

PLAZA ON STATE STREET

6905 - 6943 E. STATE STREET
ROCKFORD, IL 61108



SPACE AVAILABLE FOR LEASE

2,506 SF and 5,700 SF

AREA RETAILERS



CONTACT
INFORMATION

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PROPERTY HIGHLIGHTS

- Located at the busy intersection of State Street and Perryville Road in the heart of the Rockford retail corridor, Rockford Plaza has excellent visibility.
- There are many nearby national retailers and restaurants including Longhorn, Applebee's, Red Robin, Buffalo Wild Wings and Texas Roadhouse.
- Rockford's central location, with easy access to major highways, rail service and one of the fastest growing airports in the country make Rockford a great location for new business development.

DEMOGRAPHICS

| | 3 MILE | 5 MILE | 7 MILE |
|---------------------------|----------------------|------------|----------|
| POPULATION | 43,681 | 122,417 | 216,504 |
| AVG HH INCOME | \$103,936 | \$96,641 | \$86,484 |
| DAYTIME POPULATION | 30,790 | 55,496 | 96,404 |
| TRAFFIC COUNTS | | | |
| | STATE STREET | 26,757 VPD | |
| | PERRYVILLE RD | 20,830 VPD | |

EDGEMARK COMMERCIAL REAL ESTATE SERVICES LLC

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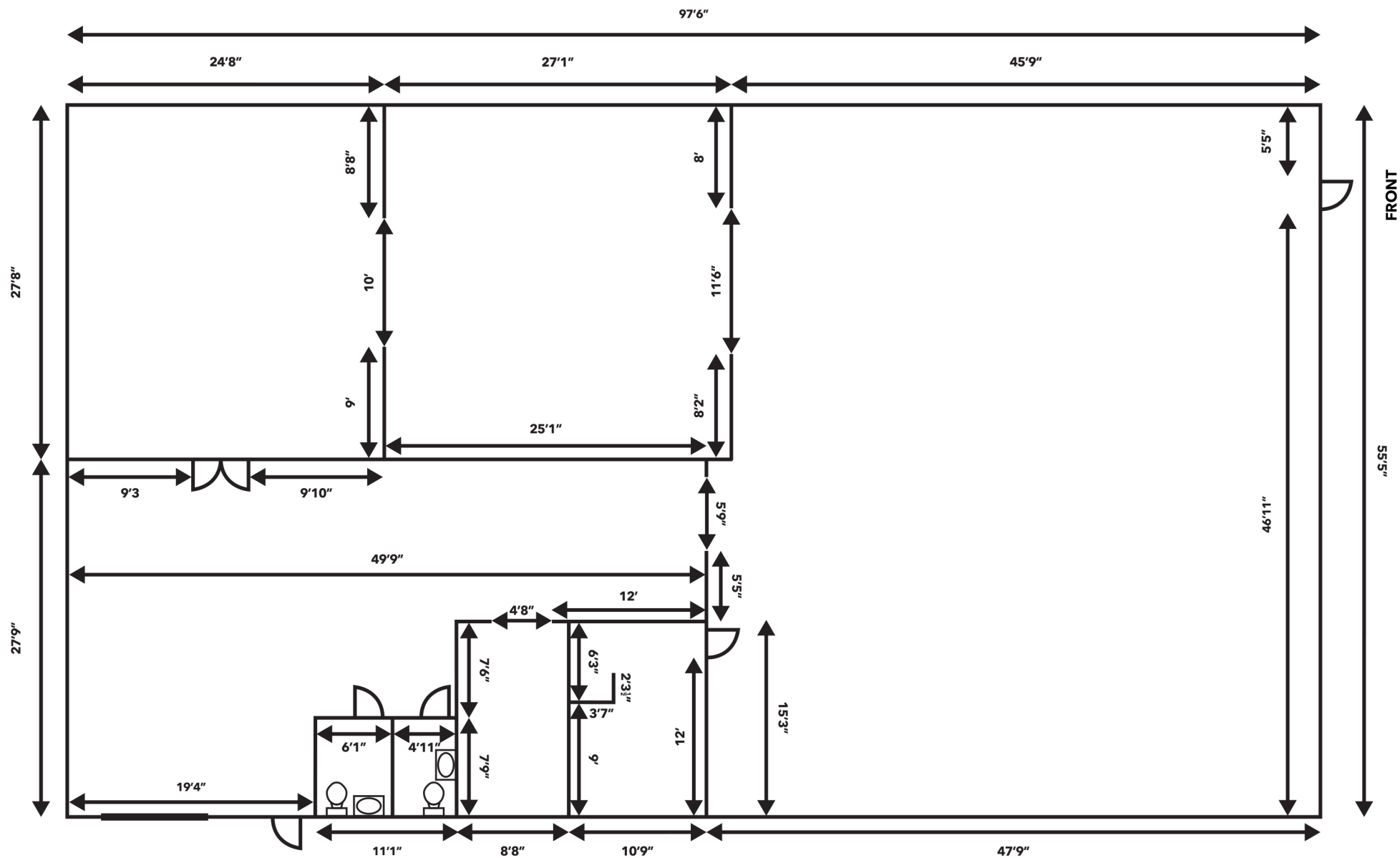
PLAZA ON STATE STREET ROCKFORD, IL

