

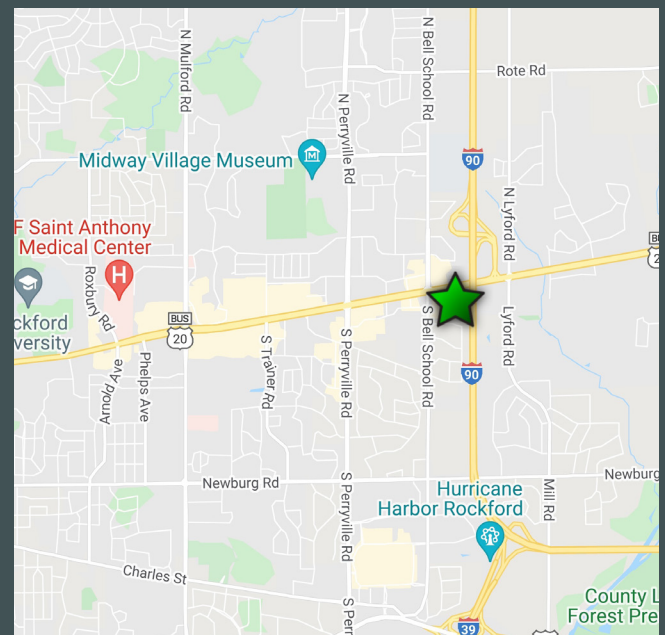
76XX East State St.

Rockford, IL

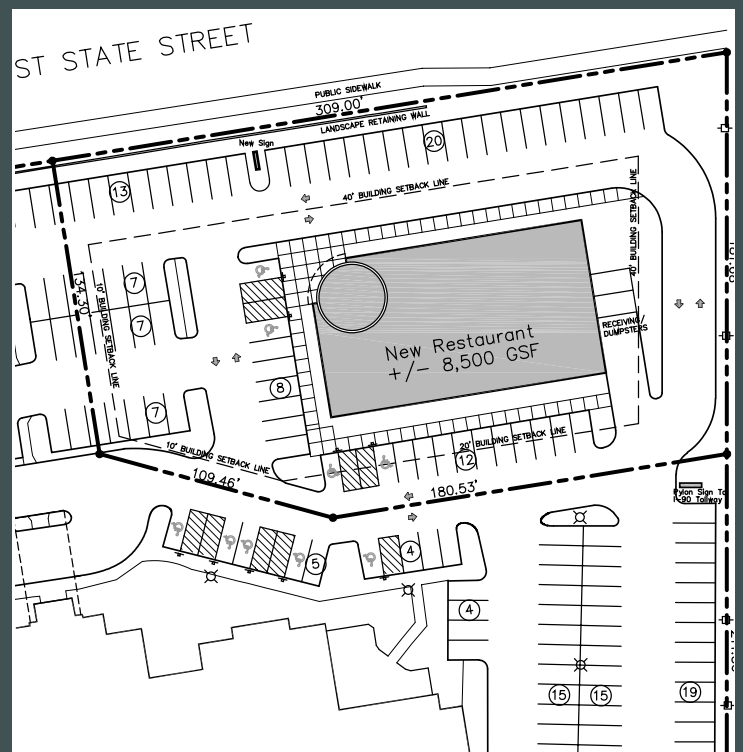
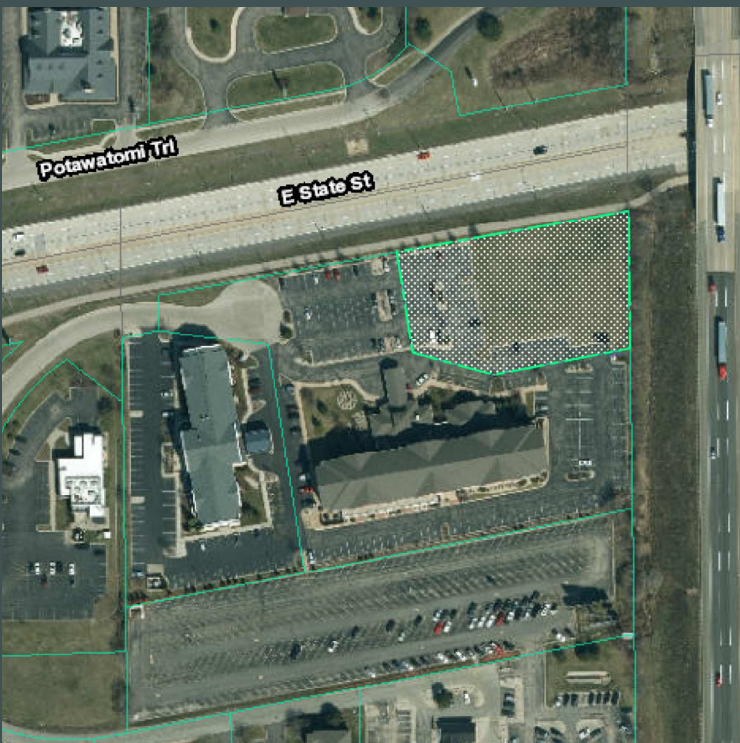


