

FOR LEASE

FAIRVIEW OFFICE CENTER

3600 E. STATE ST.

ROCKFORD, IL

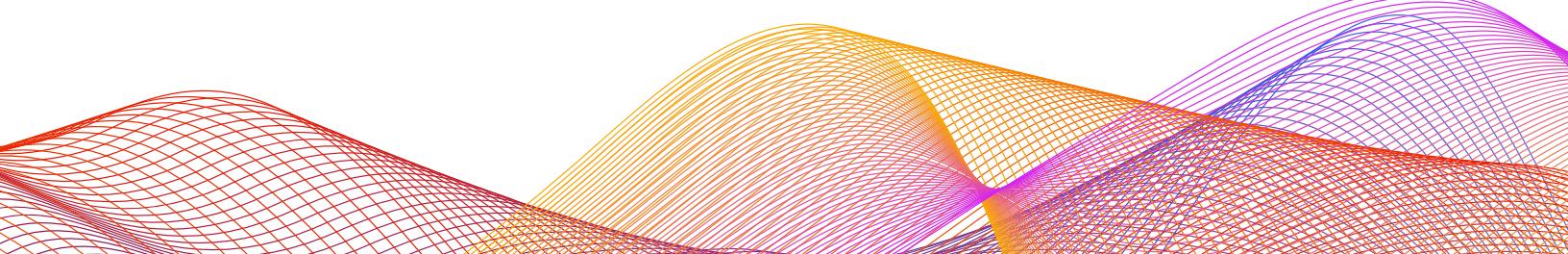
+ Available Office Spaces:

