

7340 E. State St.

Rockford, IL



Property Highlights

- + Prime 41,618 SF space available on Rockford's top retail corridor
- + May be divided to +/- 10,000 SF and +/- 30,000 SF
- + Excellent visibility with high traffic counts at 24,900 VPD
- + Highly visible E. State St. pylon signage
- + Access from E. State St. at Buckley Dr. (signalized) and from Sundae Dr. (right in/right out)
- + Built in 1996 and renovated in 2016
- + Current parking is 1.7 spaces/1,000 SF. Expandable to 3.09 spaces/1,000 SF
- + Strong demographics and labor pool



- + Close proximity to prime retailers: Sam's Club, Wal-Mart, Lowes, Best Buy, Home Depot, Ross Dress for Less, Gordon Food Service, La-Z-boy and Ashley Furniture as well as numerous restaurants and smaller retailers

41,618 SF Retail Space
7340 E. State St., Rockford

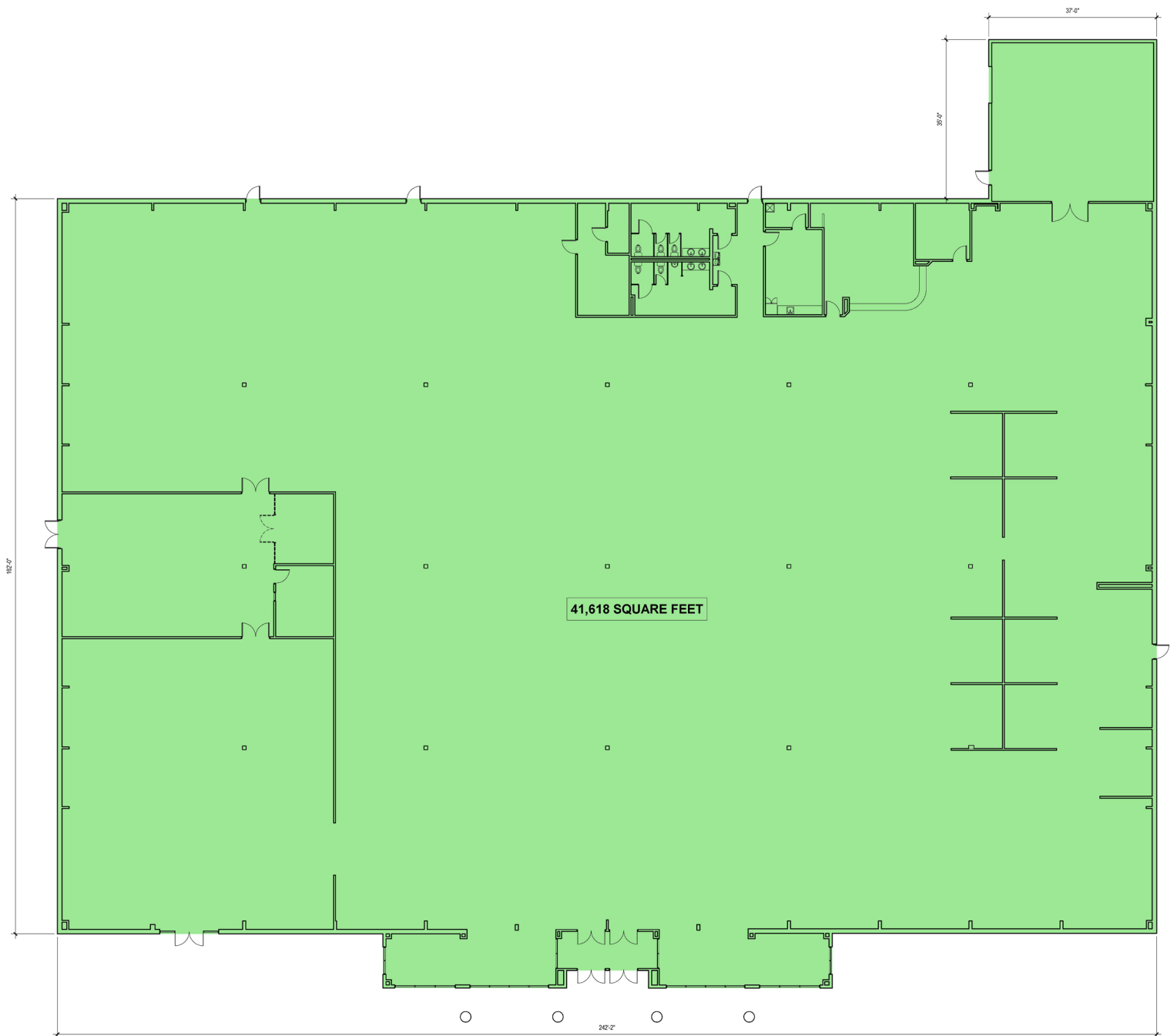
For Sale/Lease



CBRE

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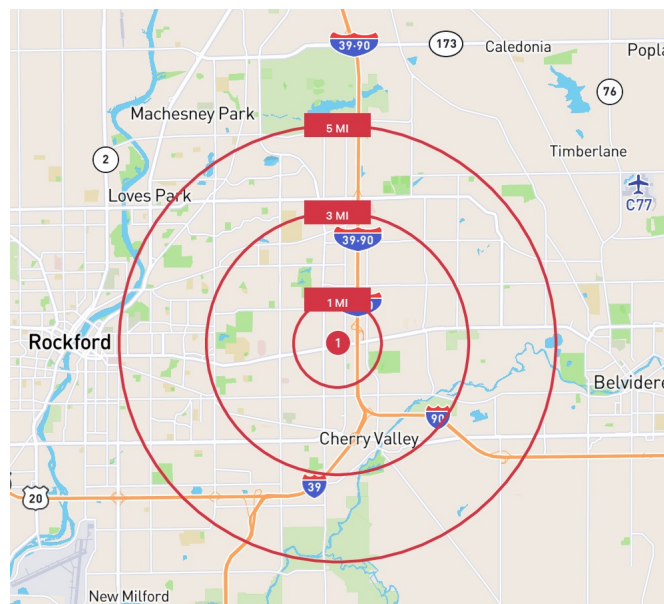


41,618 SF

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 POPULATION	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	3,916	37,276	113,098
2029 Population - Five Year Projection	3,846	36,688	111,024
2020 Population - Census	4,027	38,170	115,365
2010 Population - Census	4,012	37,549	114,277
2020-2024 Annual Population Growth Rate	-0.66%	-0.56%	-0.47%
2024-2029 Annual Population Growth Rate	-0.36%	-0.32%	-0.37%
