



300 1st Avenue

Rock Falls, IL 61071

Lease Price: \$10.00/SF/Gross

Property Features

- Former US Bank building location
- Second floor office space
 - Suite 200: 2,025 SF
 - Suite 400: 880 SF
- Visible location, on 1st Ave, 2 blocks from Downtown



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For Lease Office Suites



2020 Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,612	11,626	13,434
Total Population	8,809	27,779	32,335
Average Household Income	\$49,004	\$57,266	\$60,981
Average House Value	\$89,619	\$113,402	\$124,198