

STATE STREET SQUARE

5501-5509 E STATE STREET,
ROCKFORD, IL 61108

FOR LEASE: 16,170-36,170 SF | OUTLOTS AVAILABLE



Property Information

- Located in the Heart of Rockford's Business & Shopping Corridor
- High Traffic Area - Over 28,000 VPD Pass Site on E State Street
- Storefront Available with Superior Visibility Along one of the Busiest Streets in the Rockford Area
- Located 2.5 Miles from I-90
- Building Signage Available

Demographics

| | Population | Average Household Income | Businesses |
|----------|------------|--------------------------|------------|
| 1 Mile: | 8,258 | \$105,297 | 624 |
| 3 Miles: | 69,125 | \$111,676 | 2,936 |
| 5 Miles: | 158,451 | \$101,628 | 6,063 |



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



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AERIAL | 5501-5509 E STATE STREET, ROCKFORD, IL 61108

HIGH TRAFFIC AREA - 28.8K VPD



SITE SOURCE
RETAIL BROKER NETWORK

SIOR
ICSC

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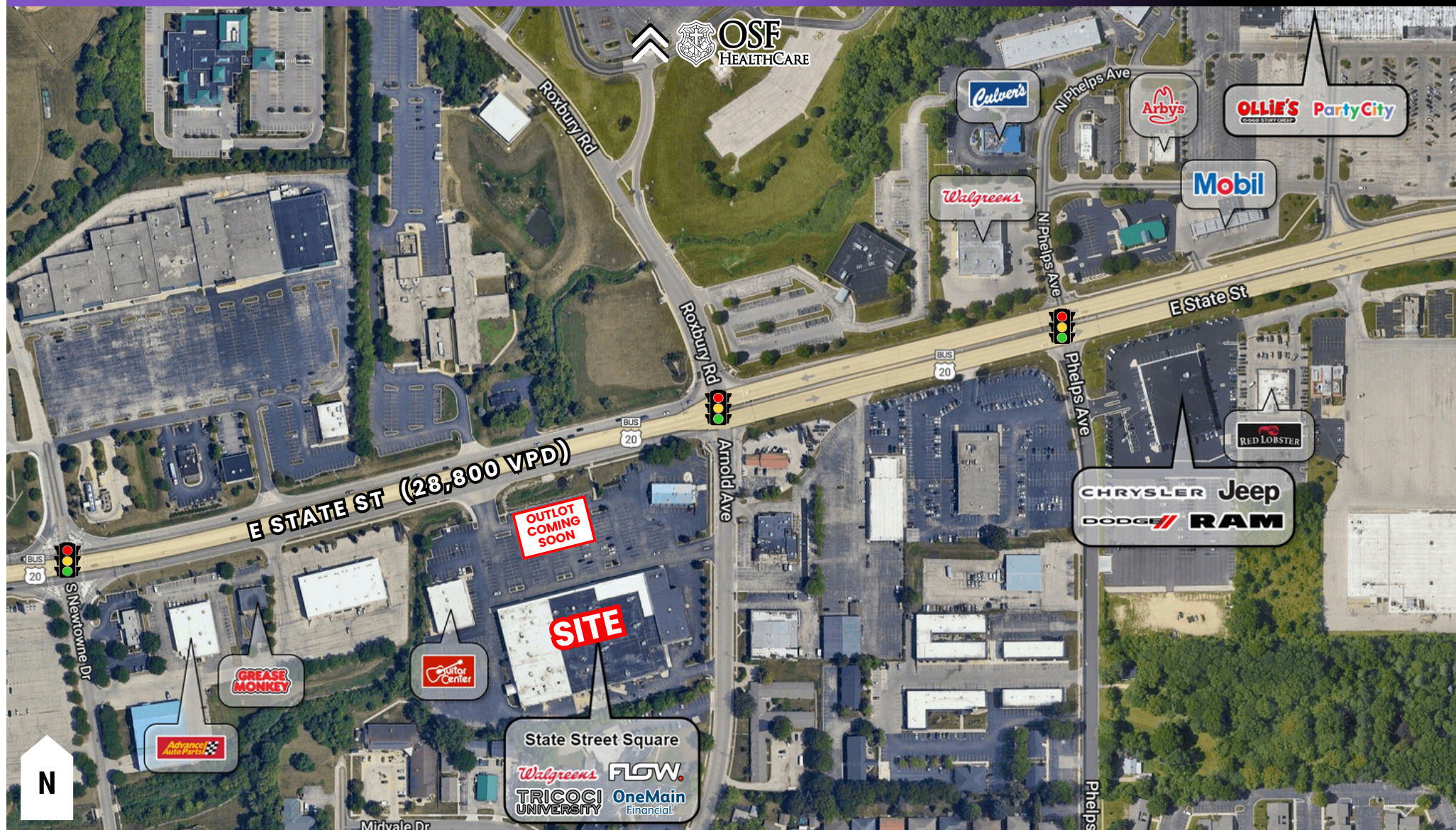


