

FOR LEASE

# Forest Plaza

SEC STATE ST & MULFORD RD | ROCKFORD, IL



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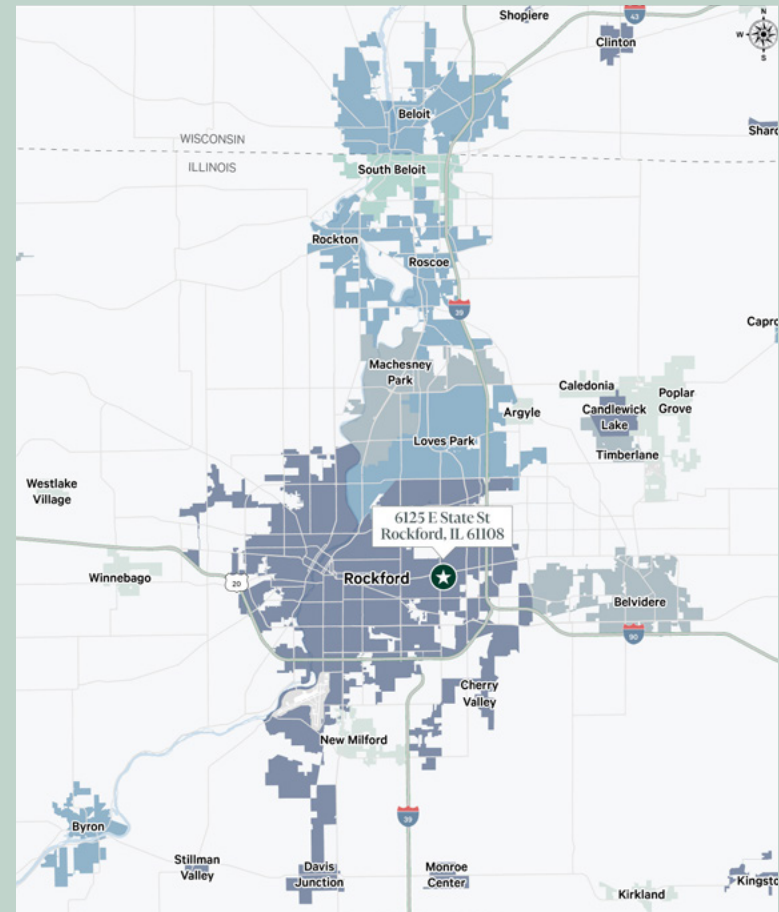
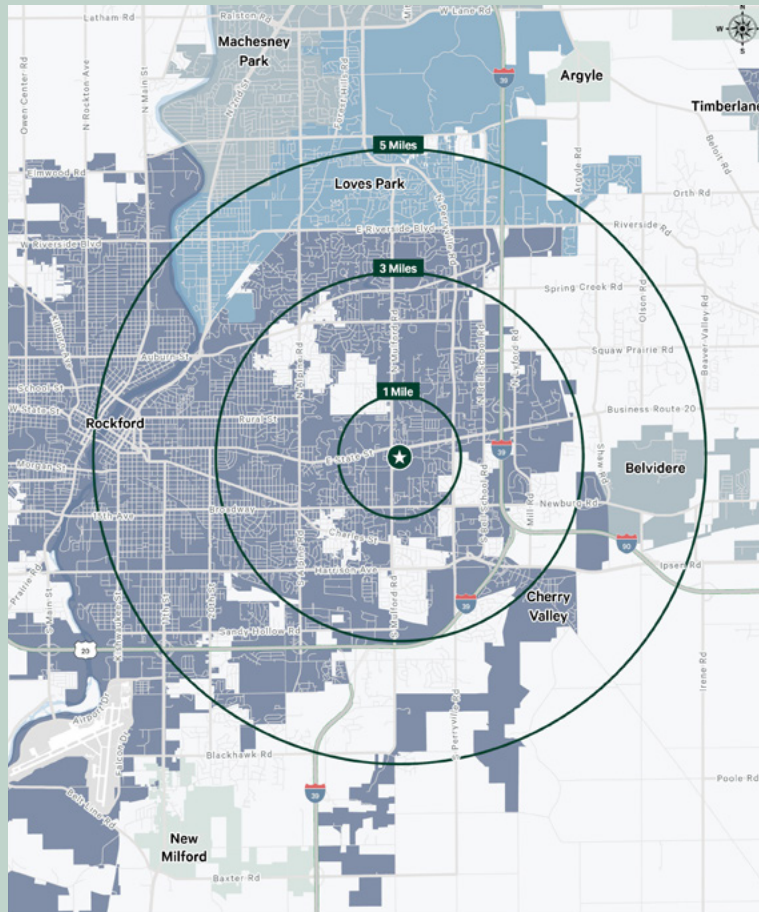
OWNED BY:

