

PRIME RETAIL SPACE AVAILABLE

6150 EAST STATE STREET,
ROCKFORD, IL 61108

FOR LEASE – 4,000 SF



Property Information

- Located in the Heart of Rockford's Business and Shopping Corridor
- High Traffic Area – Over 50,000 VPD Pass Through State Street & Mulford Road Intersection
- Superior Visibility Along the Busiest Street in the Rockford Area
- 1.8 Miles from I-90 Interchange that connects to I-39 / US Rte 20
- Building & Pylon Signage Available

Demographics

	Population	Average Household Income	Businesses
1 Mile:	6,720	\$97,136	652
3 Miles:	55,480	\$118,551	2,606
5 Miles:	139,759	\$107,855	5,363

AERIAL | 6150 EAST STATE STREET, ROCKFORD, IL 61108

HIGH TRAFFIC AREA – 30K VPD



SITE SOURCE
RETAIL BROKER NETWORK

ICSC

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815-229-3000

leasing@firstmidwestgroup.com

6801 Spring Creek Road, Rockford, IL 61114

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N MULFORD RD (22,200 VPD)

E STATE STREET (32,300 VPD)

SITE

Businesses and Landmarks:

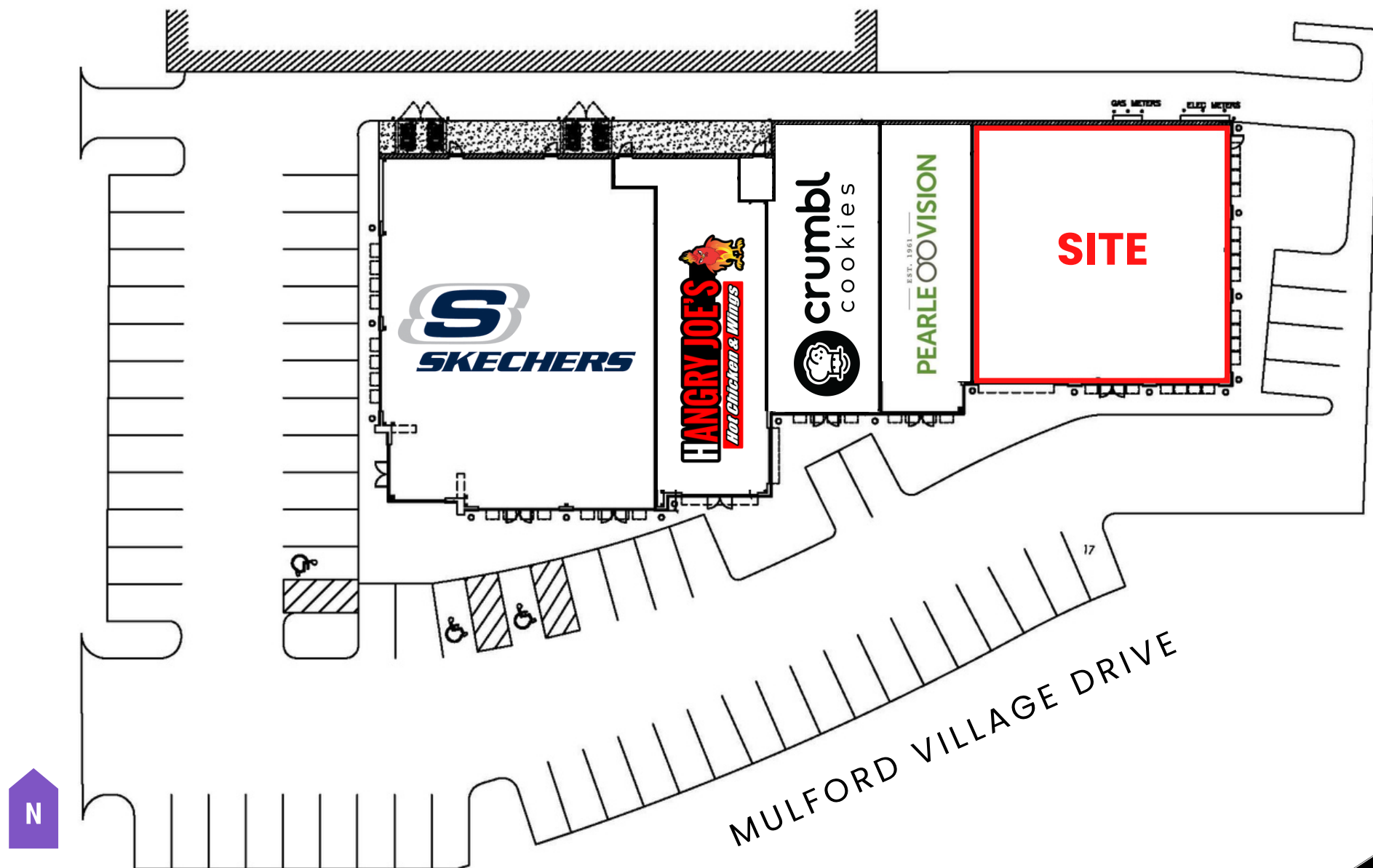
- Burlington CVS pharmacy Schnucks
- DOLLAR TREE JOANN BOOT BARN PETSMART
- SKECHERS PEARLE OOVISION
- crumbl cookies HANGRY JOE'S Hot Chicken & Wings
- MOD PIZZA FAMOUS footwear
- LENSCRAFTERS FIREHOUSE SUBS
- men's WEARHOUSE xfinity
- FedEx Kinko's Lou Malnati's Pizzeria Zarah NAIL SPA
- noodles & COMPANY CBD KRATOM All About EYES
- HARBOR FREIGHT
- MATTRESS FIRM
- CANDY CLOUD SMOOTHIE KING Jersey Mike's
- RASMUSSEN UNIVERSITY
- Portillo's HOT DOGS, BEER, BURGERS, SALADS
- OUTBACK STEAKHOUSE
- CHASE
- TACO BELL
- Starbucks POTBELLY
- BUFFALO WILD WINGS
- Olive Garden
- NISSAN MAZDA
- Lexus