 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households - Current Year Estimate	1,851	15,832	47,585
2029 Households - Five Year Projection	1,869	15,954	47,746
2010 Households - Census	1,787	15,622	46,934
2020 Households - Census	1,881	15,999	47,849
2020-2024 Compound Annual Household Growth Rate	-0.38%	-0.25%	-0.13%
2024-2029 Annual Household Growth Rate	0.19%	0.15%	0.07%
2024 Average Household Size	2.09	2.28	2.34
 HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$106,799	\$110,665	\$100,494
2029 Average Household Income	\$120,525	\$125,650	\$114,468
2024 Median Household Income	\$74,511	\$81,359	\$71,622
2029 Median Household Income	\$82,822	\$91,750	\$80,534
2024 Per Capita Income	\$53,031	\$46,828	\$42,326
2029 Per Capita Income	\$61,418	\$54,425	\$49,278
 HOUSING UNITS	1 MILE	3 MILES	5 MILES
2024 Housing Units	1,998	16,939	50,885
2024 Vacant Housing Units	147 7.4%	1,107 6.5%	3,300 6.5%
2024 Occupied Housing Units	1,851 92.6%	15,832 93.5%	47,585 93.5%
2024 Owner Occupied Housing Units	1,151 57.6%	11,544 68.2%	32,754 64.4%
2024 Renter Occupied Housing Units	700 35.0%	4,288 25.3%	14,831 29.1%
 EDUCATION	1 MILE	3 MILES	5 MILES
2024 Population 25 and Over	3,067	27,500	80,278
HS and Associates Degrees	1,751 57.1%	14,871 54.1%	46,716 58.2%
Bachelor's Degree or Higher	1,209 39.4%	10,819 39.3%	26,941 33.6%
 PLACE OF WORK	1 MILE	3 MILES	5 MILES
2024 Businesses	435	2,043	4,208
2024 Employees	8,421	33,451	69,395



