

RETAIL SPACE AVAILABLE - WALMART OUTLOT

7437-7445 E STATE STREET
ROCKFORD, IL 61108

FOR LEASE - 3,244 SF



Property Information

- Prime location within 0.5 miles of I-90
- Approved for cannabis-related businesses
- High Traffic - Over 30,000 VPD Pass Shopping Center
- Just 1 mile from Hard Rock Casino
- Surrounded by 25+ hotels within 5 miles
- Excellent visibility on East State Street
- Building and Pylon Signage Available on E State Street

Demographics

	Population	Average Household Income	Businesses
1 Mile:	3,789	\$99,194	397
3 Miles:	35,823	\$109,528	1,873
5 Miles:	108,860	\$101,044	4,290



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

AERIAL | 7445 E STATE STREET, ROCKFORD, IL 61108

HIGH TRAFFIC AREA - 30K VPD



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SITE SURVEY | 7445 E STATE STREET, ROCKFORD, IL 61108

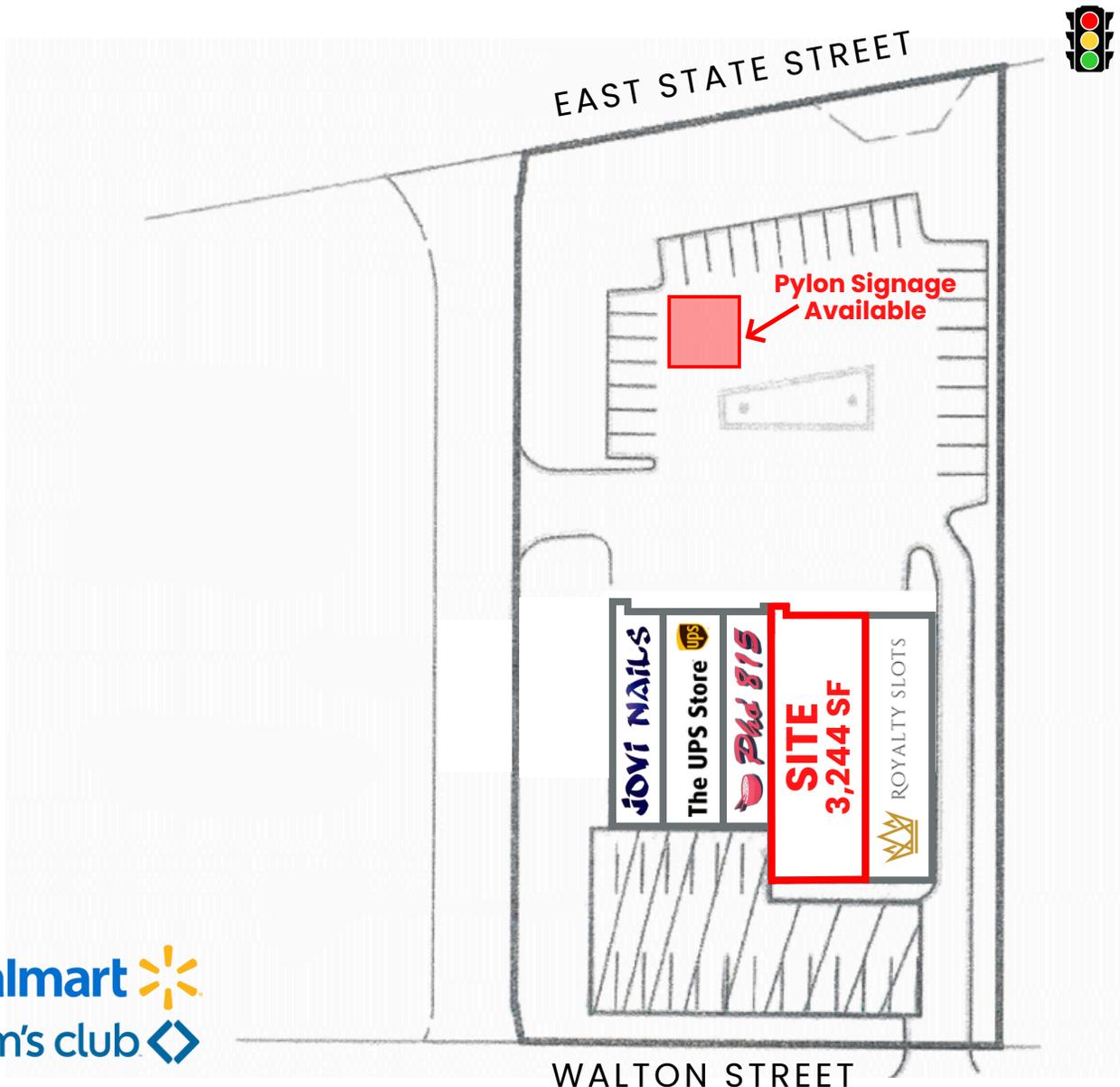
SUPERIOR VISIBILITY ON EAST STATE



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SITE PLAN | 7445 E STATE STREET, ROCKFORD, IL 61108

WALMART OUTLOT NEAR HWY I-90



WALTON STREET



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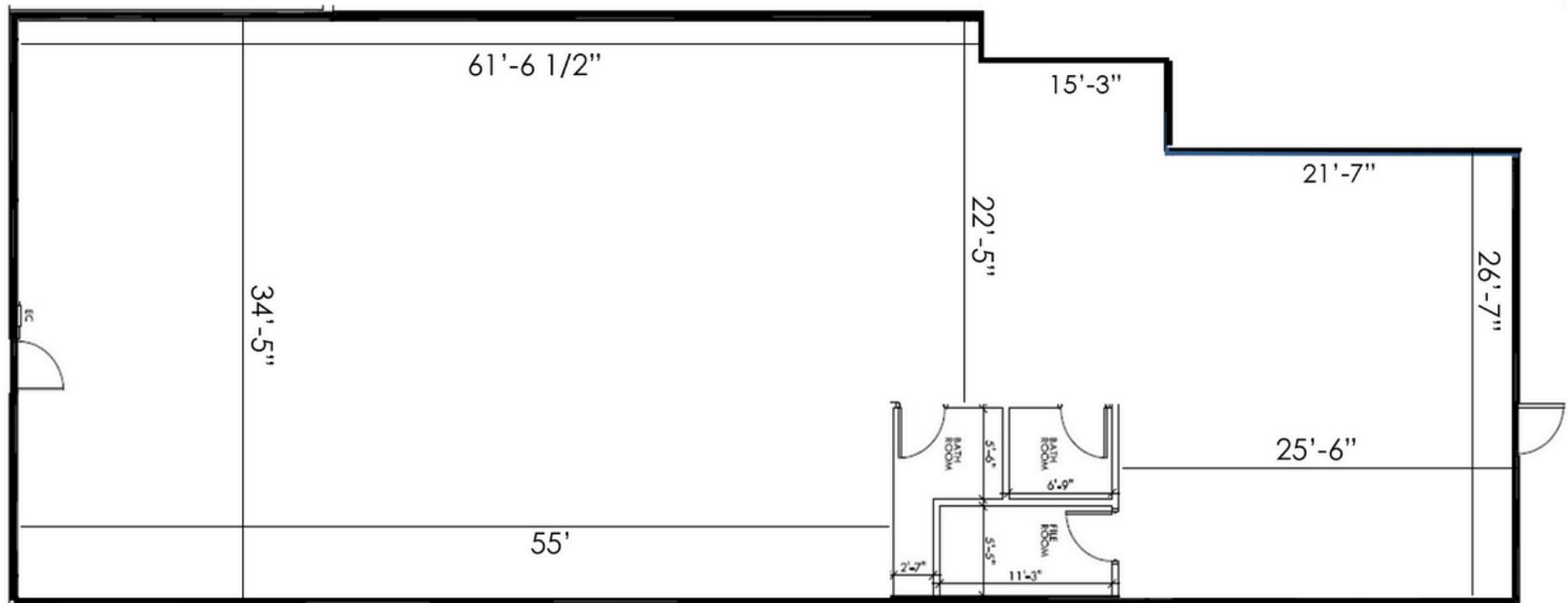
SITE PLAN | 7445 E STATE STREET, ROCKFORD, IL 61108

FLOOR PLAN: SUITE 7445 - 3,244 SF

**APPROX.
3,244 SF**



**CLICK TO VIEW
VIRTUAL TOUR**



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