



614 E. Jefferson Street

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## Broker Contact Information

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614 E. Jefferson Street  
Rockford, IL

\$199,000



## PROPERTY DESCRIPTION

This 4,273 sq. ft. building sits on 1.99 acres of land in Rockford, Illinois. It is located in downtown Rockford. Parking spaces are located to the front and side of the building. Originally suited for a bank, it has many potential office, professional, or retail uses. There are many restaurants and businesses in the surrounding area, including a Walgreens, Dollar General, Wendy's, and McDonald's. The property stretches an entire city block for potential rede-

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# Rockford

## WINNEBAGO COUNTY



Rockford is the third largest city in the U.S. state of Illinois, the 171st most populous city in the United States, the largest city in Illinois outside the Chicago metropolitan area, and the city of the 148th most populous metropolitan area in the United States. It is the county seat of Winnebago County and is on both banks of the Rock River in far northern Illinois. A small portion of Rockford had a population of 152, 871, with an outlying metropolitan area of 348,360.

Settled in the mid-1830s, the position of the city on the Rock River made its location strategic for industrial development. In the second half of the 19th century, Rockford was notable for its output of heavy machinery and tools; by the twentieth century, it was the second leading center of furniture manufacturing in the nation, and the 94th largest city. During the second half of the 20th century, Rockford struggled alongside many Rust Belt cities. Since the late 1990s, efforts in economic diversification have led to growth of automotive, aerospace, and healthcare industries, as well as the undertaking of various tourism and downtown revitalization efforts.



Nicknamed the Forest City, Rockford is known for various venues of cultural or historical significance, including Anderson Japanese Gardens, Klehm Arboretum, Tinker Swiss Cottage, the BMO Harris Bank Center, the Coronado Theatre, the Laurent House, and the Burpee Museum of Natural History. Its contributions to music are noted in the Mendelssohn Club, the oldest music club in the nation, and performers such as Phantom Regiment and Cheap Trick.

### LARGEST EMPLOYERS:

Flat Chrysler Automobiles

Rockford Public School District 205

Mercy Health

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# Illinois



The capital of Illinois is Springfield in central Illinois. Although today, the state's largest population center is in and around Chicago in the northern part of the state, the state's European population grew first in the west, with French who settled along the Mississippi River, and gave the area the name Illinois Country. After the American Revolutionary War established the US, American settlers began arriving from Kentucky in the 1780s via the Ohio River, and the population grew from south to north. In 1818, Illinois achieved statehood. After construction of the Erie Canal increased traffic and trade through the Great Lakes, Chicago was founded in the 1830s on the banks of the Chicago River, at one of the few natural harbors on southern Lake Michigan.



By 1900, the growth of industrial jobs in the northern cities and coal mining in the central and southern areas attracted immigrants from Eastern and Southern Europe. Illinois was an important manufacturing center during both world wars.



Three US presidents have been elected while living in Illinois: Abraham Lincoln, Ulysses S. Grant, and Barack Obama. Additionally, Ronald Reagan, whose political career was based in California, and Hilary Clinton, the first female candidate of a major party in the general election, were both born and raised in Illinois. Today, Illinois honors Lincoln with its official state slogan, Land of Lincoln, which has been displayed on its license plates since 1954. The state is the site of the Abraham Lincoln Presidential Library and Museum, located in the state capital of Springfield.

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# AERIAL MAP



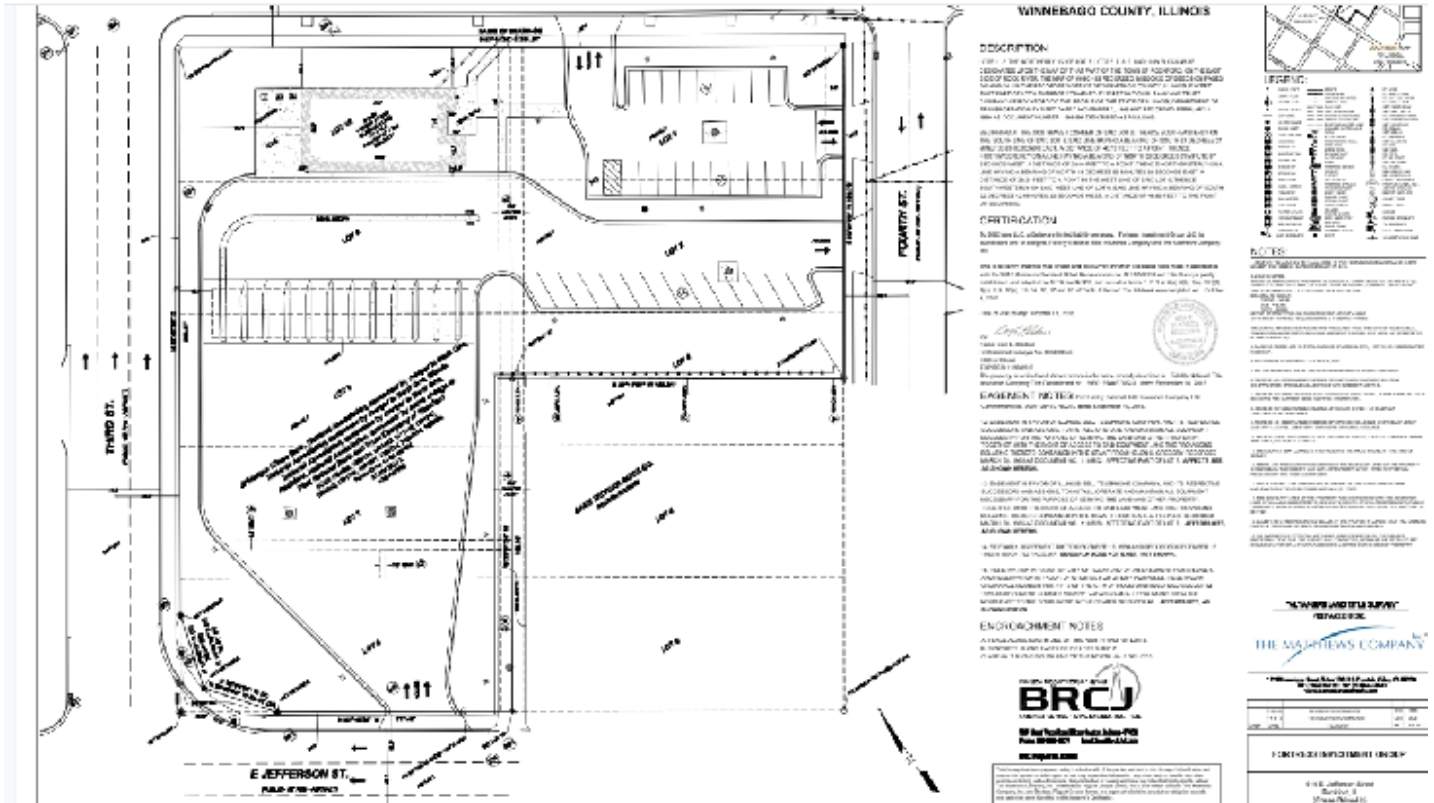
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# SURVEY