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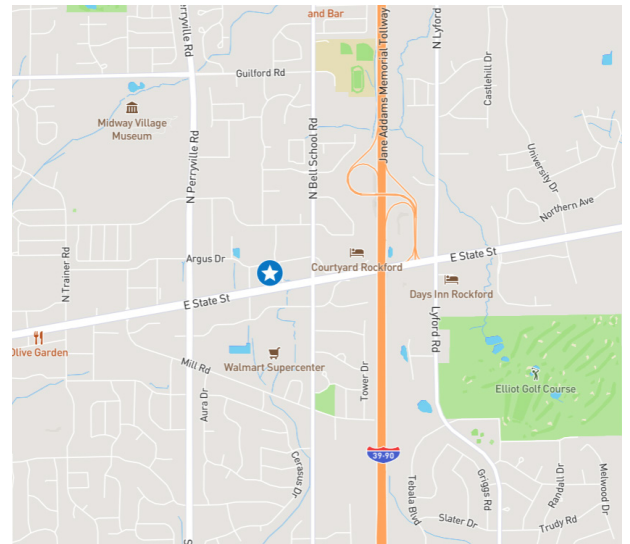
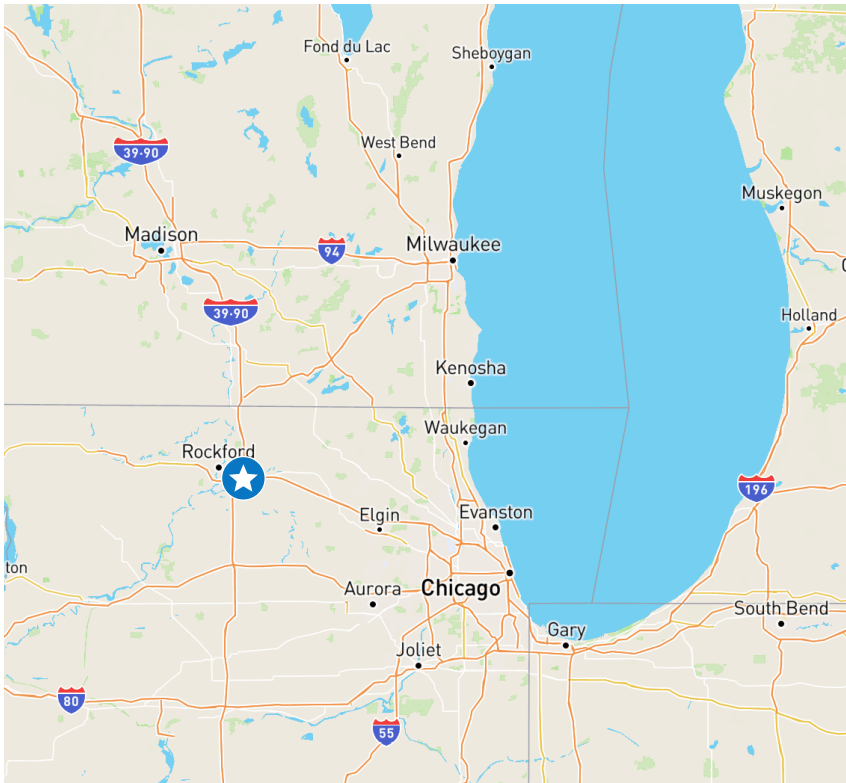
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Rockford Market

The City of Rockford, county seat of Winnebago County, is the largest city in Illinois outside of the greater Chicago area and the 112th largest municipality in the US. Rockford represents the core of the Northwest II Metropolitan Area and is the center for retail activity for the surrounding communities (Loves Park, Machesney Park, Roscoe, Rockton, Cherry Valley, Belvidere and Freeport, among others). Located 50 miles west of the Chicago Metropolitan Area, as well as 70 miles from Madison and 90 miles from Milwaukee (both in Wisconsin), Rockford is an easy commute to other large regional metro areas as well.

The City of Rockford has a population of approximately 150,000, with about 355,000 in the MSA. Rockford's lower cost of living compared to nearby larger metro areas frees up more discretionary income for Rockford families and shopping/dining are major pastimes. Rockford is home to 1,400 companies. Over the last ten years, the community has seen its workforce shift from manufacturing to higher tech aviation, engineering and computer software oriented firms. It is also home to Rockford Community College and Rockford University, as well as a number of business and technical schools.

7340 E. State St. is located on Rockford's dominant retail corridor. Situated between Perryville Rd. and I-90, it's at the center of current retail expansion - now crossing I-90 with the opening of the Hard Rock Casino and ancillary retail. The CherryVale Regional Mall, containing 134 stores and nearly 800,000 SF, is approximately 2 1/5 miles directly south of the property via S. Perryville Rd. With 8 million visitors a year, the mall is a major regional draw to the area and provides support for other area retailers with Rockford's east side.



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