

# 53XX E. State St.

## Rockford, IL



## Property Highlights

- + +/- 1 acres sites
- + Prime location along Rockford's E. State St. prime retail corridor
- + Zoned C2 - Limited Commercial
- + Under 5 minutes to I-90/E. State St. interchange

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,922	72,968	162,992
Households	3,013	30,748	69,672
Average Household Income	\$88,462	\$88,895	\$81,140
Daytime Population	11,700	85,438	183,083

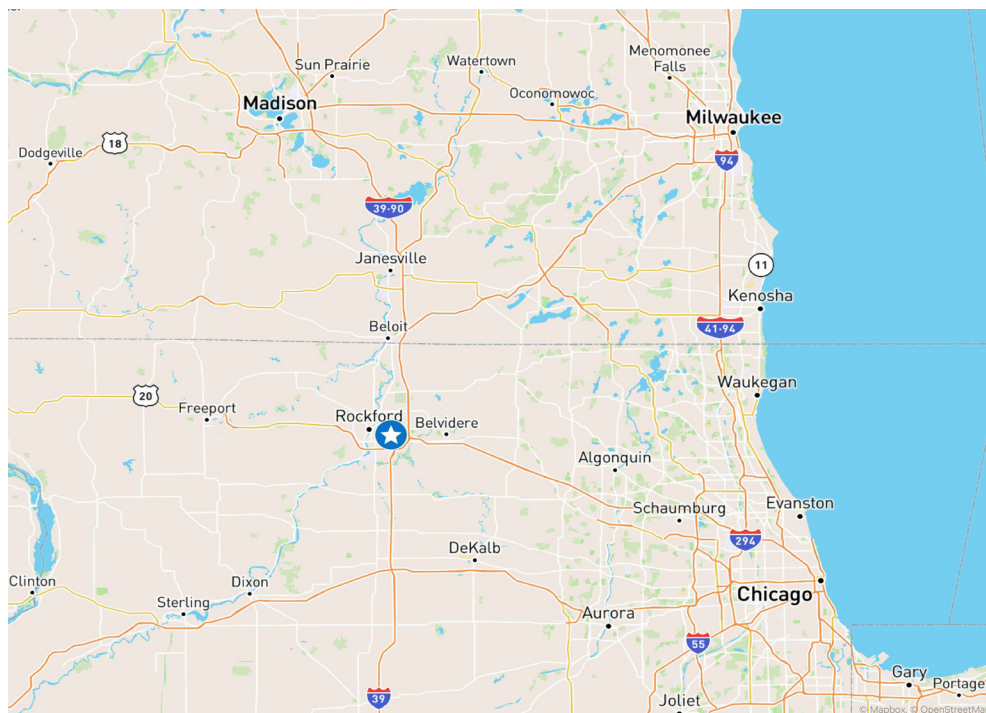
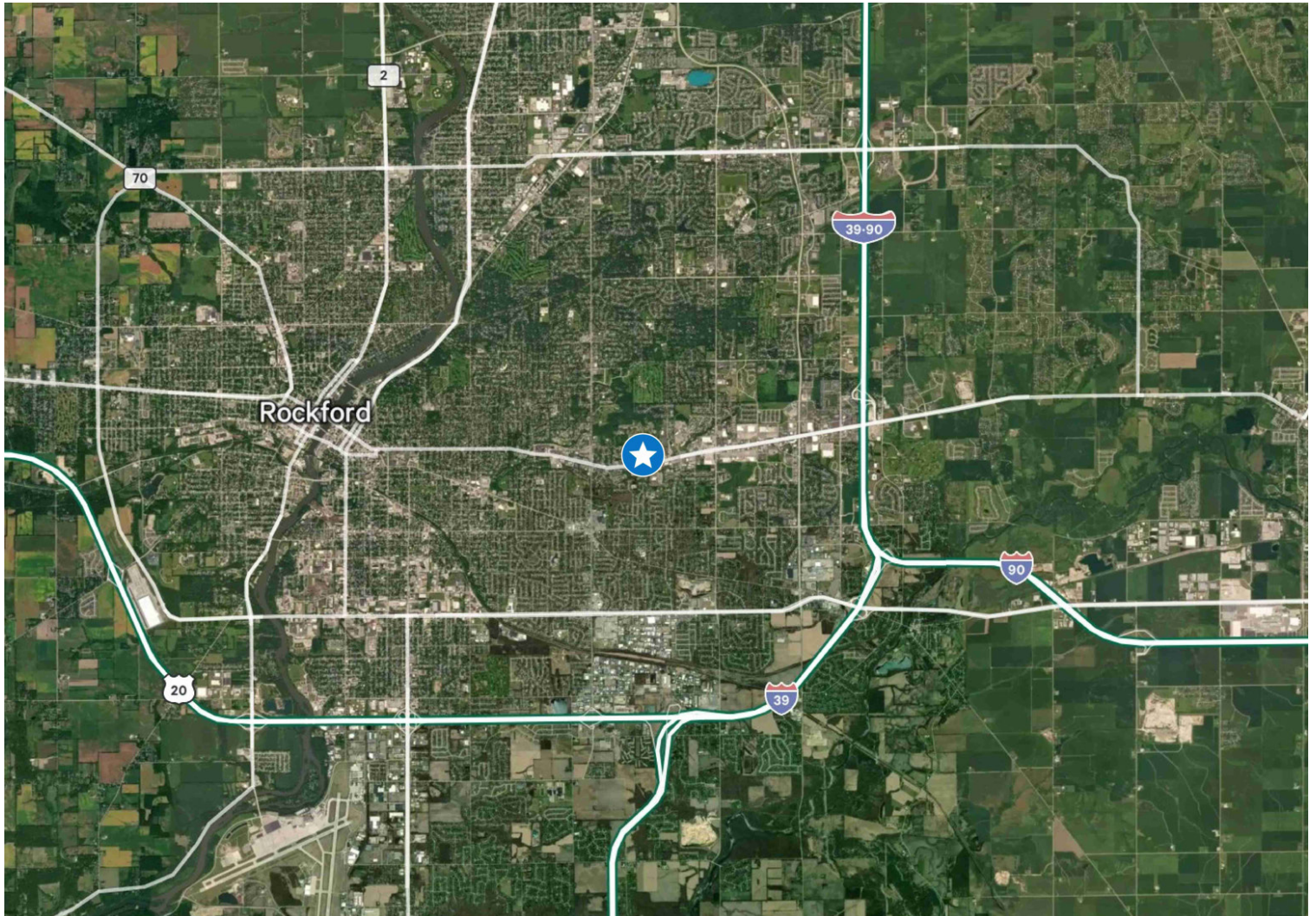
TRAFFIC COUNTS	
E. State St.	29,400 VPD



