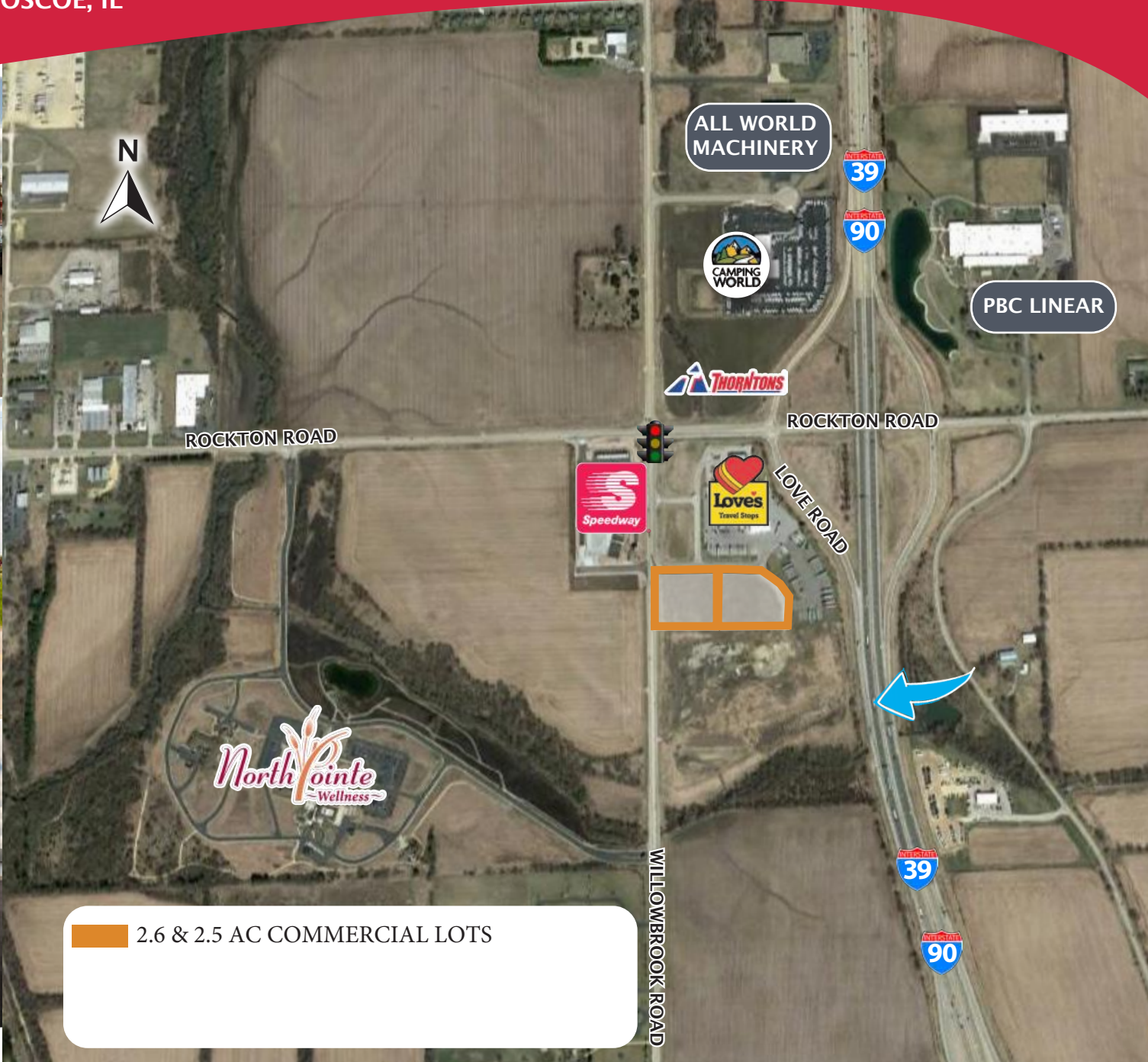


# ROCKTON ROAD & I-90

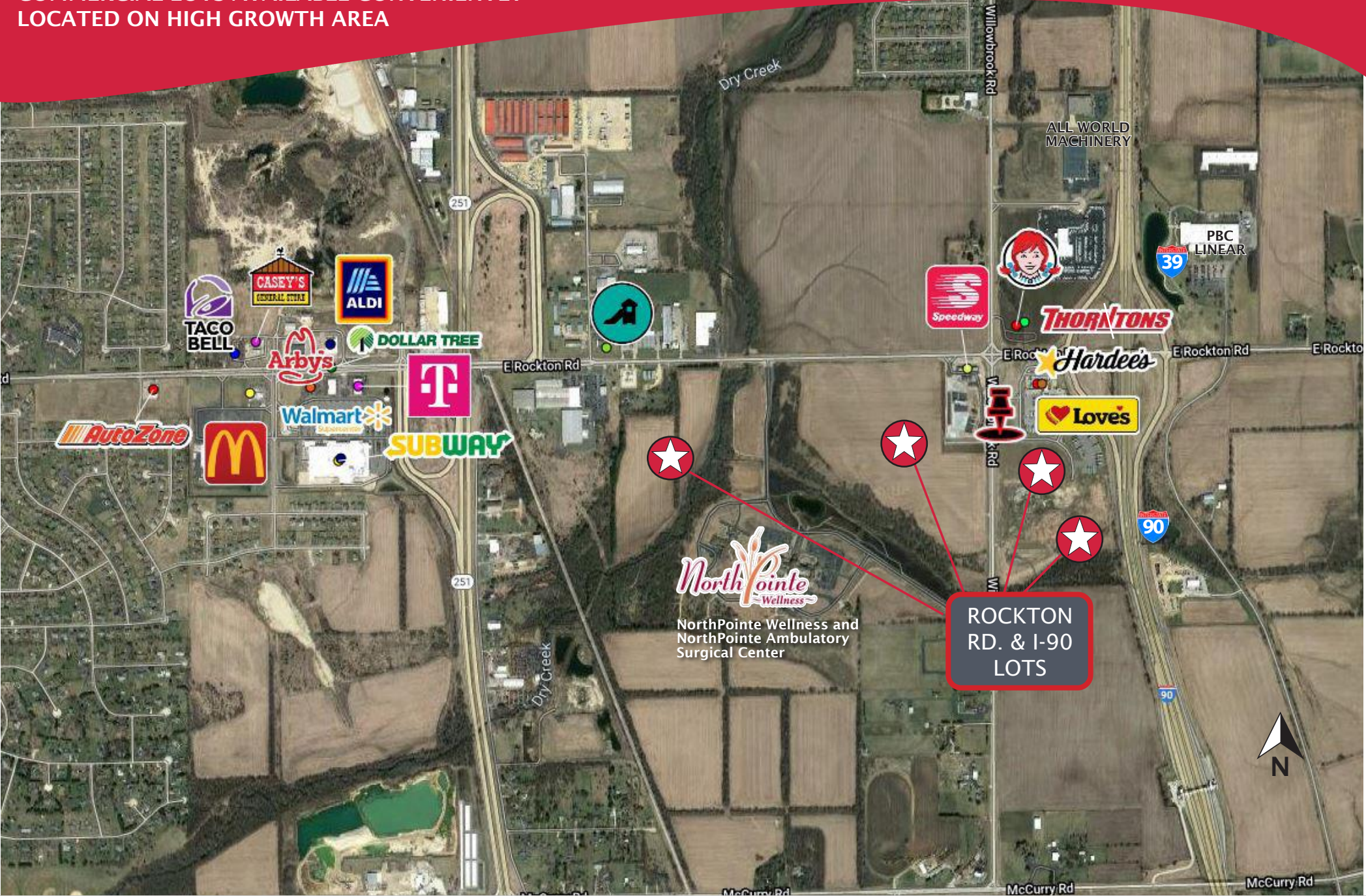
COMMERCIAL LOTS AVAILABLE - ROSCOE, IL



2.6 & 2.5 AC COMMERCIAL LOTS

# ROCKTON ROAD & I-90

COMMERCIAL LOTS AVAILABLE CONVENIENTLY  
LOCATED ON HIGH GROWTH AREA



# ROCKTON ROAD & I-90

COMMERCIAL LOTS AVAILABLE - ROSCOE, IL

## FEATURES

High visibility commercial lots available at Rockton Road & I-90 in Roscoe, Illinois growth area.

+/- 2.5 Acre sites just south of the recently expanded Love's Travel Plaza available. Will subdivide.