Features

- + 1.16 acre outlot available for ground lease or BTS lease
- + Prime location along Rockford's East State St. prime retail corridor
- + Adjacent to Hilton Garden Inn and close to many nearby hotels
- + Excellent visibility from E. State St. & I-90
- + Suitable for one or more restaurants and/or retailers
- + High traffic counts
- + Across I-90 from new Hard Rock Casino coming in 2023-2024

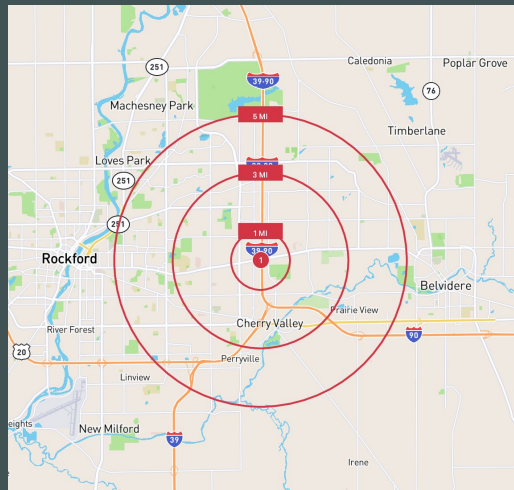


Site Plan and Aerials



Demographics

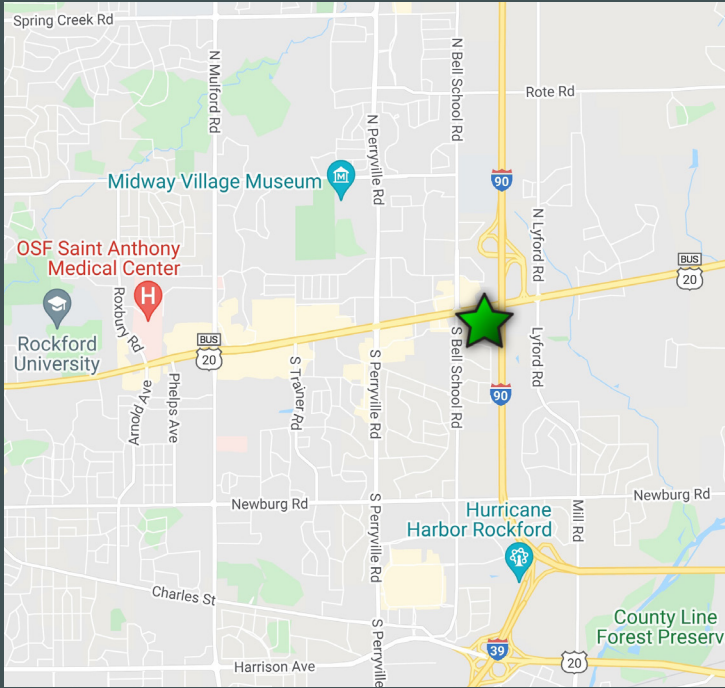
	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Population - Current Year Estimate	3,688	31,456	102,686
2026 Population - Five Year Projection	3,613	31,048	99,796
2010 Population - Census	3,735	31,943	103,480
2000 Population - Census	3,175	29,232	94,584
2010-2021 Annual Population Growth Rate	-0.11%	-0.14%	-0.07%
2021-2026 Annual Population Growth Rate	-0.41%	-0.26%	-0.57%
HOUSEHOLDS			
2021 Households - Current Year Estimate	1,780	13,376	42,821
2026 Households - Five Year Projection	1,757	13,270	41,762
2010 Households - Census	1,747	13,227	42,456
2000 Households - Census	1,379	11,277	38,095
2010-2021 Annual Household Growth Rate	0.17%	0.10%	0.08%
2021-2026 Annual Household Growth Rate	-0.26%	-0.16%	-0.50%