# 4.1 Acres for Build-to-Suit

53XX E. State St., Rockford, IL

# For Sale/Lease

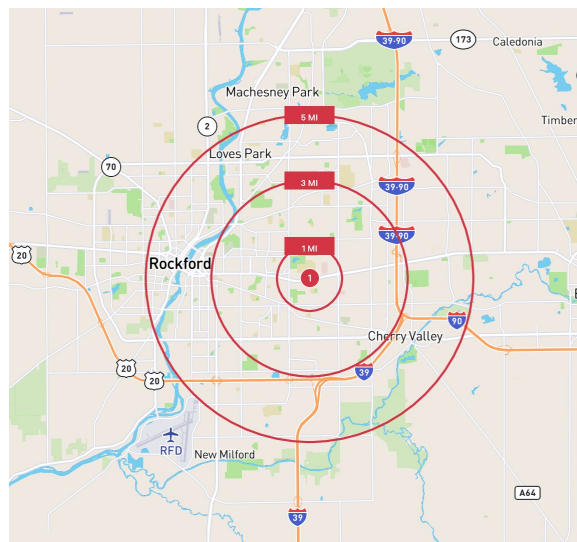


# 4.1 Acres for Build-to-Suit

53XX E. State St., Rockford, IL

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	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	7,800	73,272	164,512
2029 Population - Five Year Projection	7,669	71,579	161,482
2020 Population - Census	7,944	75,836	169,329
2010 Population - Census	7,513	74,361	174,570
2020-2024 Annual Population Growth Rate	-0.35%	-0.65%	-0.55%
2024-2029 Annual Population Growth Rate	-0.34%	-0.47%	-0.37%
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	3,014	30,846	70,322
2029 Households - Five Year Projection	3,026	30,792	70,491
2020 Households - Census	2,974	30,740	69,915
2010 Households - Census	2,892	30,354	70,423
2020-2024 Compound Annual Household Growth Rate	0.25%	0.07%	0.11%
2024-2029 Annual Household Growth Rate	0.08%	-0.04%	0.05%
2024 Average Household Size	2.37	2.33	2.30
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$88,733	\$88,798	\$80,920
2029 Average Household Income	\$95,218	\$96,225	\$87,683
2024 Median Household Income	\$62,895	\$68,095	\$61,927
2029 Median Household Income	\$70,001	\$73,773	\$66,382
2024 Per Capita Income	\$34,821	\$37,481	\$34,658
2029 Per Capita Income	\$38,126	\$41,498	\$38,343
<b>HOUSING UNITS</b>			
<b>2024 Housing Units</b>	<b>3,277</b>	<b>32,979</b>	<b>76,706</b>
2024 Vacant Housing Units	263 8.0%	2,133 6.5%	6,384 8.3%
2024 Occupied Housing Units	3,014 92.0%	30,846 93.5%	70,322 91.7%
2024 Owner Occupied Housing Units	1,637 50.0%	20,517 62.2%	42,188 55.0%
2024 Renter Occupied Housing Units	1,377 42.0%	10,329 31.3%	28,134 36.7%
<b>EDUCATION</b>			
<b>2024 Population 25 and Over</b>	<b>5,135</b>	<b>51,007</b>	<b>114,310</b>
HS and Associates Degrees	2,853 55.6%	29,966 58.7%	70,841 62.0%
Bachelor's Degree or Higher	1,679 32.7%	16,044 31.5%	30,188 26.4%
<b>PLACE OF WORK</b>			
2024 Businesses	605	2,948	6,124
2024 Employees	8,210	47,977	100,119



## Contact

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