Map Features:

- STOP sign at intersection
- Traffic lights at intersection
- Bus stop (BUS 20)
- Mulford Village

SITE PLAN | 6150 EAST STATE STREET, ROCKFORD, IL 61108

FULLY BUILT-OUT RETAIL SPACE



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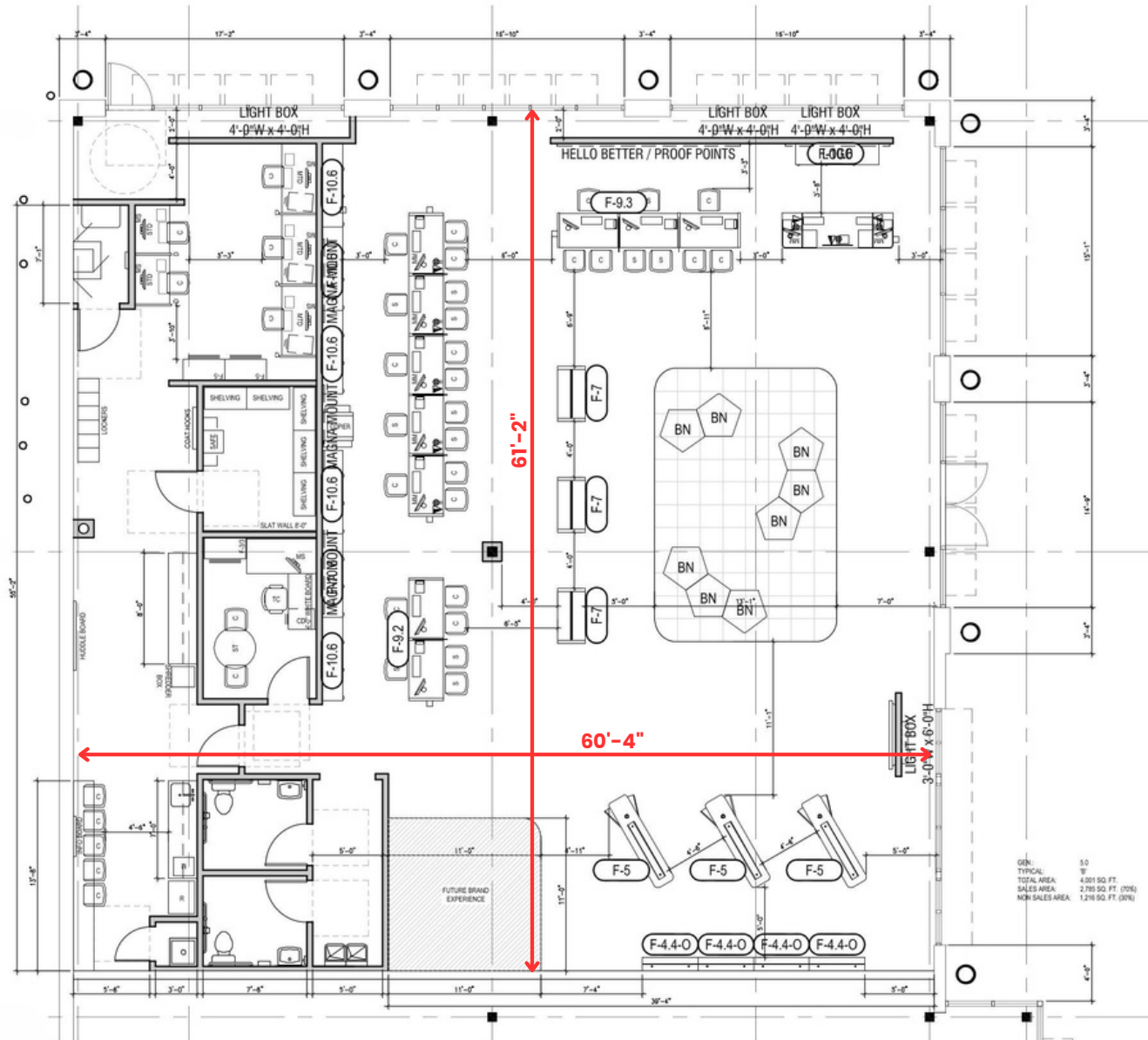


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FLOOR PLAN | 6150 EAST STATE STREET, ROCKFORD, IL 61108

FLOOR PLAN: SUITE 142 – 4,000 SF

**APPROX.
4,000 SF**



N



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