

MASTER PLAN / 26 ACRES / MULTI-PHASE



- **SOUTH MAIN STREET COORIDOR**
- **ROCKFORD'S NEWEST LIVE WORK PLAY DISTRICT**
- **BUILD TO SUIT OPPORTUNITIES**
- **RESIDENTIAL / COMMERCIAL / RETAIL / RECREATION**

Rock Landing **K**
New Construction / Residential

Knots Mill **L**
New Construction
Residential w/ Retail

Tie House **M**
New Construction
Residential w/ Retail

Patent Hall **N**
New Construction
Residential w/ Retail

Parking Deck **P1**
New Construction w/ Retail

The Market **PM**
Retail / Commercial Trade area
Inside The Yards

Parking Lot **P2**
New Surface Lots

Public Yard **PY**
Event / Green Space



Historic Rehabilitation
 Residential
 Commercial
 Mixed-Use

A Company Row
New Townhomes, Row Houses, & Flats

B Founders Bldg.
Bldg 5 / Main Iconic / Residential

C Central Commons
Bldg. 4, 9, 18
D Residential / Commercial / Retail
E Yards leasing office, mailboxes/package delivery

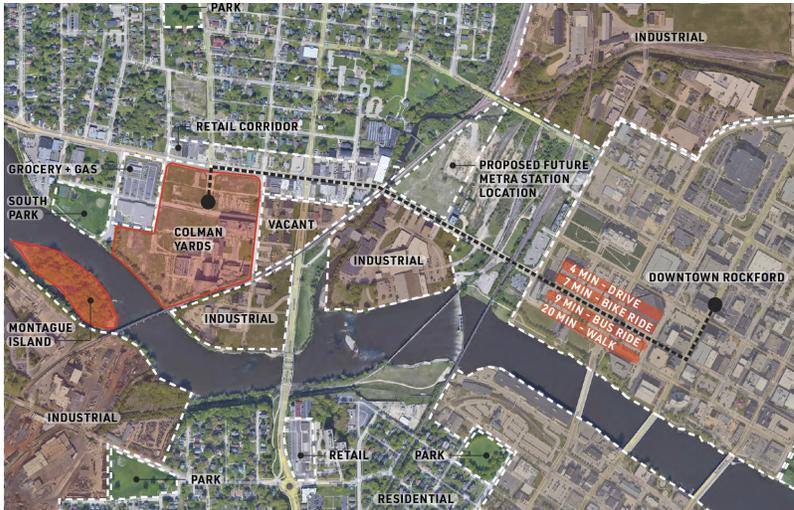
F Co-Op
Bldg. 17
TBD Commercial / Retail

G The Quarters
Bldg. 12 / Residential /
TBD Commercial / Retail

H Station House
Bldg. 13 / Residential

I Power House
Bldg. 7 / TBD Commercial / Retail

J Armory
Bldg. 11 / HQ Office Space



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

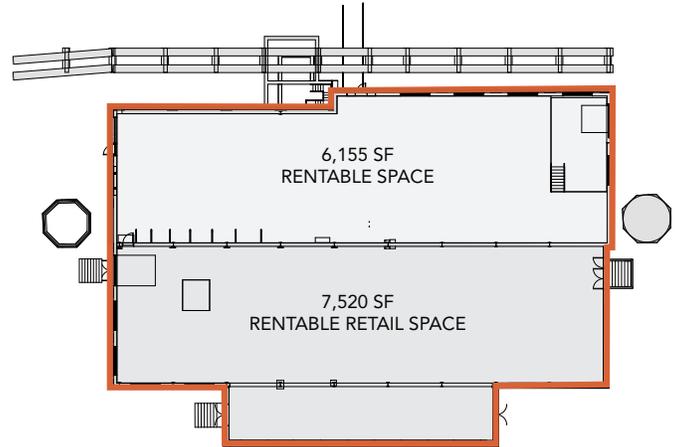
PHASE TWO / COMMERCIAL LEASING / STARTING AT \$13 / NNN



