

Forest Plaza

SEC STATE ST & MULFORD RD | ROCKFORD, IL



Contact us for more information:

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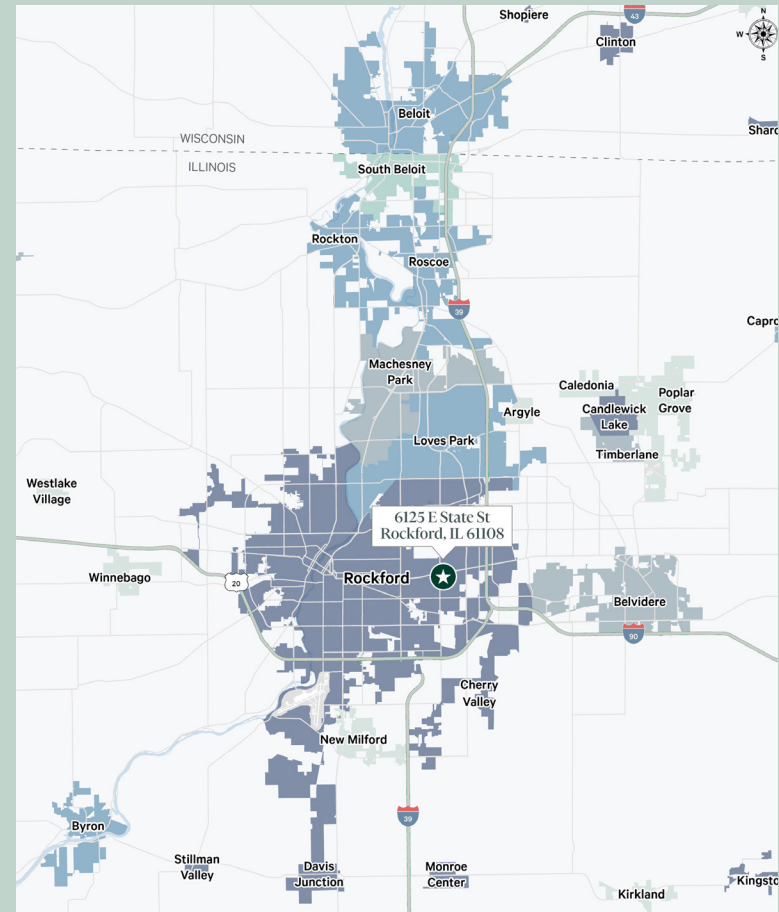
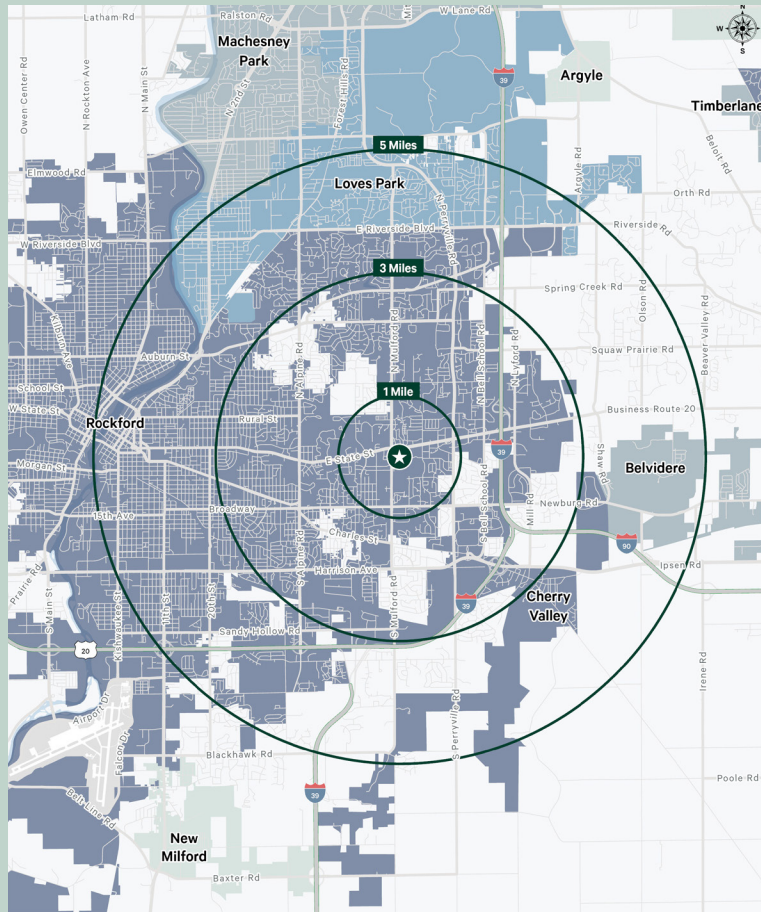
OWNED BY:

BRIDGE33

Aerial View



Location



Features

Busiest Center in Rockford MSA

- + 5.8 Million Annual Visits
- + 433,816 Square Feet
- + 9 Best-in-Class Anchors

Easily Accessible

- + Just off of I-90
- + Three Traffic Lights

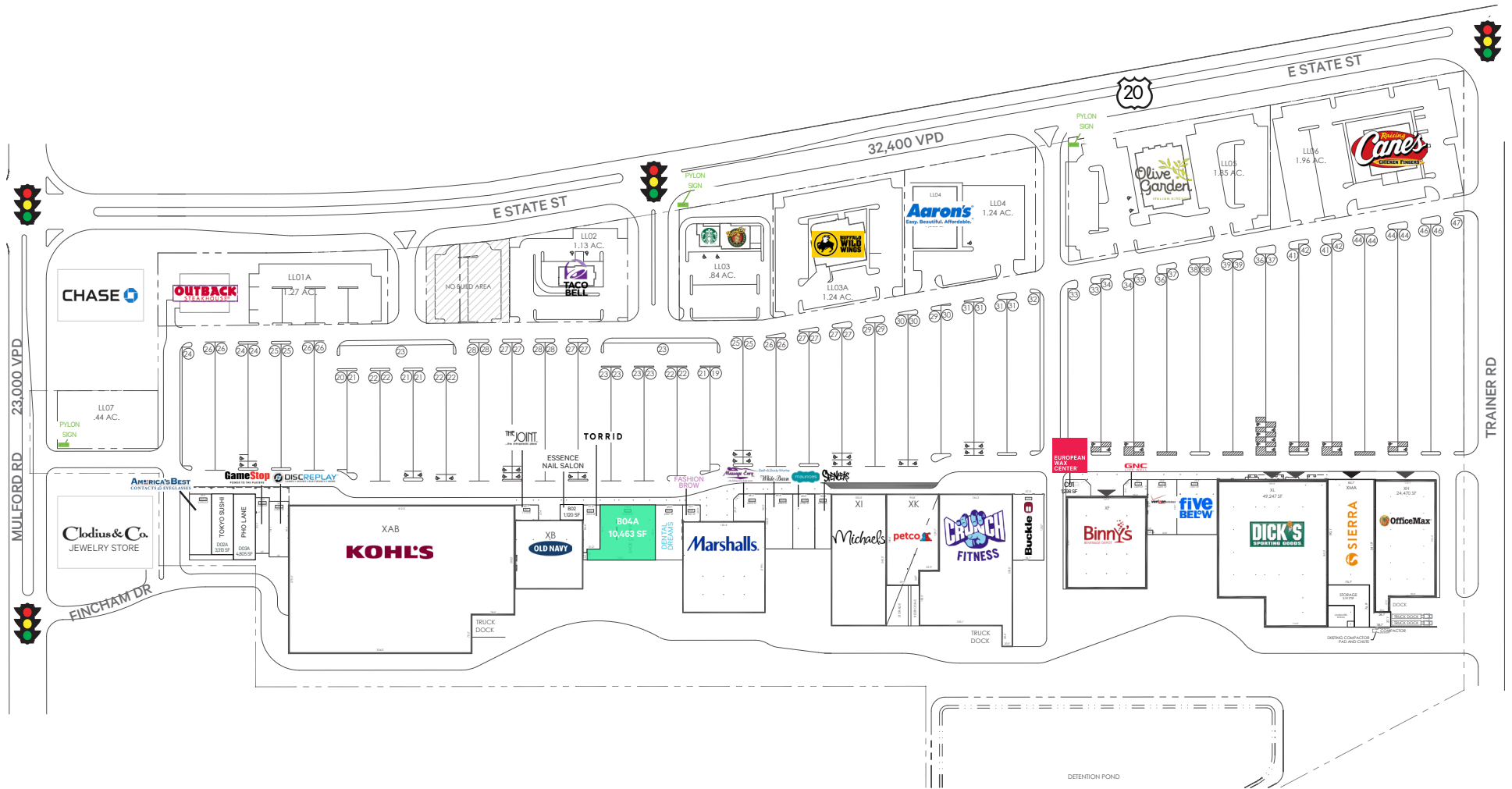
Great Exposure

- + 55,000 VPD Traffic Counts
- + Major Pylon Signage

Strong Demographics

- + 350,000 people in Rockford MSA
- + \$80,000+ Average HH Income

Location



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
LL04	Aaron's	9,000	XAB	Kohl's	106,091	B06A	Dental Dreams	4,987	XK	Petco	15,000	C04	Verizon Wireless	5,281
D01A	America's Best Contacts	5,522	B01	The Joint	1,172	B08	Fashion Brow	960	XJ	Crunch Fitness	35,800	C05A	Five Below	7,331
D02A	Pho Lane	3,313	XB	Old Navy	15,646	XC	Marshall's	24,900	A10	Buckle	6,808	XL	Dick's Sporting Goods	49,089
D03A	Tokyo Sushi	4,805	B02	Essence Nail Salon	1,120	A01A	Massage Envy	2,855	C01	European Wax	1,298	XM	Sierra	20,000
D02	GameStop	2,500	B03	Torrid	2,553	A03A	Bath & Body Works	4,985	XF	Binny's Beverage Depot	25,012	XH	Office Max	24,470
D01	Disc Replay	3,500	B04A	AVAILABLE	10,463	A05	Maurices	3,998	C02	GNC	1,259			

6125 E State St, Rockford, IL 61108

Contact Us

Population								
2024 Population - Current Year Estimate	7,123	57,430	141,395	214,094				
2029 Population - Five Year Projection	7,004	56,240	138,707	210,143				
2020 Population - Census	7,266	59,118	143,874	218,089				
2010 Population - Census	7,109	57,581	145,843	226,743				
2020-2024 Annual Population Growth Rate	-0.47%	-0.68%	-0.41%	-0.43%				
2024-2029 Annual Population Growth Rate	-0.34%	-0.42%	-0.38%	-0.37%				
Households								
2024 Households - Current Year Estimate	2,985	24,058	60,225	88,703				
2029 Households - Five Year Projection	2,997	24,065	60,361	88,984				
2020 Households - Census	3,026	24,325	60,544	89,054				
2010 Households - Census	2,933	23,884	60,544	89,664				
2020-2024 Compound Annual Household Growth Rate	-0.32%	-0.26%	-0.12%	-0.09%				
2024-2029 Annual Household Growth Rate	0.08%	0.01%	0.05%	0.06%				
2024 Average Household Size	2.23	2.33	2.32	2.38				
Household Income								
2024 Average Household Income	\$86,673	\$96,888	\$88,891	\$85,134				
2029 Average Household Income	\$99,596	\$110,425	\$101,406	\$97,114				
2024 Median Household Income	\$60,135	\$70,397	\$62,307	\$59,462				
2029 Median Household Income	\$68,792	\$79,374	\$70,548	\$67,002				
2024 Per Capita Income	\$35,730	\$40,506	\$37,919	\$35,362				
2029 Per Capita Income	\$41,912	\$47,152	\$44,189	\$41,221				
Housing Units								
2024 Housing Units	3,189	25,670	65,835	97,257				
2024 Vacant Housing Units	204	6.4%	1,612	6.3%	5,610	8.5%	8,554	8.8%
2024 Occupied Housing Units	2,985	93.6%	24,058	93.7%	60,225	91.5%	88,703	91.2%
2024 Owner Occupied Housing Units	1,770	55.5%	16,960	66.1%	37,237	56.6%	54,933	56.5%
2024 Renter Occupied Housing Units	1,215	38.1%	7,098	27.7%	22,988	34.9%	33,770	34.7%
Education								
2024 Population 25 and Over	5,198	40,738	99,205	148,208				
HS and Associates Degrees	3,102	59.7%	23,289	57.2%	60,440	60.9%	94,015	63.4%
Bachelor's Degree or Higher	1,578	30.4%	13,938	34.2%	29,049	29.3%	37,018	25.0%
Place of Work								
2024 Businesses	655	2,666	5,413	7,246				
2024 Employees	10,941	37,727	83,995	124,788				



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