

# 6663-6669 E. State St. Rockford, IL



## Property Highlights

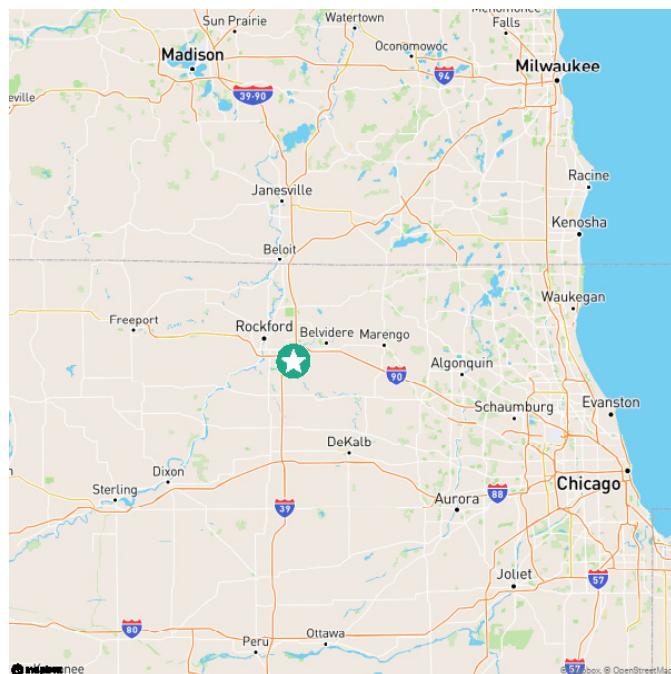
- + Available
  - 9,391 SF end cap
  - 12,480 SF in line
- + Located at the center of Rockford's primary retail corridor
- + Access provided via signalized intersection at E. State St. and Mill Rd. and right in/right out at MidAmerica Dr.
- + Under 5 minutes to I-90/E. State St. interchange
- + State St. pylon signage available
- + E. State St. traffic count: 24,900 VPD
- + **Now under \$11.00/SF NNN**



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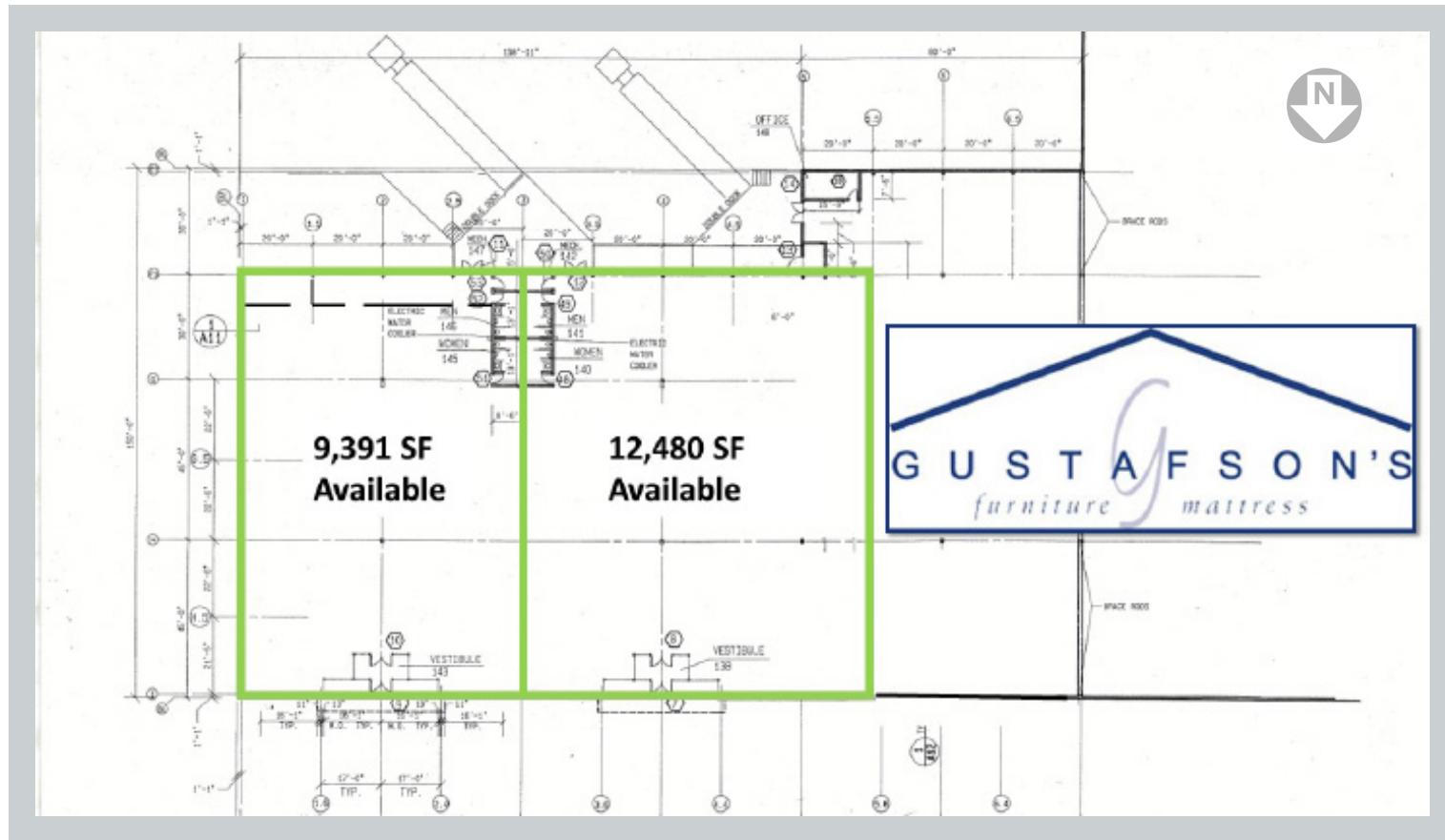
# For Lease

