

# RETAIL SPACE AVAILABLE

7437-7445 E STATE STREET  
ROCKFORD, IL 61108

**FOR LEASE – 3,244 SF**



## Property Information

- Located within 0.5 Mile of I-90
- High Traffic – Over 30,000 VPD Pass Shopping Center
- Located in the Heart of Rockford's Business & Shopping Corridor
- Great Location and Visibility on East State Street
- Building Signage Available
- Pylon Signage Available on State Street

## Demographics

	Population	Average Household Income	Businesses
1 Mile:	6,882	\$96,746	665
3 Miles:	54,965	\$106,350	2,480
5 Miles:	139,451	\$95,140	5,221



# AERIAL | 7437-7445 E STATE STREET, ROCKFORD, IL 61108

## HIGH TRAFFIC AREA - 30K VPD



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.





# SITE SURVEY | 7445 E STATE STREET, ROCKFORD, IL 61108

## SUPERIOR VISIBILITY ON EAST STATE



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815-229-3000



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6801 Spring Creek Road, Rockford, IL 61114





SITE PLAN | 7445 E STATE STREET, ROCKFORD, IL 61108

# CANNABIS DISPENSARY APPROVED



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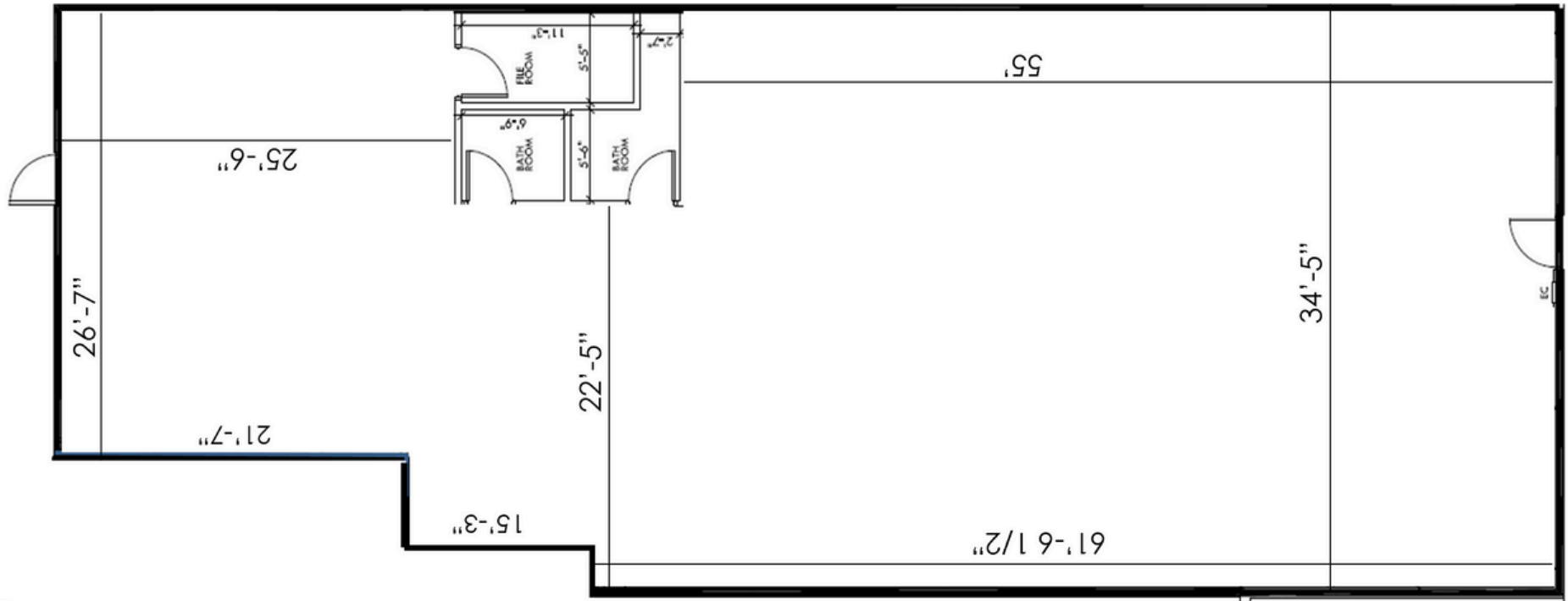
SITE PLAN | 7445 E STATE STREET, ROCKFORD, IL 61108

# FLOOR PLAN: SUITE 7445 - 3,244 SF

**APPROX.  
3,244 SF**



**CLICK TO VIEW  
VIRTUAL TOUR**



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