- **TRANSIT-ORIENTED DEVELOPMENT | DOWNTOWN ADJACENT**
- **U.S. SMALL BUSINESS ADMINISTRATION QUALIFIED HUBZONE**
- **AVERAGE DAILY TRAFFIC COUNT = 12,000**
- **LISA WOGAN / LWOGAN@JJEFFERS.COM / (815) 355-4159**



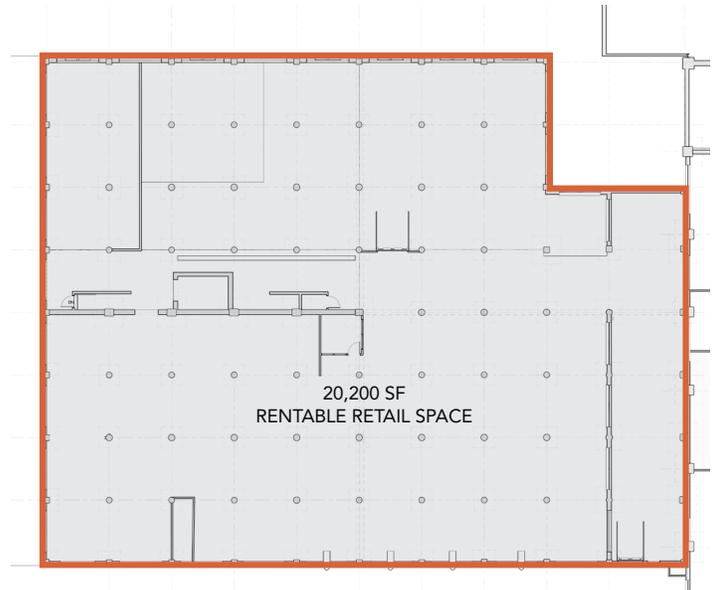
Power House / Commercial / Retail



Power House / Commercial / Retail



The Quarters / Multi-family building with First Floor Commercial / Retail

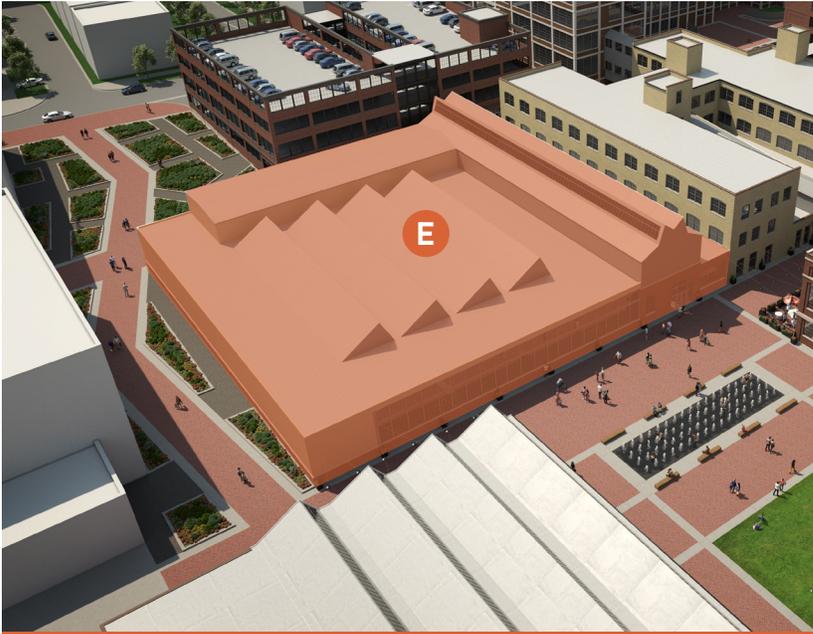


