

3915 E. State Street

Rockford, IL | 61108

For Sale Or Lease

Retail Property



- ▶ 79,700 SF neighborhood center for sale or lease
- ▶ Parcel size 363,726 SF
- ▶ Retail space is divisible to 25,700 SF
- ▶ Ideal for furniture, entertainment, and health / fitness users
- ▶ Center is located along a major arterial with high traffic counts (23,000 VPD)
- ▶ Established QSR corridor that includes Pizza Hut, Taco Bell and Popeyes

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Estimated Population	11,335	92,068	187,821
Adj. Daytime Demographics	9,905	105,563	208,540
Estimated Households	4,779	38,272	75,528
Estimated Average Household Income	\$68,705	\$62,764	\$63,667

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3915 E. State Street
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Johnny Pancakes



On State Bar & Restaurant

Illinois Bank & Trust

Great Wall Chinese Restaurant



Don Carter Lanes

Shooter's Bar Grill

3915 E. State Street

Google

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