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SITE SURVEY | 5501-5509 E STATE STREET, ROCKFORD, IL 61108

SUPERIOR VISIBILITY ON EAST STATE



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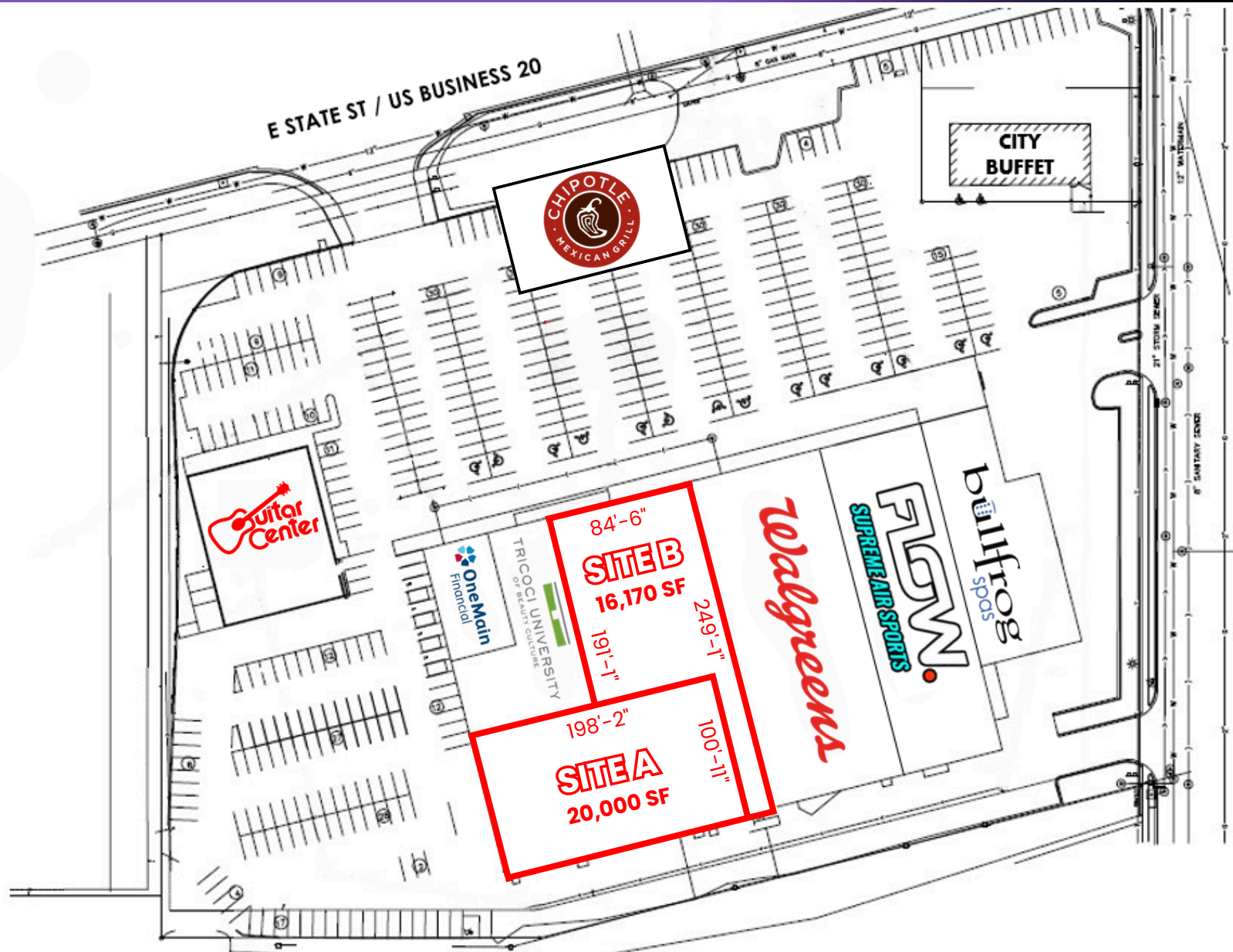
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SITE PLAN | 5501 E STATE STREET, ROCKFORD, IL 61108