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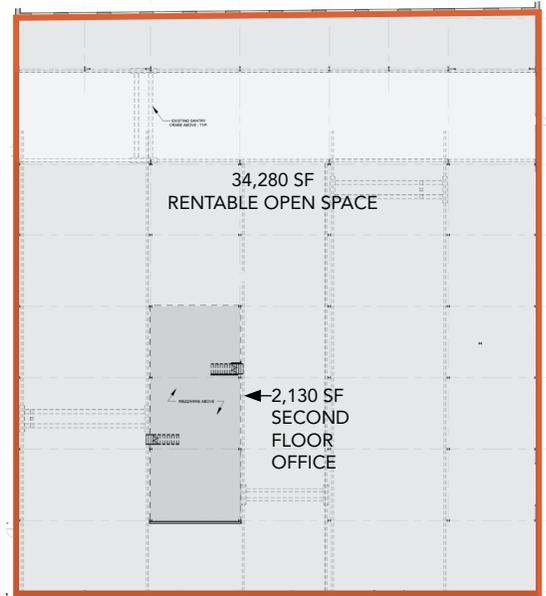
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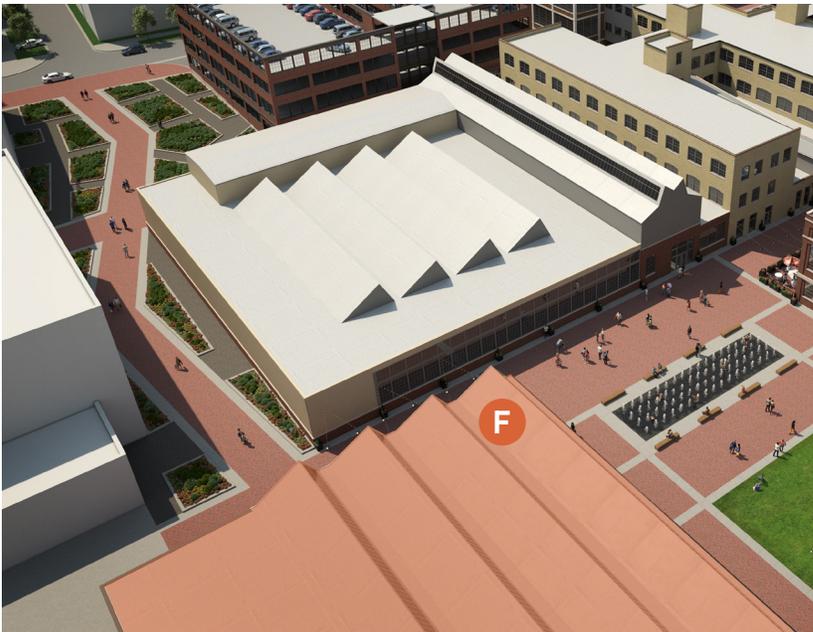
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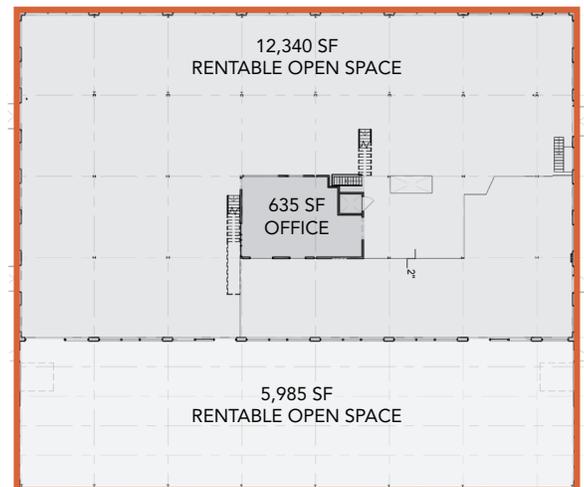
Central Commons / Commercial / Retail



Central Commons / Commercial / Retail



Co-Op / First Floor Commercial / Retail



Co-Op / First Floor Commercial / Retail