

PLAZA ON STATE STREET

6905-6943 E STATE ST. ROCKFORD, IL 61108

FOR MORE INFORMATION, CONTACT DOUG FLICK | 419.724.2222 | DFLICK@EIDIPROPERTIES.COM



**2,506 SF
Available**

**5,700 SF
Available**

2,506 & 5,750 SF Available | \$15/SF NNN

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- Positioned in the heart of Rockford's bustling retail corridor, Rockford Plaza offers unparalleled visibility and access in the city's most dynamic commercial zone.
- Nearby retailers include: Target, Walmart, Sam's Club, Home Depot, Lowe's, Burlington, Marshalls, Lowe's, Ulta and many more.
- Restaurants in the vicinity include: Longhorn, Applebee's, Red Robin, Texas Roadhouse, Buffalo Wild Wings and more.
- Over 120,000 households in a 5-mile radius with an average household income of over \$115,000.

PROPERTY DEMOGRAPHICS



POPULATION

1 MILE

5,696

3 MILE

44,314

5 MILE

123,101



AVERAGE HH
INCOME

\$113,018

\$123,650

\$115,127

TENANTS INCLUDE

PRIME TIME AUDIO & VIDEO
L.A. TAN
KUNG FU TEA
EDUCATORS OF BEAUTY

BUILDING SIZE:

40,174 SF

AVAILABLE SPACE:

2,506 SF & 5,700 SF

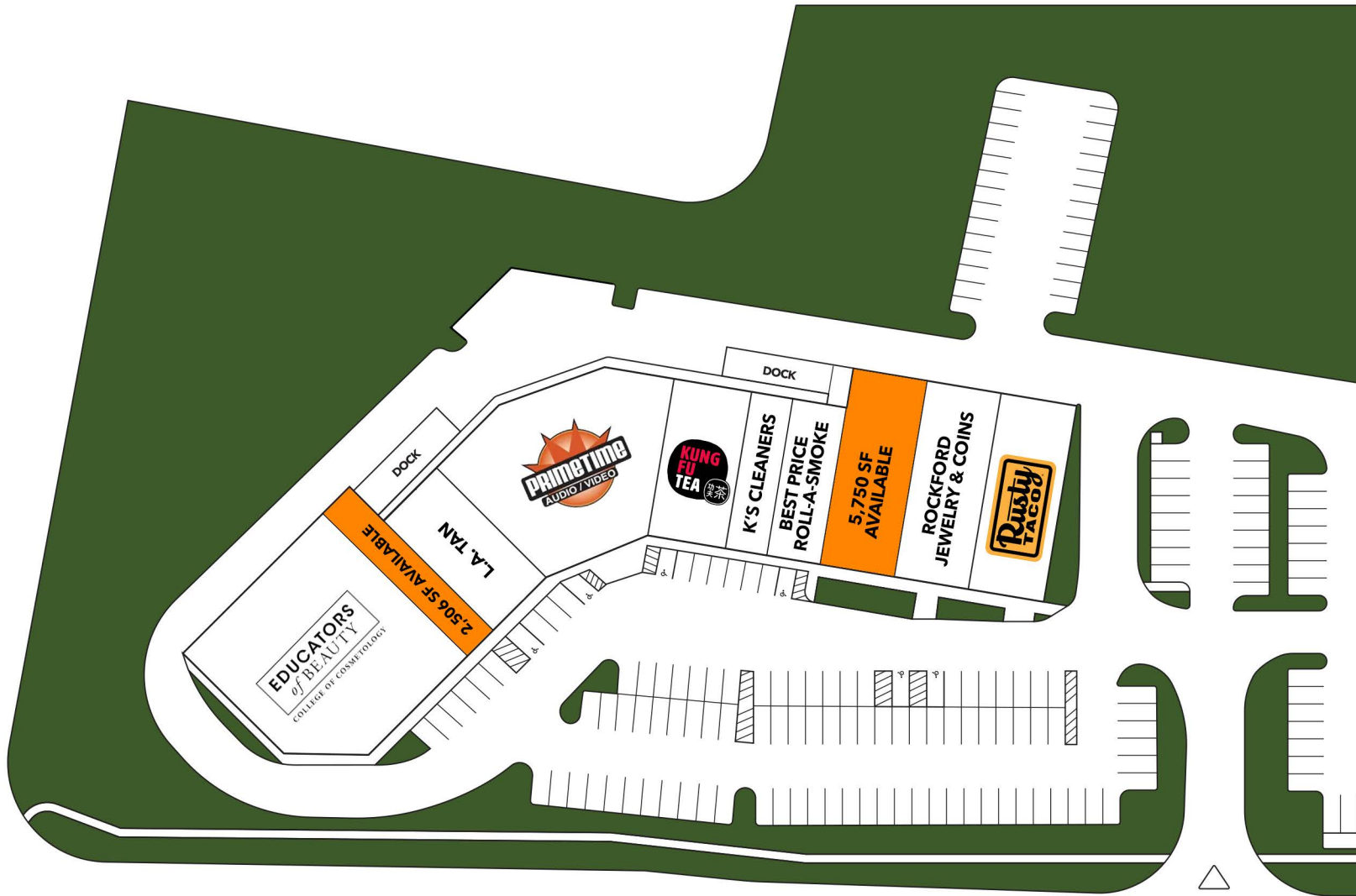
LEASE RATE:

\$15/SF NNN

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Disclaimer: The site plan shows approximate location, square footage and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts of traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.

