

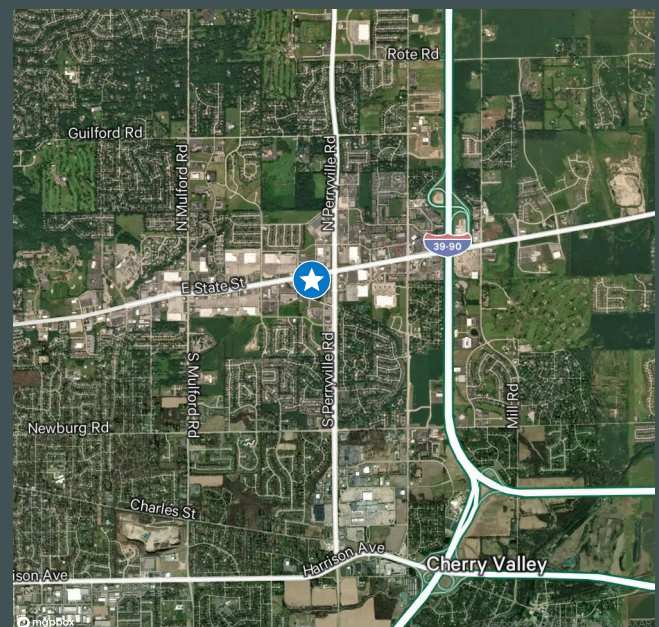
6845 E. State Street

Rockford, IL



Features

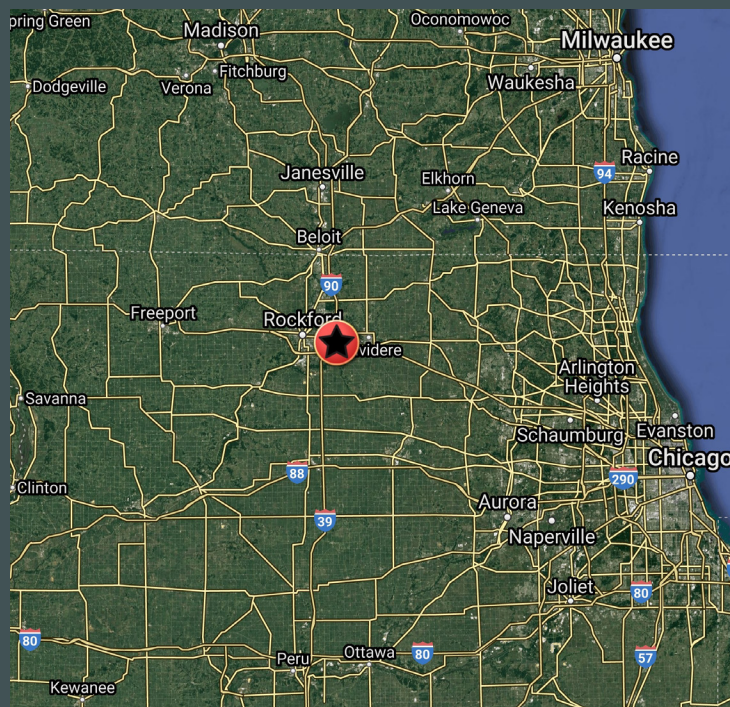
- + +/- 4,346 SF on 1.33 acre parcel
- + Area Retailers include Walmart, Sam's Club, Home Depot, Target, Lowe's, Best Buy, Ross, Schnucks, Kohl's, Aldi
- + Existing full-service restaurant building available on Rockford's prime retail corridor
- + 32,800 VPD (State Street)
- + Approx. 292 FF on E. State Street
- + Approximately 103 parking spaces for 23.7/1,000 SF parking ratio
- + Grandfathered pylon signage available



