

# 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	\$62,791	\$59,593	\$58,070
DAYTIME POPULATION	10,158	95,379	187,256
RESIDENTIAL POPULATION	10,459	90,042	186,781

## TRAFFIC COUNTS

E. STATE STREET	27,300 VPD
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