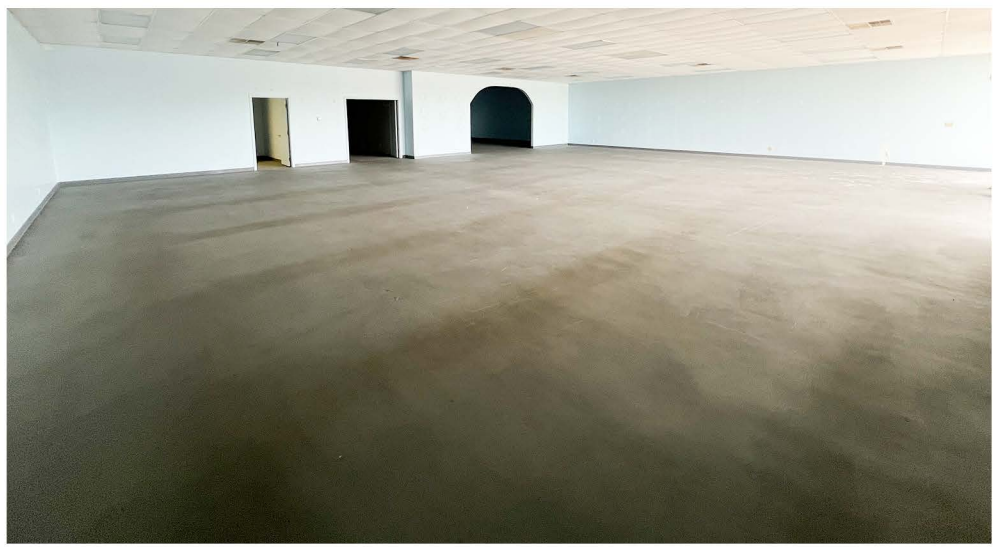


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5,700 SF



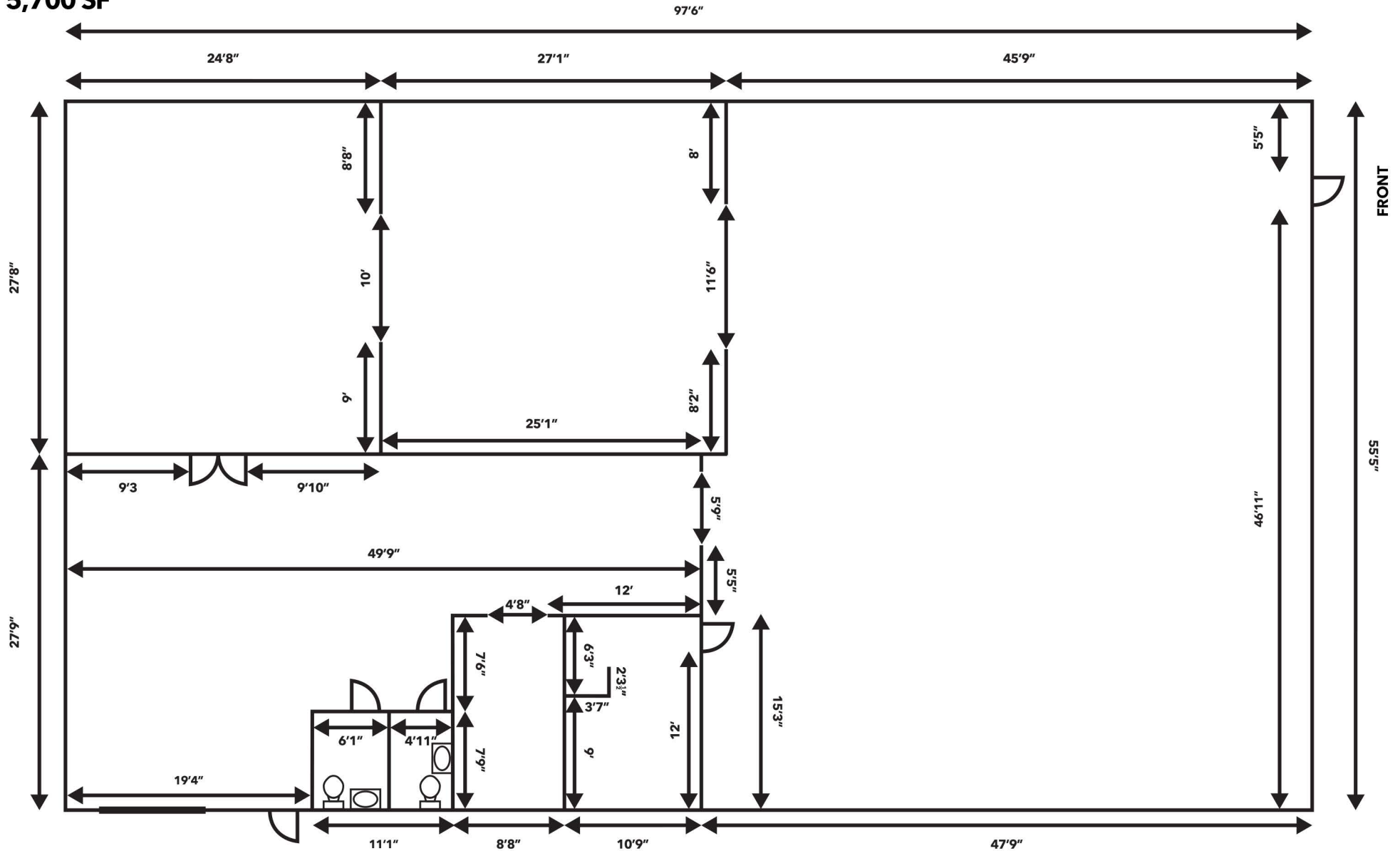
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