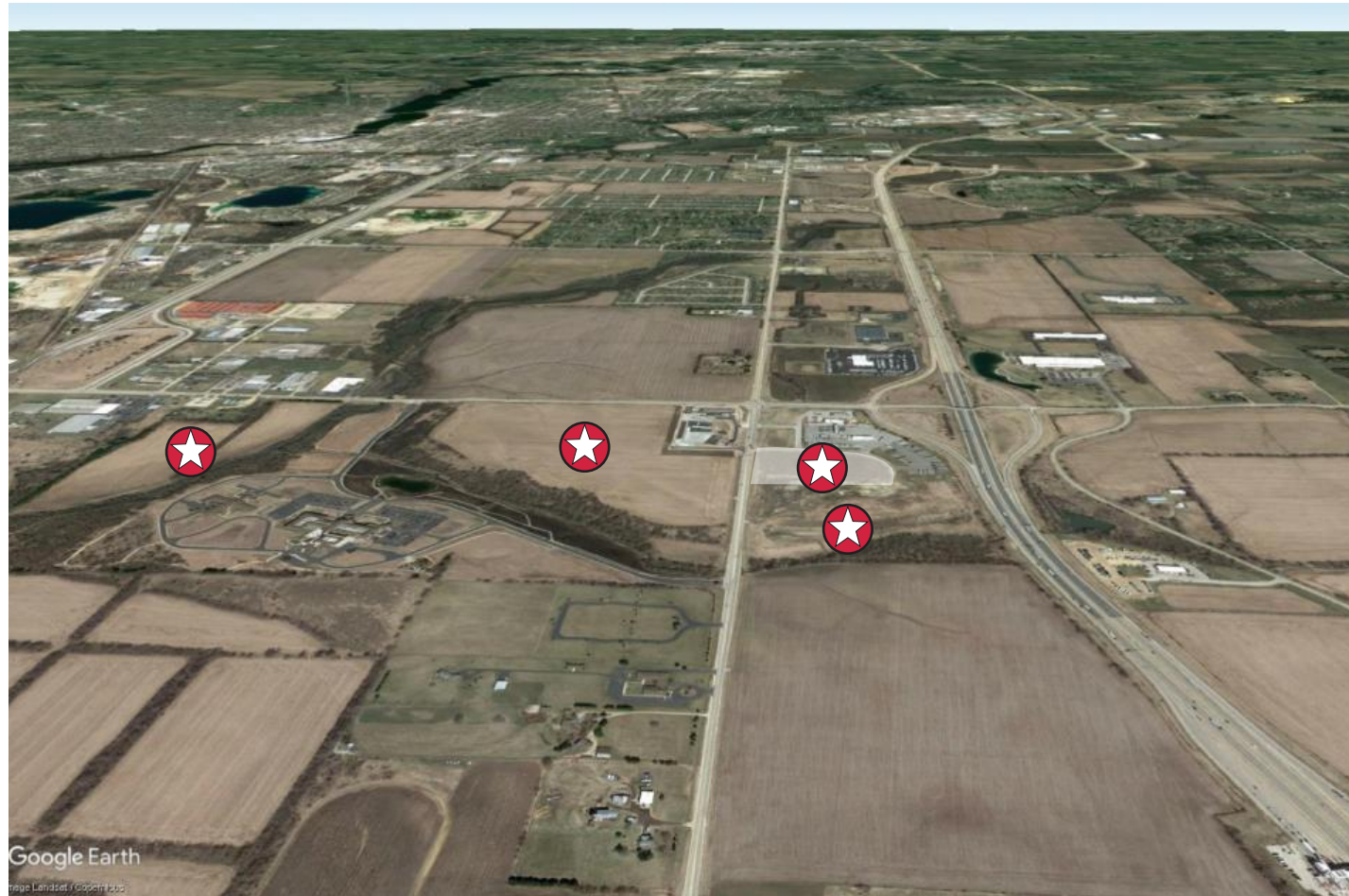
High Traffic counts - 58.8K daily

Located at the southwest corner of the I-39/I-90 full-access interchange with signal at Rockton Road and Willowbrook Road

Adjacent to NorthPointe Health & Wellness Center and the newly-constructed \$15 million dollar ambulatory surgical center expansion