#1-614 | Jefferson St | Rockland Ill | (final survey).pdf  
 from JD Land (Gansome)



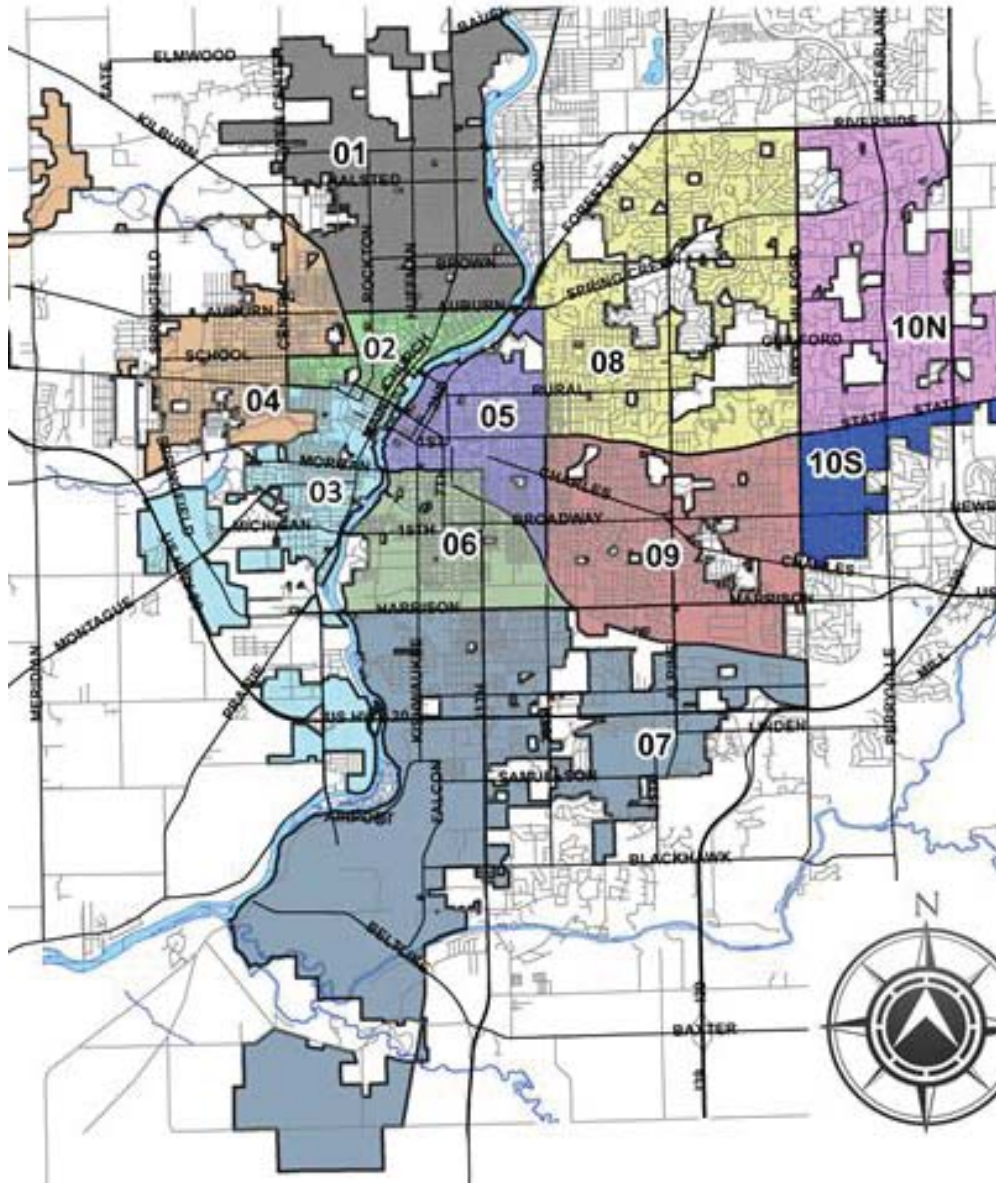
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# ZONING MAP



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# DEMOGRAPHIC - INFOGRAPHIC



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