Suite 308 - 1,177 SF

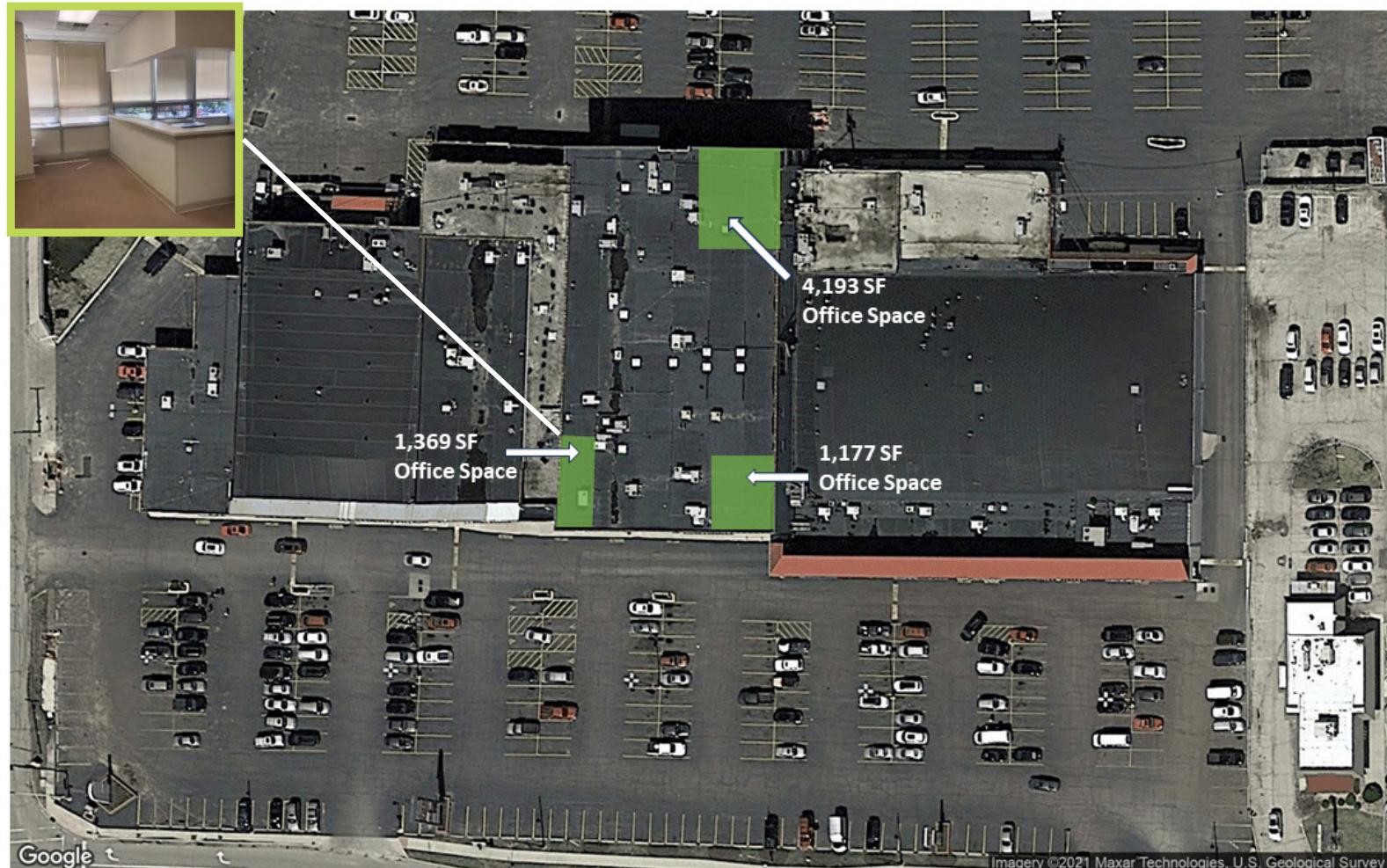
Suite 301 - 1,369 SF

Suite 328 - 4,193 SF

- + Well-known shopping center in the heart of Rockford's east side shopping district**
- + High E. State St. traffic counts**
- + Pylon Signage on E. State St. available**
- + Co-tenants include Dollar General, Wing-Stop, Rockford Fresh Market, Boost Mobile, Chuck E. Cheese, Retool and Edward Jones**
- + Close to schools and residential neighborhoods**
- + Under 4 miles to I-90/E. State St. interchange**
- + Affordable Lease Rate: \$11.75/SF Gross**



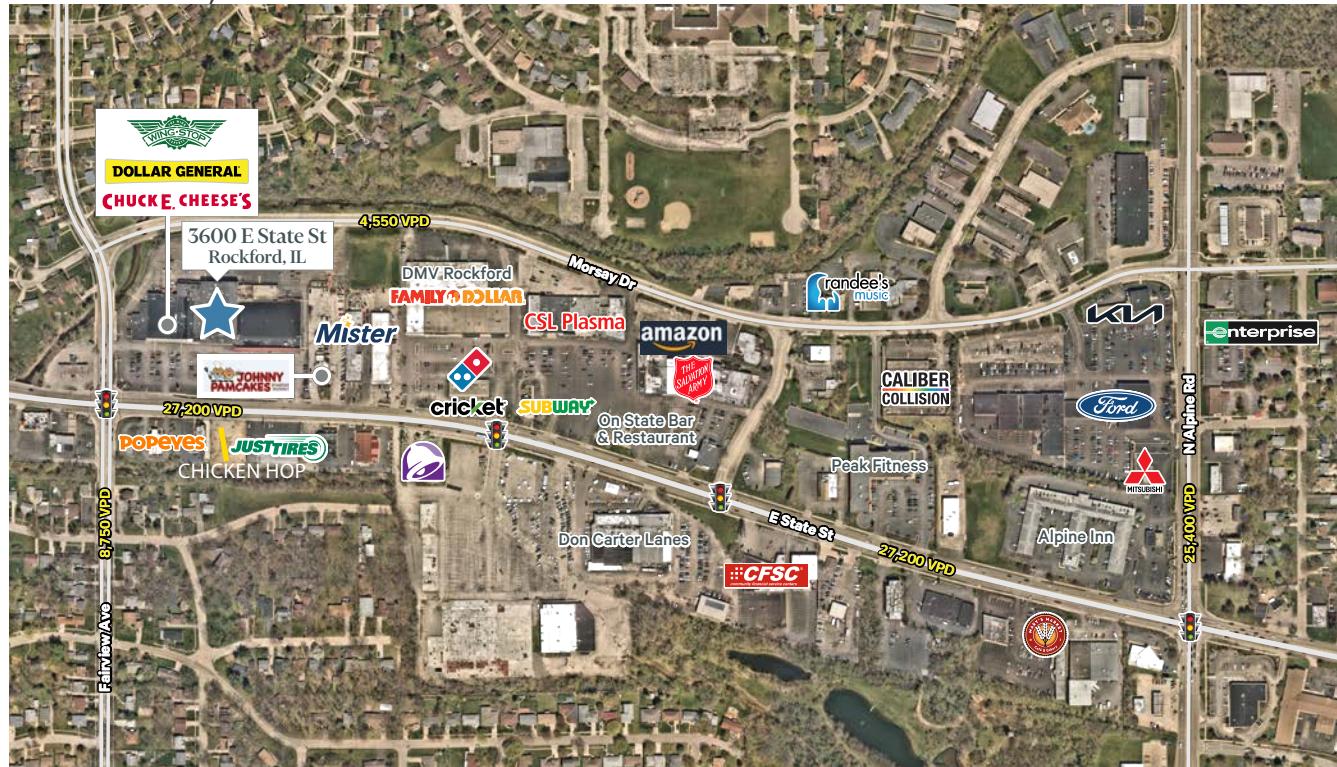
OFFICE AVAILABLE SPACES - 1,369 SF & 4,193 SF