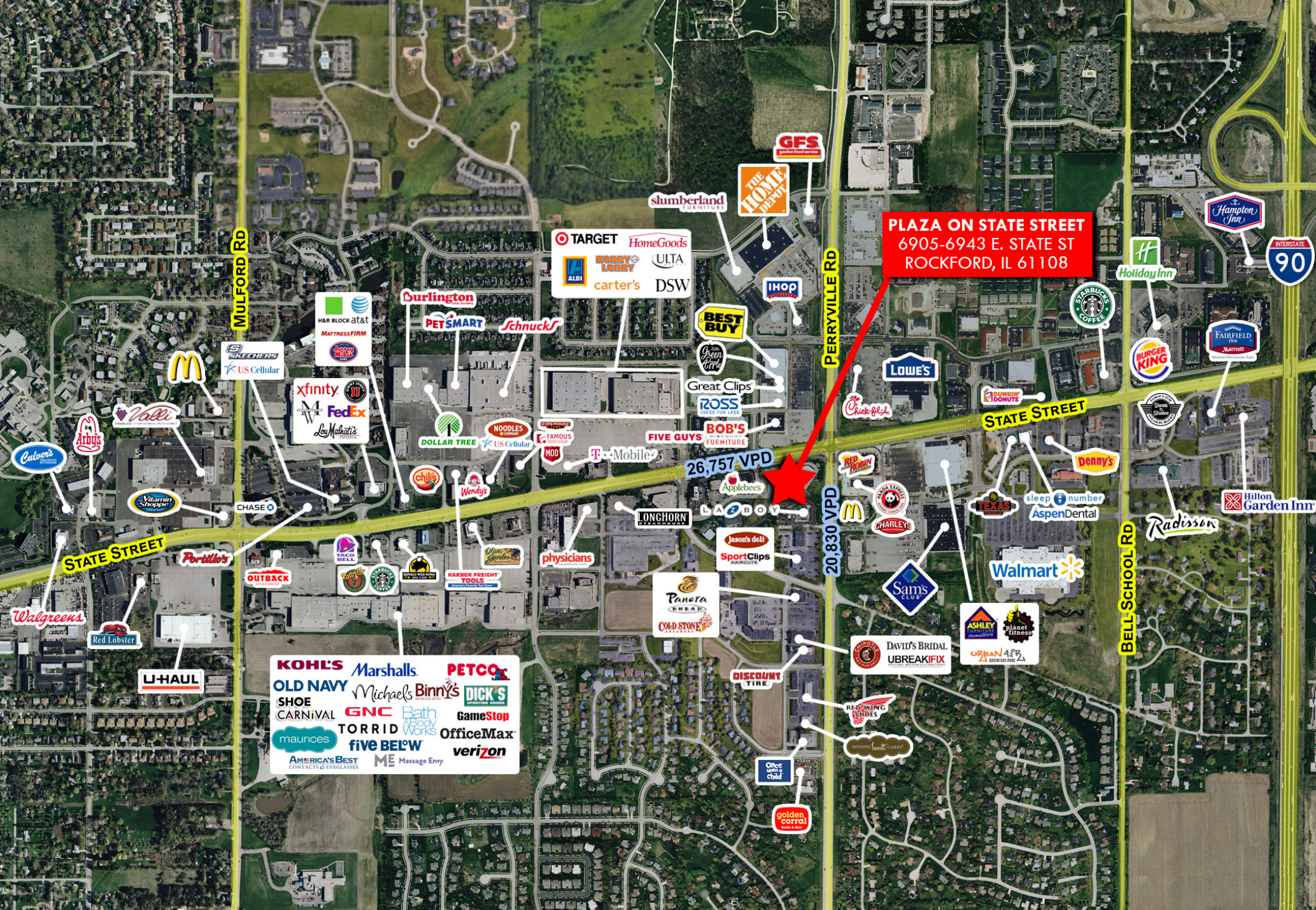
SITE PLAN

| SPACE | SQ FT | TENANT |
|-------|--------|--------------------------|
| 6905 | 2,870 | Rusty Taco |
| 6907 | 2,875 | Rockford Jewelry & Coin |
| 6909 | 5,700 | AVAILABLE |
| 6911 | 1,500 | Roll-A-Smoke |
| 6913 | 1,500 | K's Cleaners |
| 6915 | 1,275 | Kung Fu Tea |
| 6917 | 9,531 | PrimeTime Audio & Visual |
| 6929 | 3,000 | L.A.Tan |
| 6935 | 2,506 | AVAILABLE |
| 6942 | 11,873 | Educators of Beauty |



SUITE 6909 LAYOUT





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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.