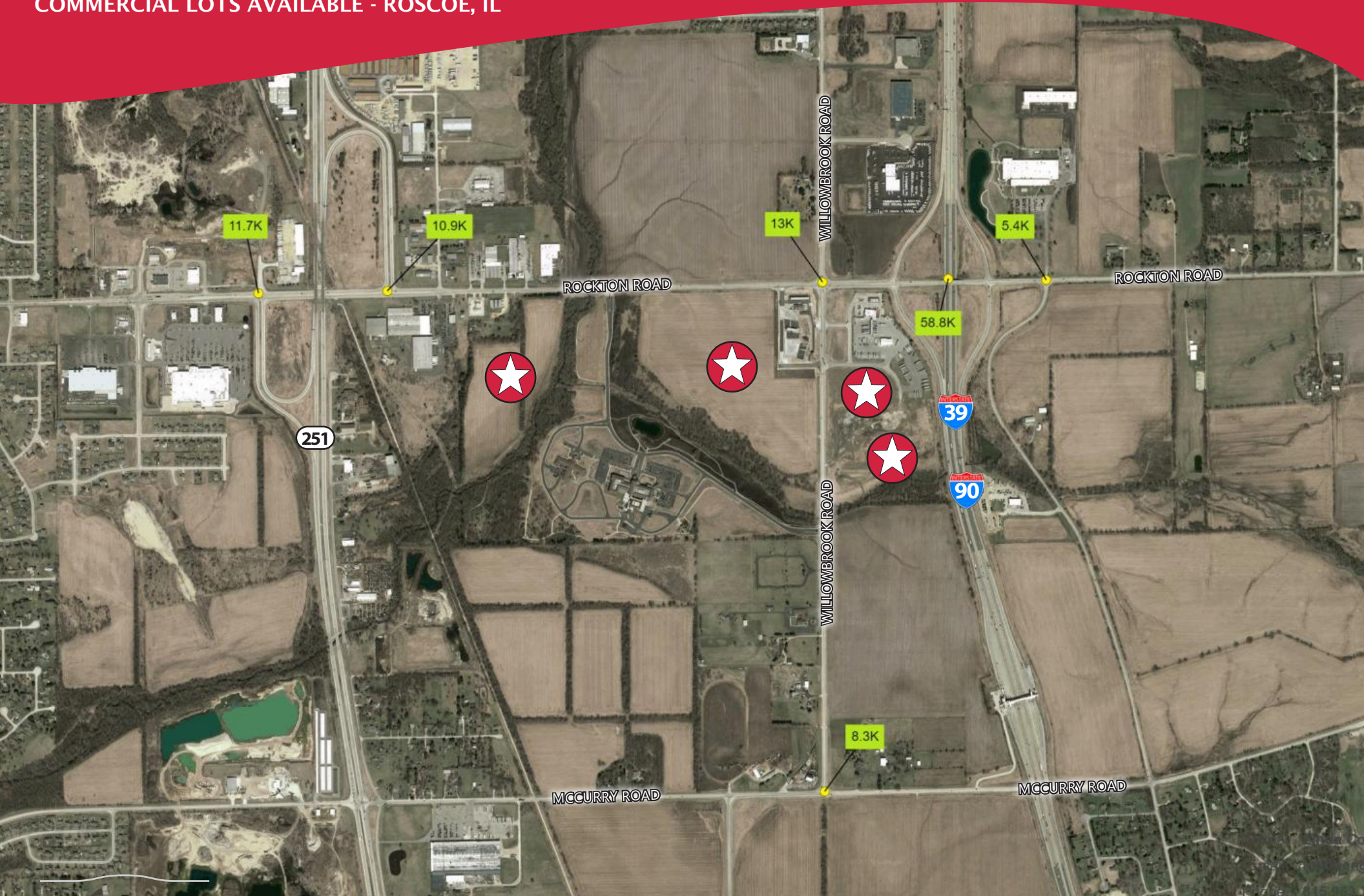
Increasing Commercial/Retail Development surrounding site