SITE A & B CAN BE COMBINED



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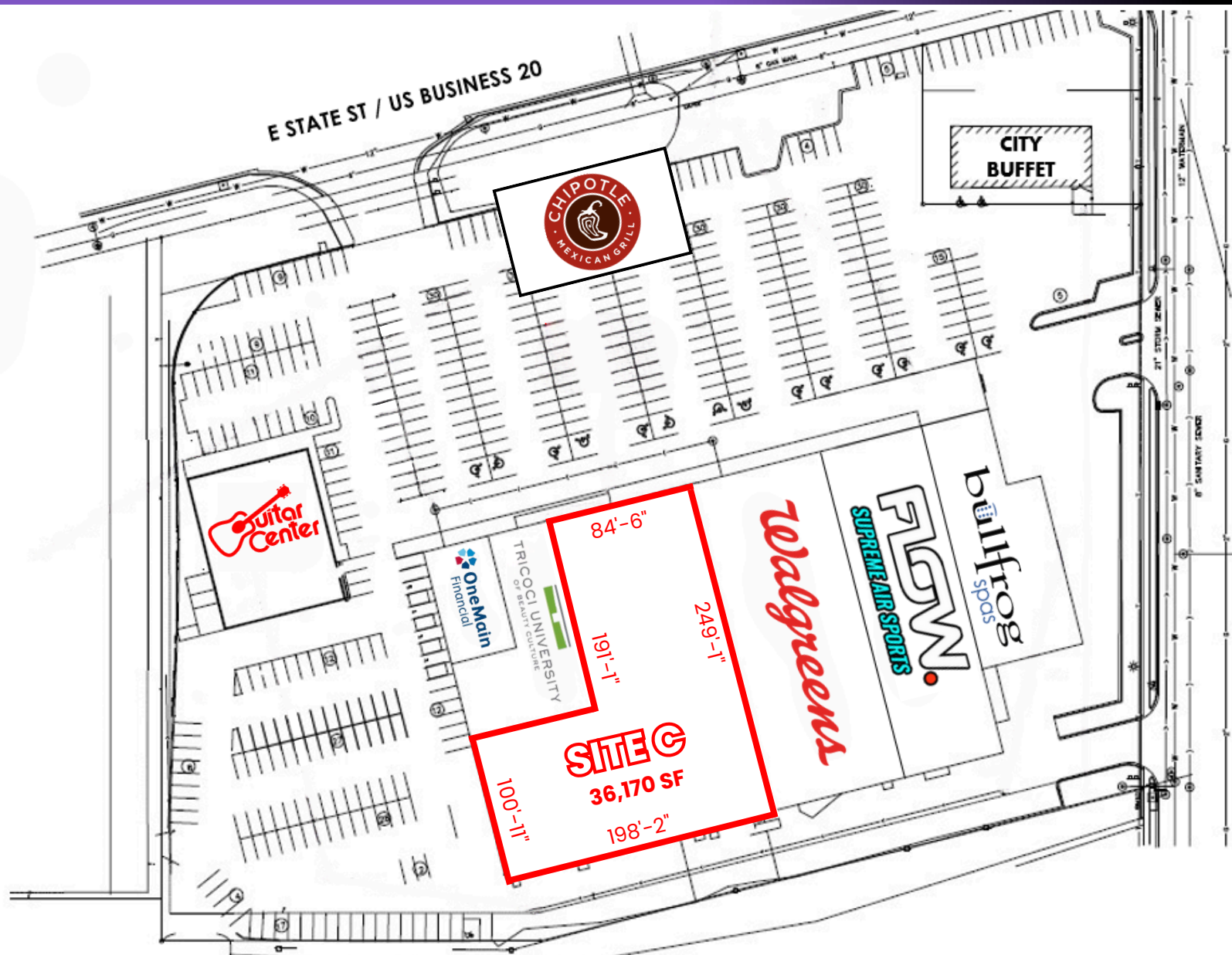
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SITE PLAN | 5501 E STATE STREET, ROCKFORD, IL 61108