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

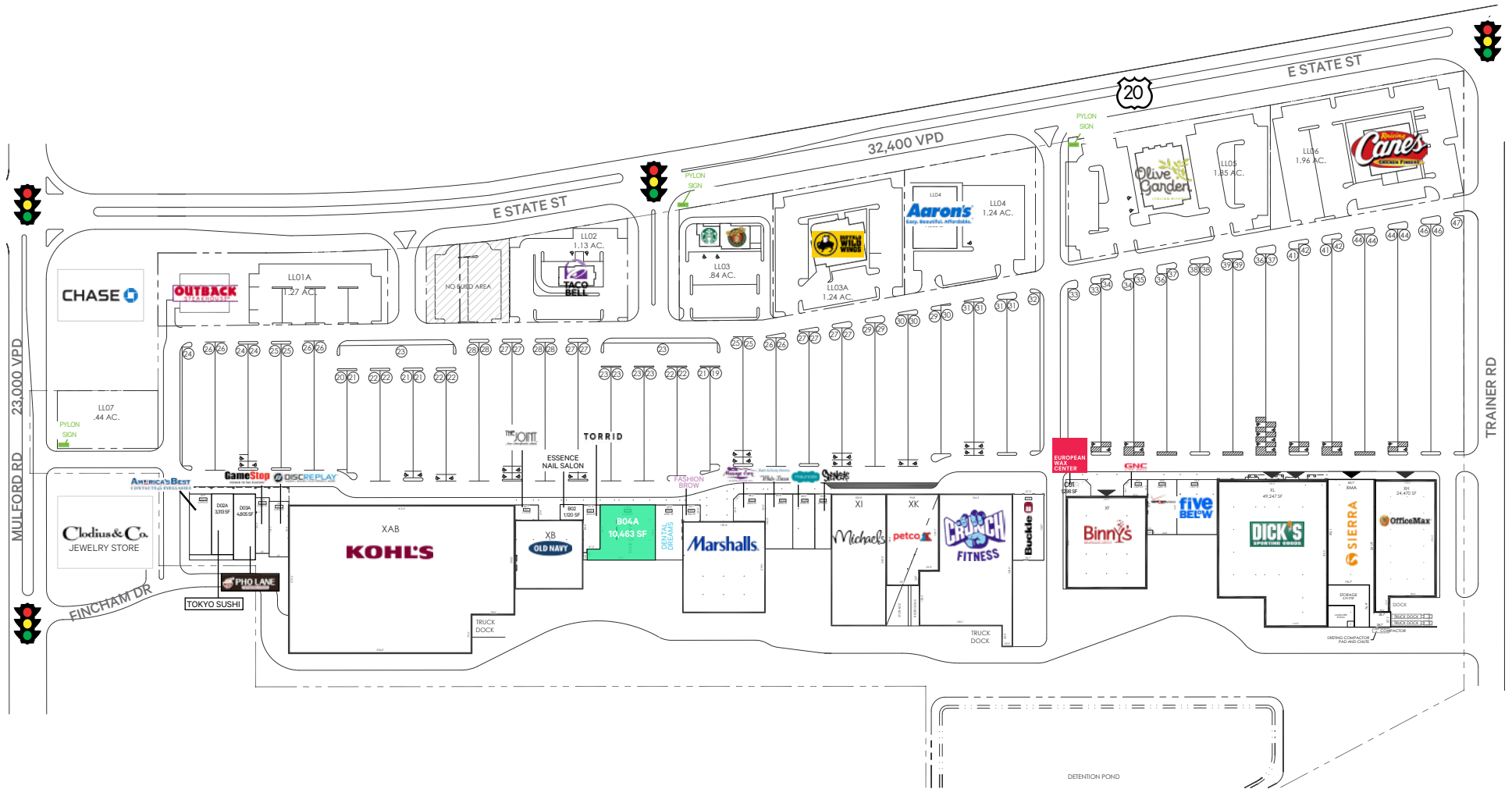
### Great Exposure

- + 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  | Tokyo Sushi             | 3,313 | XB    | Old Navy           | 15,646  | XC    | Marshall's        | 24,900 | A10   | Buckle                 | 6,808  | XL    | Dick's Sporting Goods | 49,089 |
| D03A  | Pho Lane                | 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

| 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  |       |



# Contact Us



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