2021 Average Household Size	2.06	2.29	2.36
HOUSEHOLD INCOME			
2021 Average Household Income	\$92,875	\$94,947	\$87,017
2026 Average Household Income	\$102,617	\$104,522	\$96,067
2021 Median Household Income	\$72,367	\$75,914	\$66,113
2026 Median Household Income	\$78,777	\$80,719	\$72,197
2021 Per Capita Income	\$44,186	\$40,366	\$36,381
2026 Per Capita Income	\$49,103	\$44,674	\$40,311
HOUSING UNITS			
2021 Housing Units	1,929	14,255	45,637
2021 Vacant Housing Units	149 7.7%	879 6.2%	2,816 6.2%
2021 Occupied Housing Units	1,780 92.3%	13,376 93.8%	42,821 93.8%
2021 Owner Occupied Housing Units	1,166 60.4%	9,709 68.1%	30,556 67.0%
2021 Renter Occupied Housing Units	614 31.8%	3,667 25.7%	12,265 26.9%
EDUCATION			
2021 Population 25 and Over	2,898	23,754	74,282
HS and Associates Degrees	1,668 57.6%	13,073 55.0%	42,992 57.9%
Bachelor's Degree or Higher	1,113 38.4%	8,973 37.8%	25,207 33.9%
PLACE OF WORK			
2021 Businesses	322	1,636	3,647
2021 Employees	6,497	29,590	61,030



76XX East State St.
Rockford, IL

For Lease

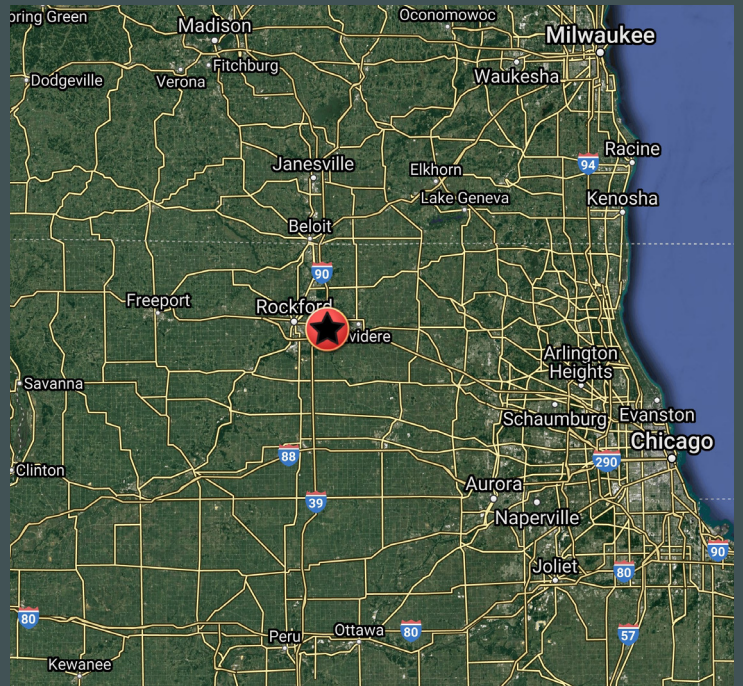
AERIALS



TRAFFIC COUNTS	VEHICLES PER DAY
E. STATE ST.	28,000
I-90	58,600

Contact

Karen Walsh
Senior Vice President
+1 815 218 3438
karen.walsh@cbre.com



© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE