

RETAIL OUTLOT AVAILABLE

3800 E. State St.
 Rockford, IL

RETAIL



PROPERTY FEATURES

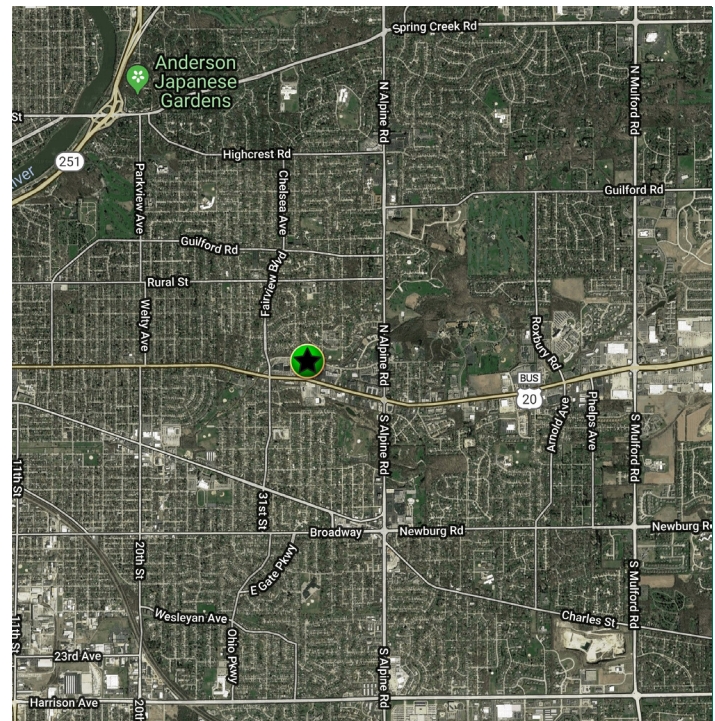
- + 1 acre outlot available
- + Built-to-suit opportunity
- + Well-known shopping center in the heart of Rockford's east side shopping district
- + Frontage on East State St.
- + High traffic counts
- + Pylon Signage available
- + Easy signalized ingress and egress
- + Co-tenants include Salvation Army (opening spring 2019), Subway, CSL Plasma and Illinois Bank and Trust
- + Asking rental rates: \$25.00-\$35.00/SF NNN



TRAFFIC COUNTS

East State St. 23,000 VPD

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	10,425	89,874	186,957
Households	4,487	37,608	75,664
Average Household Income	\$63,026	\$61,640	\$61,617
Daytime Population	4,877	51,997	107,431



CONTACT

KAREN WALSH, CCIM

Senior Vice President

+1 815 218 3438

karen.walsh@cbre.com



RETAIL SPACES AVAILABLE

3800 E. State St.

Rockford, IL

RETAIL



AERIAL



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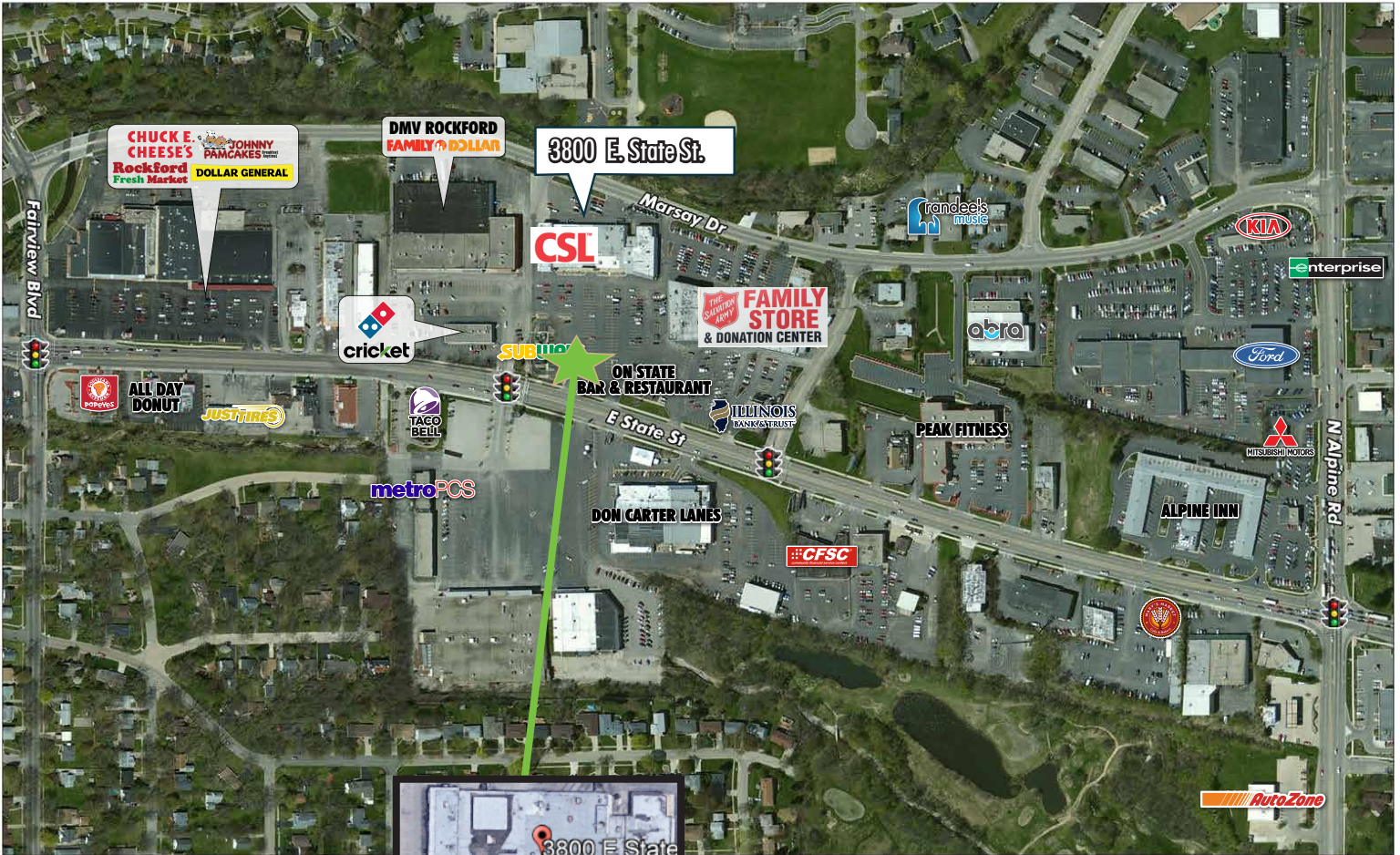
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IMMEDIATE AREA



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RETAIL SPACE AVAILABLE

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LOCAL AREA VIEW



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