

FOR LEASE +/- 4,346 SF Restaurant Building on State Street
 6845 E State Street | Rockford, Illinois

Property Profile

Site Available	+/-4,346 SF on 1.5 AC parcel
Area Retailers	Walmart, Sam's Club, Home Depot, Target, Lowe's, Best Buy, Ross, Schnucks, Kohl's, Aldi
Traffic Counts	32,800 VPD (State Street)

Demographics

	1 mile	3 mile	5 mile
Population	5,905	43,959	122,274
Average HHI	\$89,253	\$89,767	\$79,343
Households	2,671	18,568	51,741
Employment	11,646	43,579	85,372

Property Highlights

- Existing full-service restaurant building available on Rockford's busy State Street retail corridor
- Large 1.5 acre parcel with approximately 103 parking spaces
- Pole sign located at entry to property
- CONFIDENTIAL: Please do not disturb existing tenant.**

Contact

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Aerial



Building Photo

