

FOR LEASE

FAIRVIEW OFFICE CENTER

3600 E. STATE ST.

ROCKFORD, IL

+ Available Office Spaces:

Suite 308 - 1,177 SF

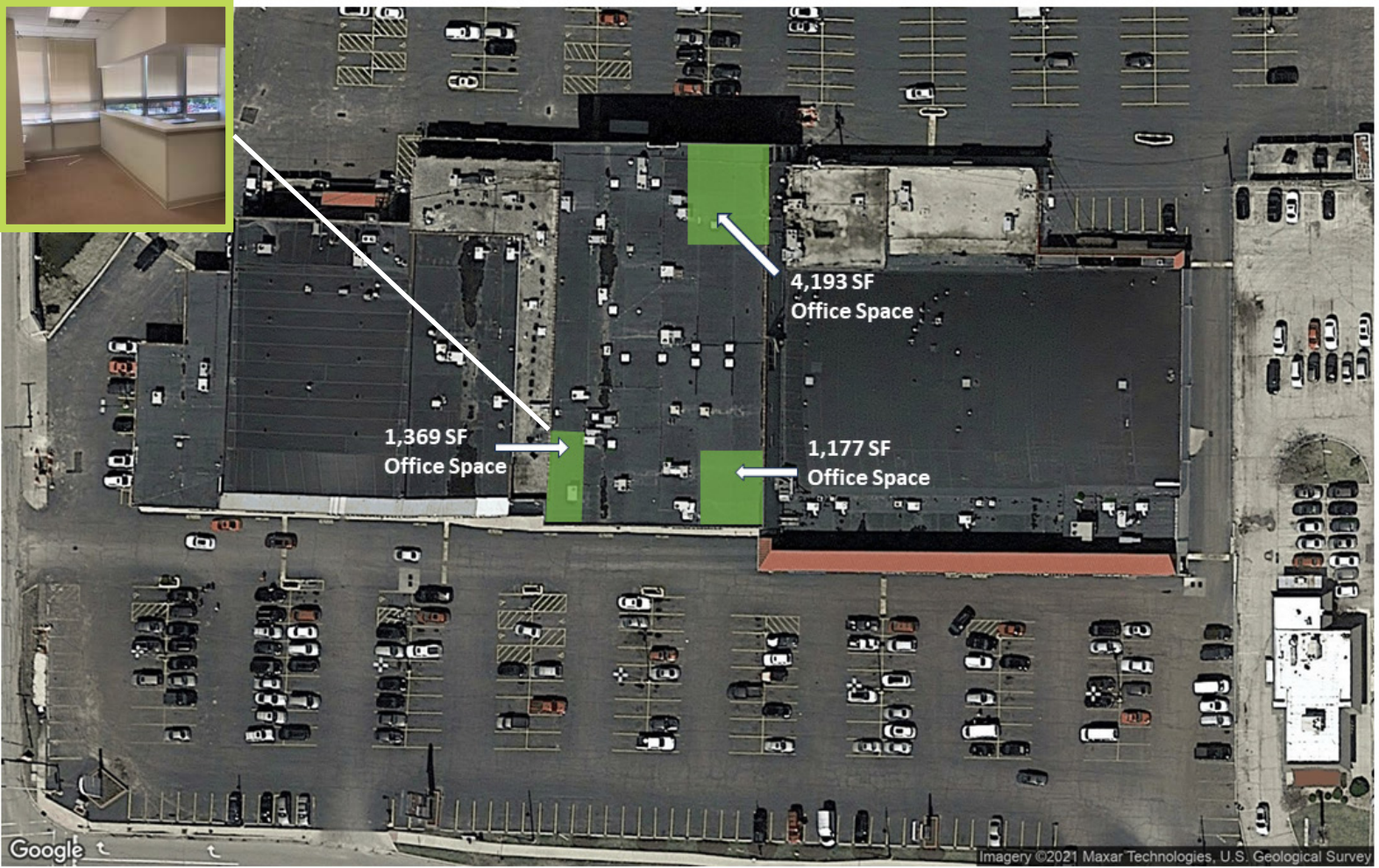
Suite 301 - 1,369 SF

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**



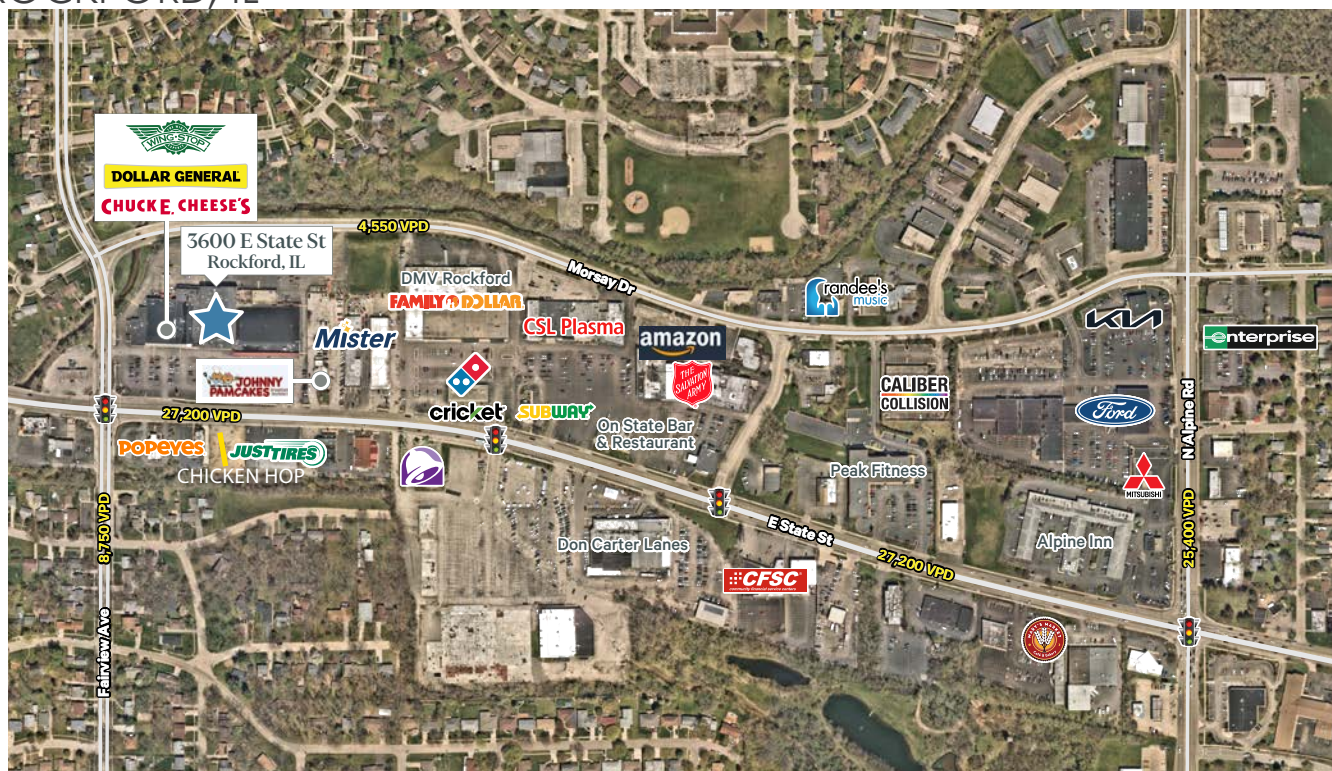
OFFICE AVAILABLE SPACES - 1,369 SF & 4,193 SF



FOR LEASE

3600 E. STATE ST.

ROCKFORD, IL



TRAFFIC COUNTS

| | |
|----------------|------------|