COMBINED SUITES: SITE C - 36,170 SF



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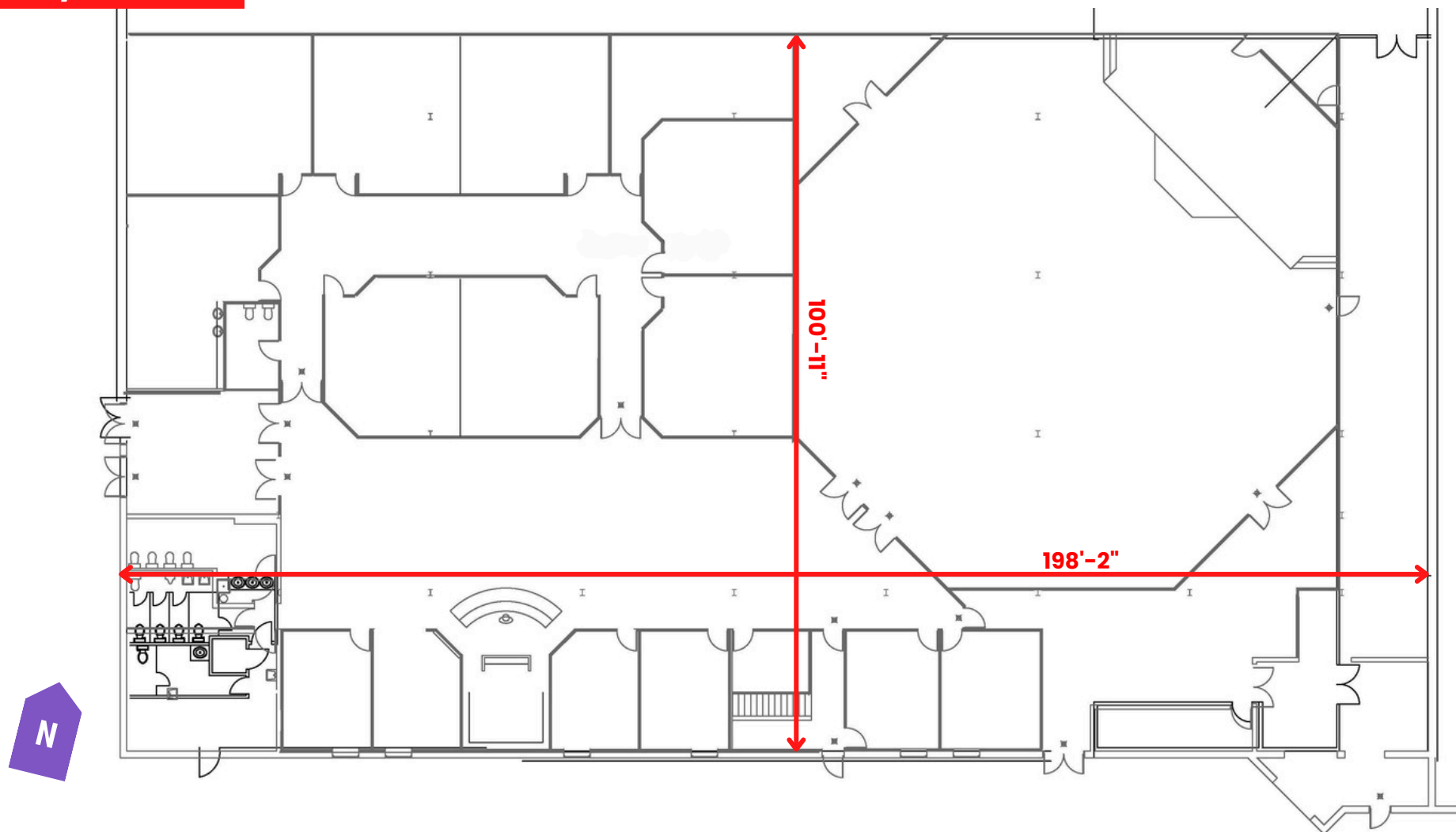


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FLOOR PLAN | 5501-5509 E STATE STREET, ROCKFORD, IL 61108

