



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	5,697	42,727	119,806
Average HHI	\$92,672	\$88,153	\$79,129
Households	2,688	18,775	52,399
Employment	10,764	40,373	80,215

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

Contact

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

Aerial



Building Photo



HSA Commercial: 100 S Wacker Drive, Suite 950 | Chicago, Illinois 60606 | www.hsacommercial.com

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