## Aerial



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## Floor Plan



## Contact Us

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## Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Population - Current Year Estimate	6,133	48,087	128,473
2028 Population - Five Year Projection	6,151	48,399	129,233
2020 Population - Census	6,284	49,199	130,332
2010 Population - Census	6,281	48,114	130,779
2020-2023 Annual Population Growth Rate	-0.75%	-0.70%	-0.44%
2023-2028 Annual Population Growth Rate	0.06%	0.13%	0.12%
<b>HOUSEHOLDS</b>			
2023 Households - Current Year Estimate	2,792	20,364	54,265
2028 Households - Five Year Projection	2,787	20,406	54,325
2010 Households - Census	2,729	20,059	53,935
2020 Households - Census	2,829 95.2%	20,496 94.5%	54,490 93.3%
2020-2023 Compound Annual Household Growth Rate	-0.40%	-0.20%	-0.13%
2023-2028 Annual Household Growth Rate	-0.04%	0.04%	0.02%
2023 Average Household Size	2.10	2.30	2.33
<b>HOUSEHOLD INCOME</b>			
2023 Average Household Income	\$89,546	\$91,850	\$85,325
2028 Average Household Income	\$100,483	\$103,293	\$98,198
2023 Median Household Income	\$58,079	\$65,139	\$58,495
2028 Median Household Income	\$64,313	\$73,502	\$65,021
2023 Per Capita Income	\$40,774	\$38,829	\$36,143
2028 Per Capita Income	\$45,571	\$43,235	\$40,548
<b>HOUSING UNITS</b>			
2023 Housing Units	2,954	21,641	58,417
2023 Vacant Housing Units	162 5.5%	1,277 5.9%	4,152 7.1%
2023 Occupied Housing Units	2,792 94.5%	20,364 94.1%	54,265 92.9%
2023 Owner Occupied Housing Units	1,647 55.8%	14,491 67.0%	36,110 61.8%
2023 Renter Occupied Housing Units	1,145 38.8%	5,873 27.1%	18,155 31.1%
<b>EDUCATION</b>			
2023 Population 25 and Over	4,626	35,681	91,739
HS and Associates Degrees	2,753 59.5%	20,401 57.2%	55,736 60.8%
Bachelor's Degree or Higher	1,627 35.2%	12,335 34.6%	27,361 29.8%
<b>PLACE OF WORK</b>			
2023 Businesses	644	2,375	4,624
2023 Employees	12,832	38,017	79,707

