

For Lease or Sale

Retail Space

3915 E. State Street

Rockford, IL 61108



- Located on E. State Street a major arterial of Rockford
- Strong VPD corridor in a strong retail trade area
- Gross leasable area: 79,700 SF neighborhood center; minimum divisible 25,700 SF
- Parcel Size: 363,726 SF
- Located in close proximity to value oriented retailers like Dollar General, Family Dollar and Goodwill
- Strong QSR arterial that includes Pizza Hut, Taco Bell and Popeyes
- Subject site would work well for furniture stores, entertainment and health / fitness providers

DEMOGRAPHIC SUMMARY

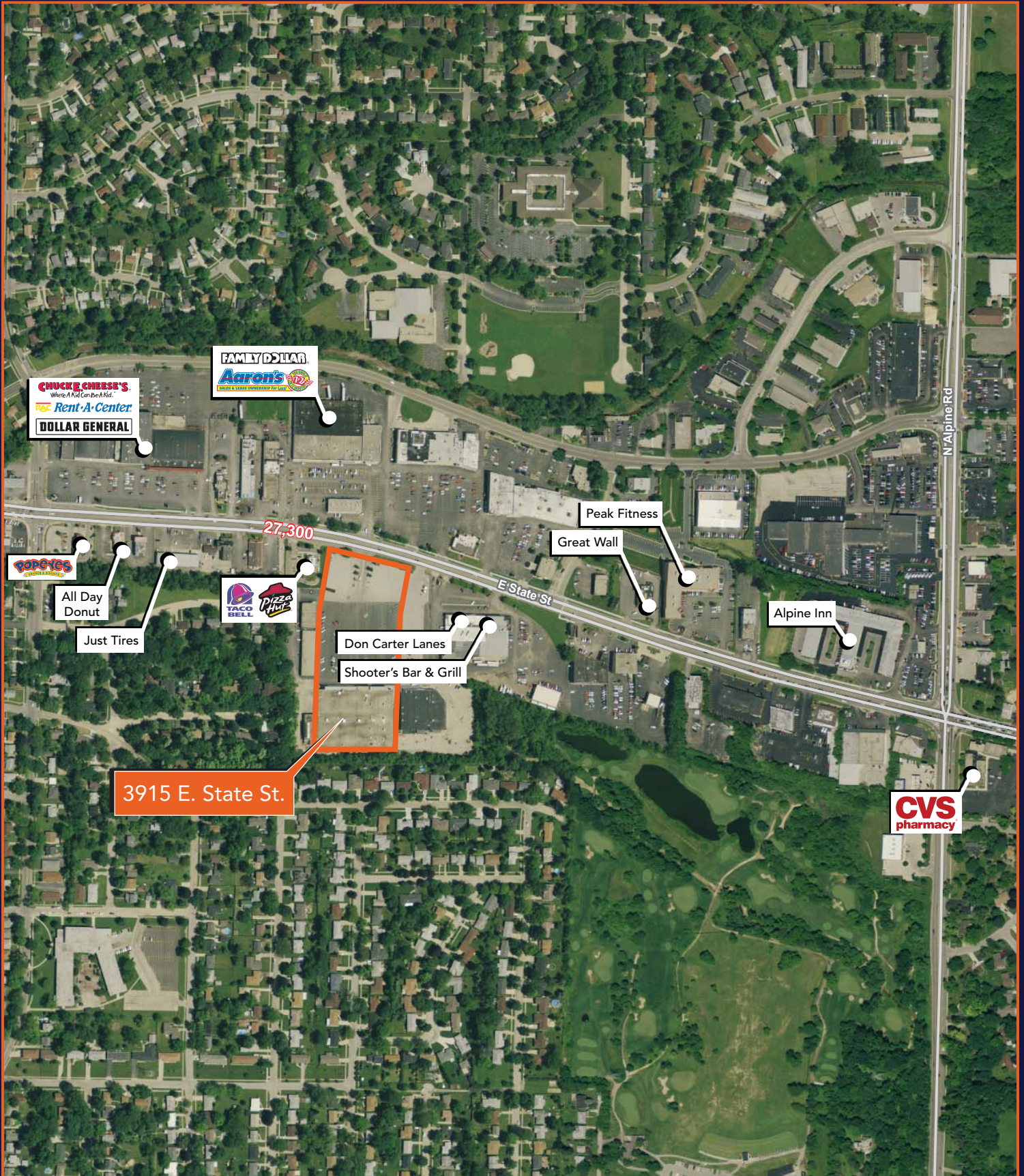
	RADIUS		
	1 MILE	3 MILES	5 MILES
AVERAGE HHI	\$60,676	\$58,848	\$58,342
DAYTIME POPULATION	9,761	96,120	184,194
RESIDENTIAL POPULATION	10,518	88,238	182,092

TRAFFIC COUNTS

E. STATE STREET	27,300 VPD
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3915 E. State St.

27,300

CHUCKIE CHEESE'S
Where A Kid Can Be A Kid.
RENT-A-CENTER
DOLLAR GENERAL

FAMILY DOLLAR
Aaron's
LITTLE & LOST COMPANION FOR LIFE

POPSICS

All Day Donut

Just Tires

TACO BELL
PIZZA DRIVE

Don Carter Lanes

Shooter's Bar & Grill

Peak Fitness

Great Wall

Alpine Inn

CVS
pharmacy