

7474 E STATE STREET

NWC STATE ST & BELL SCHOOL RD

ROCKFORD, IL 61108

NEW
OPPORTUNITY IN
ROCKFORD

ATHLETICO
PHYSICAL THERAPY

SUBLEASE



FOR MORE
INFORMATION,
PLEASE CONTACT:

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SUBLEASE

CBRE

DEMOGRAPHICS

WITHIN 3-MILES



Average HH Income
\$105,135



Residential Population
35,417



Households
14,902



SITE DETAILS

- 2,940 SF SPACE AVAILABLE
- STATE ST. - 22,500 VPD, BELL SCHOOL - 14,400 VPD
- LXD: 12/31/2024
- RENT - \$42.00 PSF NET
- NNN - \$5.00 PSF
- LOCATED AT BUSY SIGNALIZED INTERSECTION
- JUST WEST OF FULL I-90 HWY INTERCHANGE
- AMPLE PARKING WITH MULTIPLE ACCESS POINTS

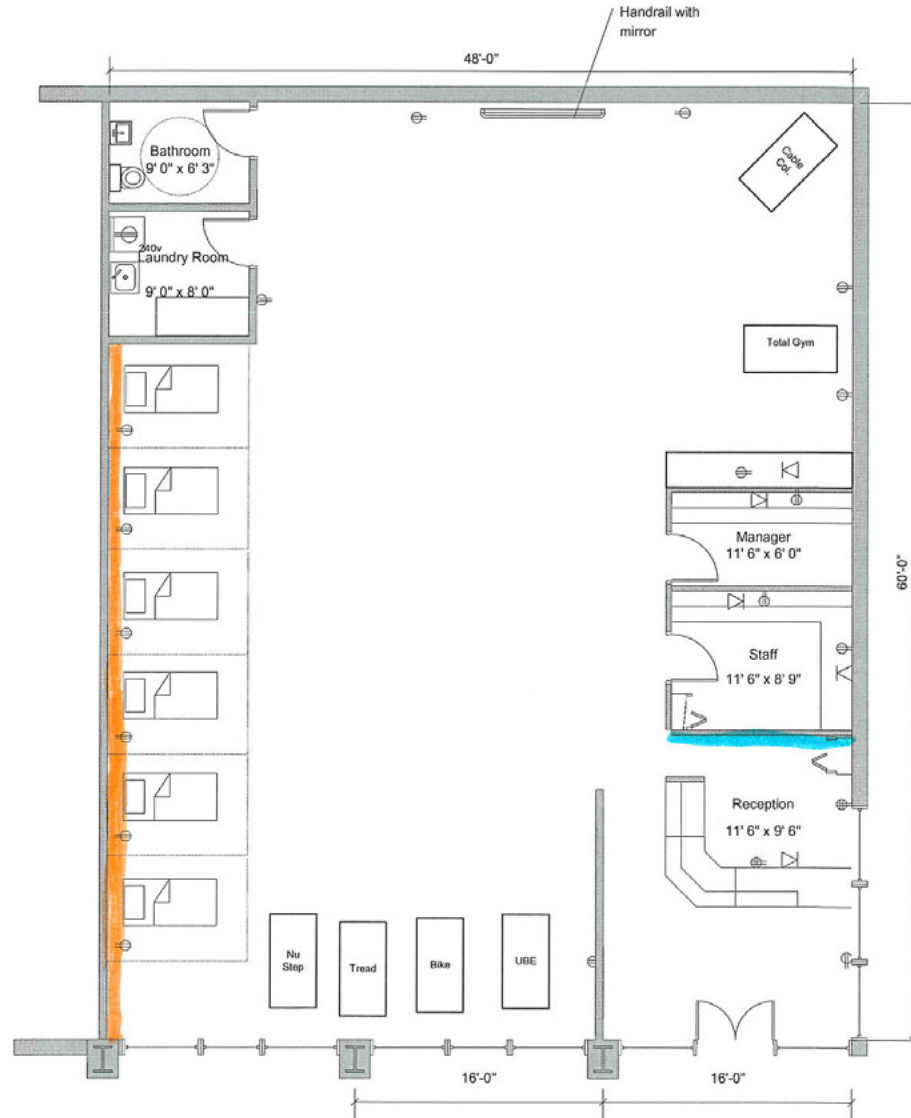


JOIN THESE RETAILERS



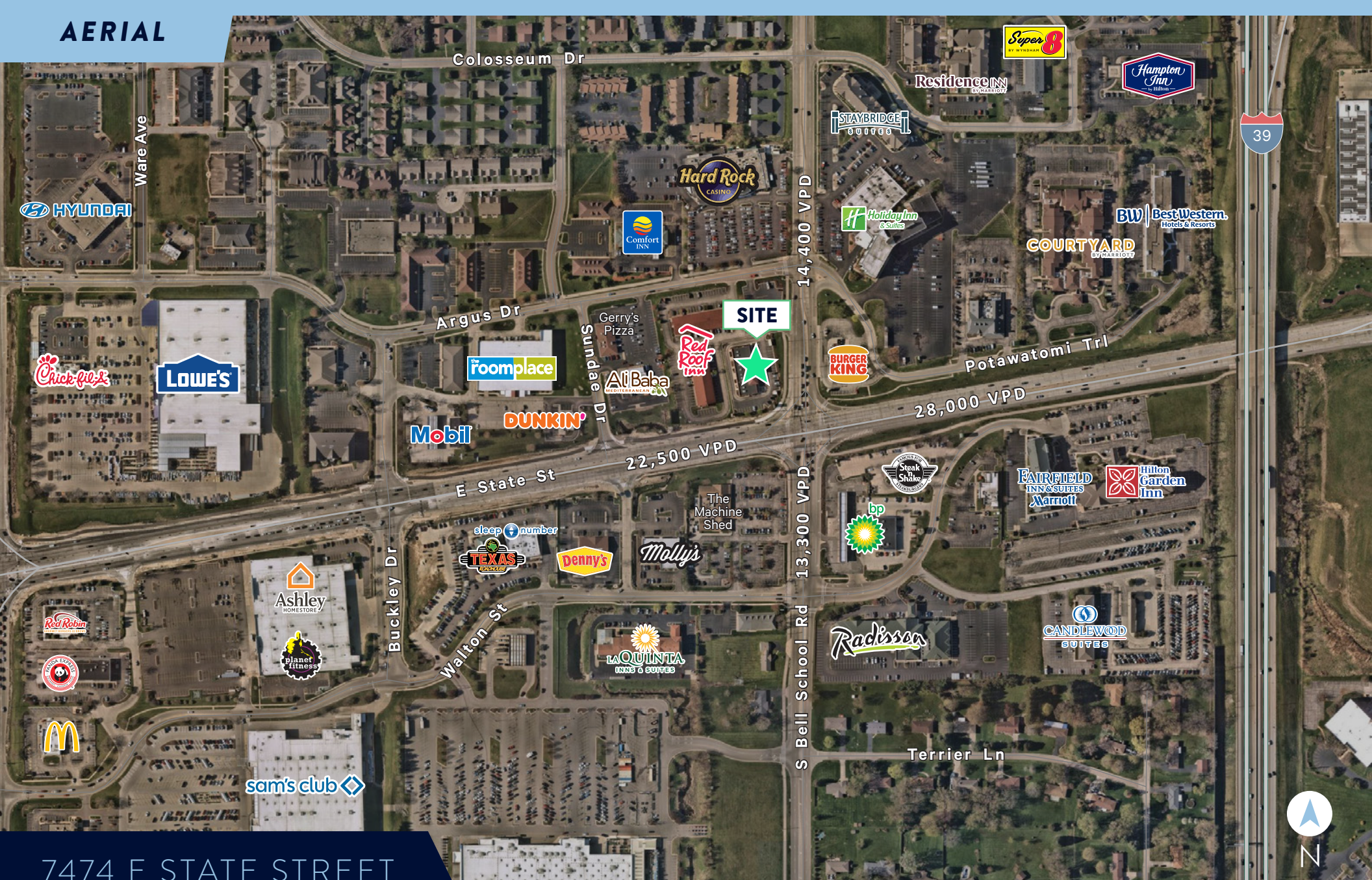


2,940 SF
AVAILABLE



EXISTING
ATHLETIC
LAYOUT

AERIAL



7474 E STATE STREET

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