Growing population and housing starts in Roscoe, Rockton, South Beloit area

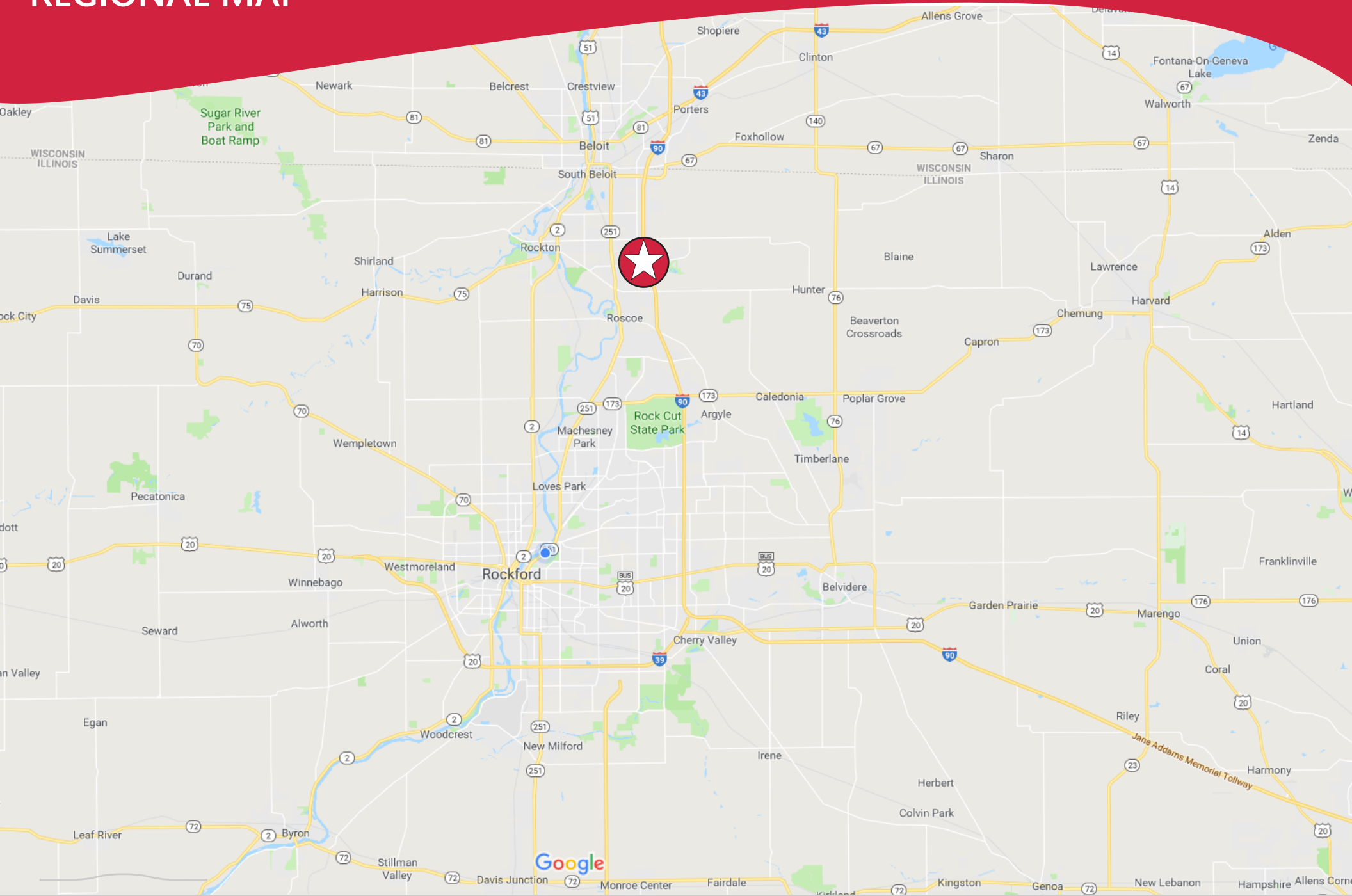


# ROCKTON ROAD & I-90

COMMERCIAL LOTS AVAILABLE - ROSCOE, IL



# REGIONAL MAP



# ROCKTON ROAD & I-90

COMMERCIAL LOTS AVAILABLE - ROSCOE, IL

## CONCEPTUAL PLAN

- 1.0 ACRES MEDICAL OFFICES
- 2.0 ACRES MULTI-TENANT STRIP CENTER
- 2.0 ACRES HIGHWAY/AUTOMOTIVE USES
- 2.5 ACRES QUICK SERVICE RESTAURANTS
- 7.0 ACRES MISC. COMMERCIAL DEVELOPMENT
- 5.0 ACRES HOTEL DEVELOPMENT
- 5.0 ACRES FUTURE INDUSTRIAL DEVELOPMENT
- 5.0 ACRES MISC. COMMERCIAL DEVELOPMENT