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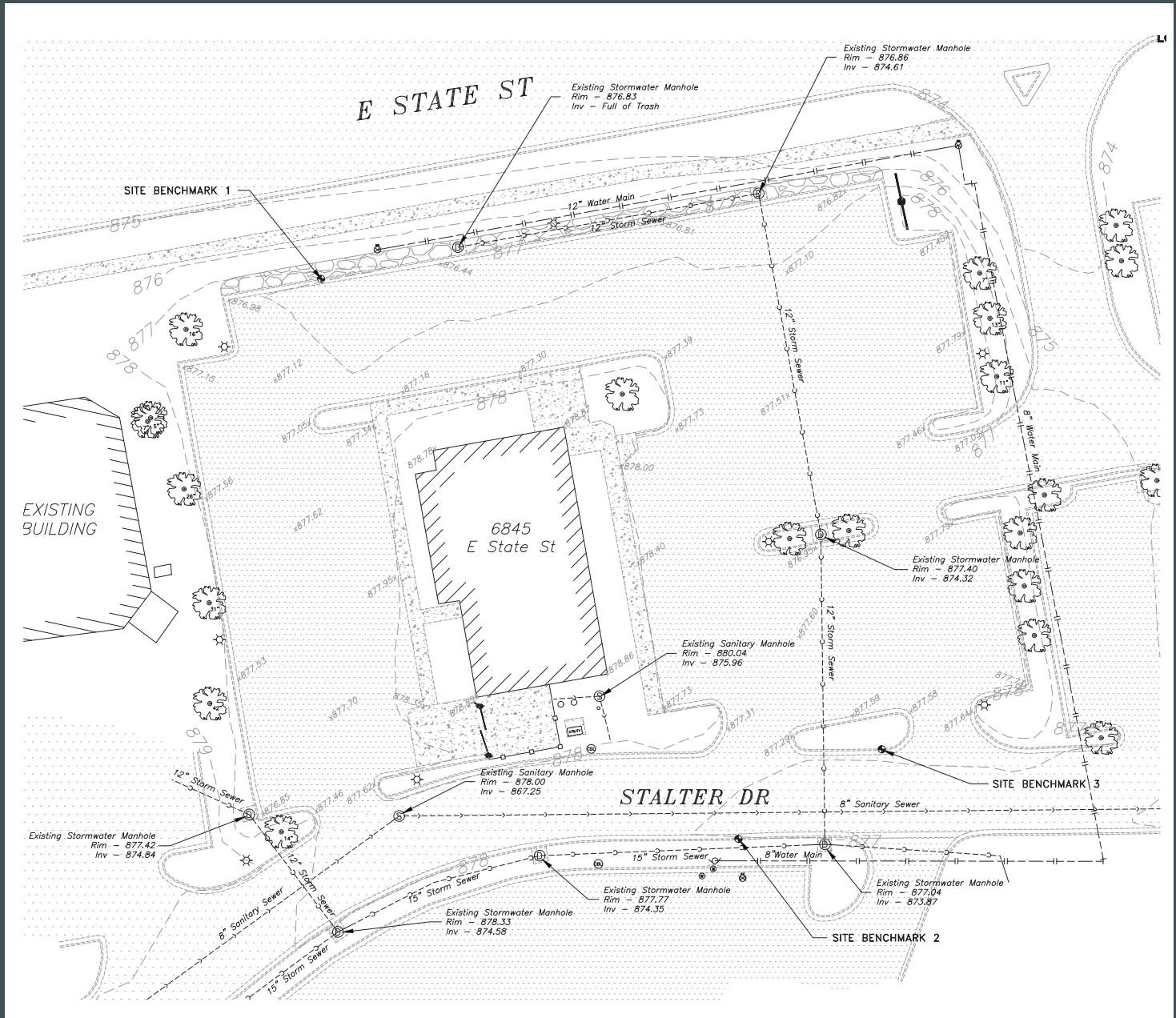
For Lease

AERIALS



CBRE

SITE PLAN



CBRE

Demographics

 POPULATION	1 MILE	3 MILES	5 MILES
2023 Population - Current Year Estimate	5,814	45,270	124,480
2028 Population - Five Year Projection	5,827	45,597	125,195
2020 Population - Census	5,956	46,272	126,441
2010 Population - Census	5,941	45,338	126,298
2020-2023 Annual Population Growth Rate	-0.74%	-0.67%	-0.48%
2023-2028 Annual Population Growth Rate	0.04%	0.14%	0.11%
 HOUSEHOLDS			
2023 Households - Current Year Estimate	2,723	19,163	52,331
2028 Households - Five Year Projection	2,718	19,220	52,399
2010 Households - Census	2,642	18,860	51,856
2020 Households - Census	2,761 94.7%	19,278 94.4%	52,536 93.5%
2020-2023 Compound Annual Household Growth Rate	-0.43%	-0.18%	-0.12%
2023-2028 Annual Household Growth Rate	-0.04%	0.06%	0.03%
2023 Average Household Size	2.06	2.30	2.34
 HOUSEHOLD INCOME			
2023 Average Household Income	\$95,294	\$92,971	\$87,214
2028 Average Household Income	\$106,642	\$104,527	\$98,292
2023 Median Household Income	\$64,742	\$66,478	\$59,920
2028 Median Household Income	\$72,460	\$75,077	\$66,746
2023 Per Capita Income	\$44,846	\$39,161	\$36,749
2028 Per Capita Income	\$50,031	\$43,824	\$41,229
 HOUSING UNITS			
2023 Housing Units	2,896	20,381	56,201
2023 Vacant Housing Units	173 6.0%	1,218 6.0%	3,870 6.9%
2023 Occupied Housing Units	2,723 94.0%	19,163 94.0%	52,331 93.1%
2023 Owner Occupied Housing Units	1,734 59.9%	13,661 67.0%	35,392 63.0%
2023 Renter Occupied Housing Units	989 34.2%	5,502 27.0%	16,939 30.1%
 EDUCATION			
2023 Population 25 and Over	4,511	33,694	88,963
HS and Associates Degrees	2,644 58.6%	19,132 56.8%	53,585 60.2%
Bachelor's Degree or Higher	1,673 37.1%	11,867 35.2%	27,101 30.5%
 PLACE OF WORK			
2023 Businesses	609	2,290	4,392
2023 Employees	11,675	36,458	78,557

Contact

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