FLOOR PLAN - SUITE 5509: 20,000 SF

**APPROX.
20,000 SF**



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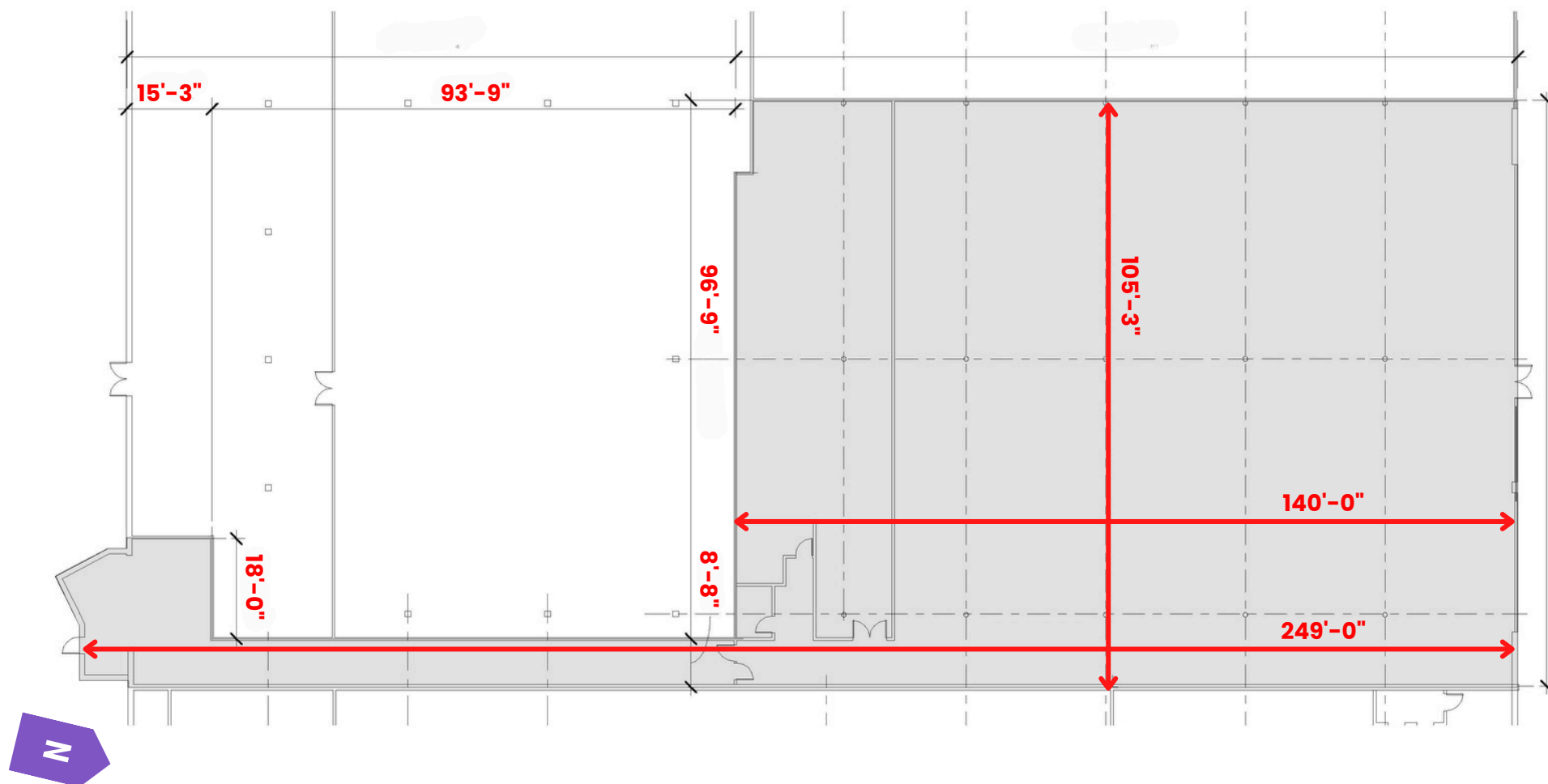
FLOOR PLAN | 5501-5509 E STATE STREET, ROCKFORD, IL 61108

FLOOR PLAN – SUITE 5501: 16,170 SF

**APPROX.
16,170 SF**



**CLICK TO VIEW
VIRTUAL TOUR**



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