| East State St. | 27,200 VPD |
|----------------|------------|

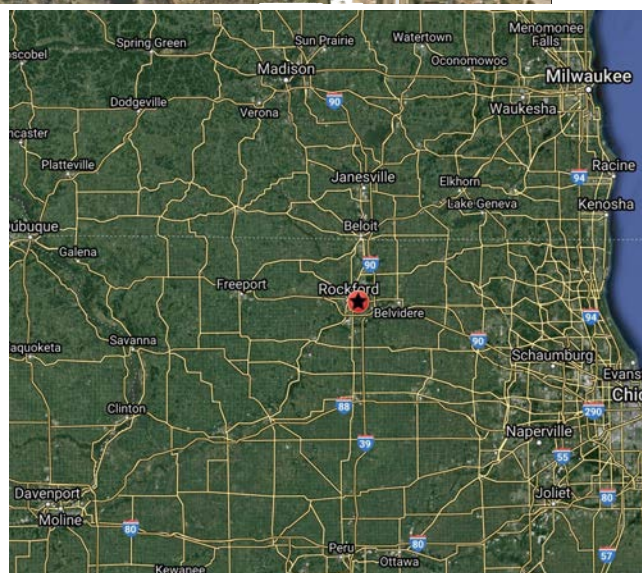
CONTACT

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DEMOGRAPHICS

|  POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--|-------------|--------------|--------------|
| 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 | 38,240 | 75,969 |
| 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 |

