECADES**
- **RESIDENTIAL / COMMERCIAL / RETAIL / RECREATION**

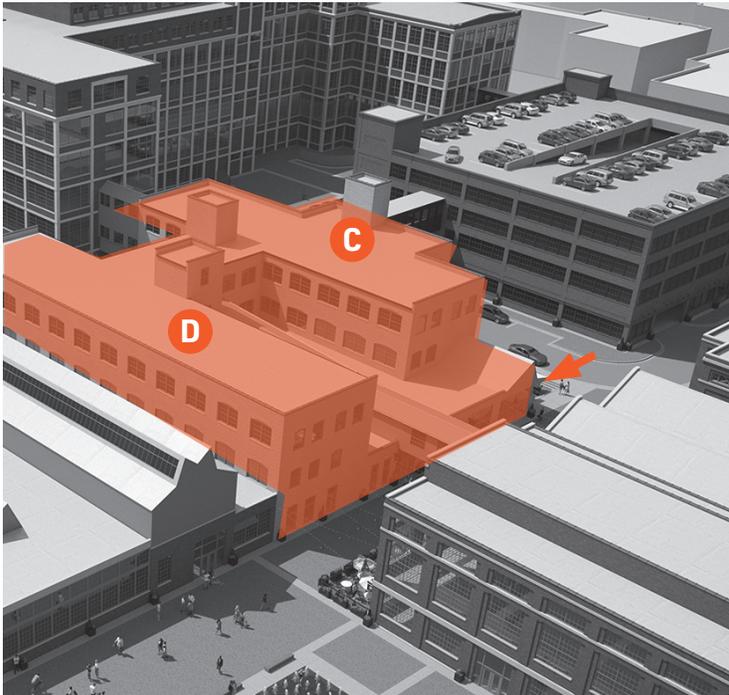


- **500K SF HISTORIC REHABILITATION • 1.5M SF NEW CONSTRUCTION**
- **900+ MULTIFAMILY UNITS • 130K+ SF COMMERCIAL SPACE**
- **PUBLIC GREEN SPACE • ACTIVATED RIVERFRONT • NEW TRADE DISTRICT**

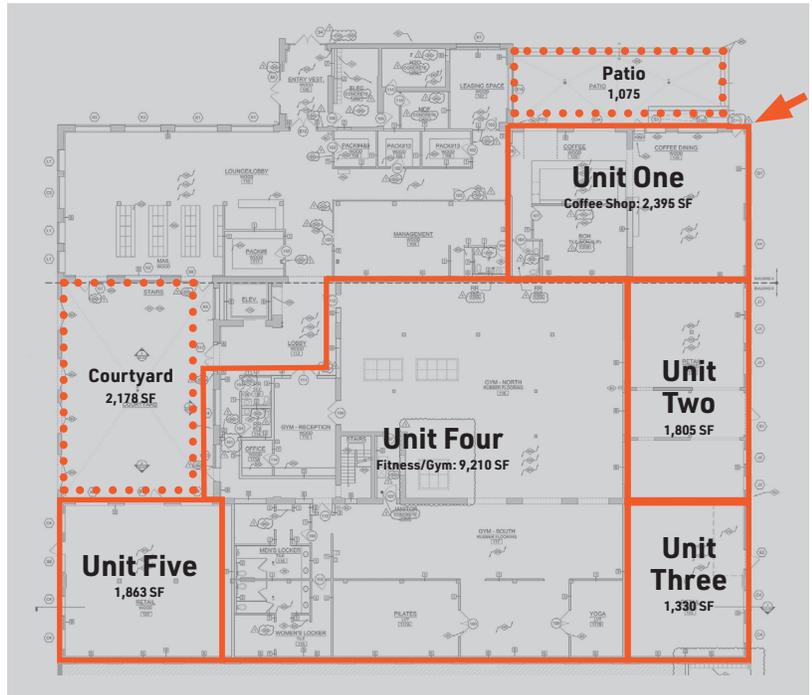
# PHASE ONE • COMMERCIAL LEASING • STARTING AT \$13 SF / NNN



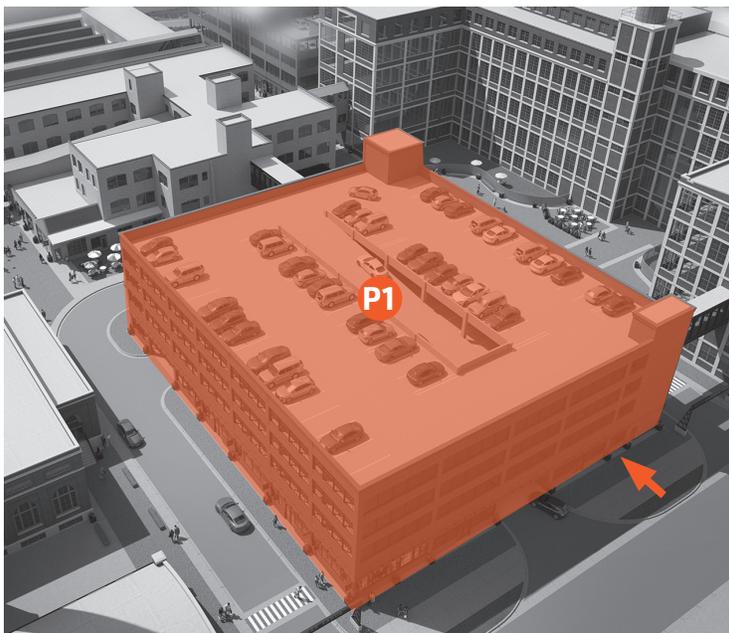
- **TRANSIT-ORIENTED DEVELOPMENT / DOWNTOWN ADJACENT**
- **U.S. SBA-QUALIFIED HUBZONE / IL RIVER EDGE REDEVELOPMENT ZONE**
- **AVERAGE DAILY TRAFFIC COUNT = 12,000 CARS**
- **LISA WOGAN / LWOGAN@JJEFFERS.COM / (815) 355-4159**



Central Commons Buildings C & D: Historic Rehabilitation / White Box



Floor Plan: Central Commons / First Floor Building C & D / Commercial-Retail



Parking Structure (P1): New Construction w/White Box



Floor Plan: Parking Structure (P1) / First Floor Commercial-Retail