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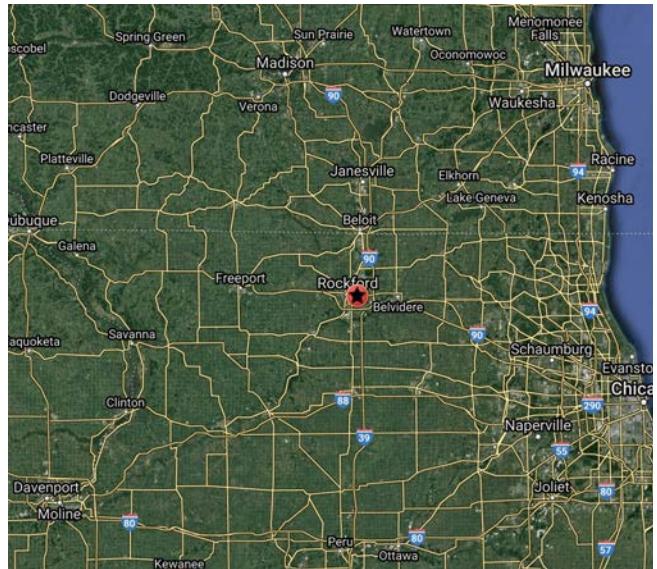
TRAFFIC COUNTS

East State St. 27,200 VPD

CONTACT

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DEMOCRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population - Current Year Estimate	11,029	91,233	182,219
2028 Population - Five Year Projection	10,996	91,524	183,337
2020 Population - Census	11,417	92,670	185,042
2010 Population - Census	11,038	93,590	192,609
2020-2023 Annual Population Growth Rate	-1.06%	-0.48%	-0.47%
2023-2028 Annual Population Growth Rate	-0.06%	0.06%	0.12%
HOUSEHOLDS			
2023 Households - Current Year Estimate	4,681	38,081	75,689
2028 Households - Five Year Projection	4,632	37,992	75,780
2010 Households - Census	4,723	38,665	76,866
2020 Households - Census	4,741 94.4%	38,240 90.6%	75,969 91.3%
2020-2023 Compound Annual Household Growth Rate	-0.39%	-0.13%	-0.11%
2023-2028 Annual Household Growth Rate	-0.21%	-0.05%	0.02%
2023 Average Household Size	2.32	2.36	2.37
HOUSEHOLD INCOME			
2023 Average Household Income	\$78,274	\$70,359	\$71,048
2028 Average Household Income	\$88,637	\$79,045	\$79,936
2023 Median Household Income	\$55,682	\$48,885	\$48,805
2028 Median Household Income	\$61,022	\$53,449	\$53,651
2023 Per Capita Income	\$32,479	\$29,389	\$29,605
2028 Per Capita Income	\$36,531	\$32,831	\$33,135
HOUSING UNITS			
2023 Housing Units	4,982	42,163	83,155
2023 Vacant Housing Units	301 6.0%	4,082 9.7%	7,466 9.0%
2023 Occupied Housing Units	4,681 94.0%	38,081 90.3%	75,689 91.0%
2023 Owner Occupied Housing Units	3,382 67.9%	22,541 53.5%	45,977 55.3%
2023 Renter Occupied Housing Units	1,299 26.1%	15,540 36.9%	29,712 35.7%
EDUCATION			
2023 Population 25 and Over	7,821	63,372	126,374
HS and Associates Degrees	5,092 65.1%	39,845 62.9%	80,174 63.4%
Bachelor's Degree or Higher	1,961 25.1%	15,720 24.8%	29,660 23.5%
PLACE OF WORK			
2023 Businesses	426	3,318	6,278
2023 Employees	4,674	57,189	113,847

