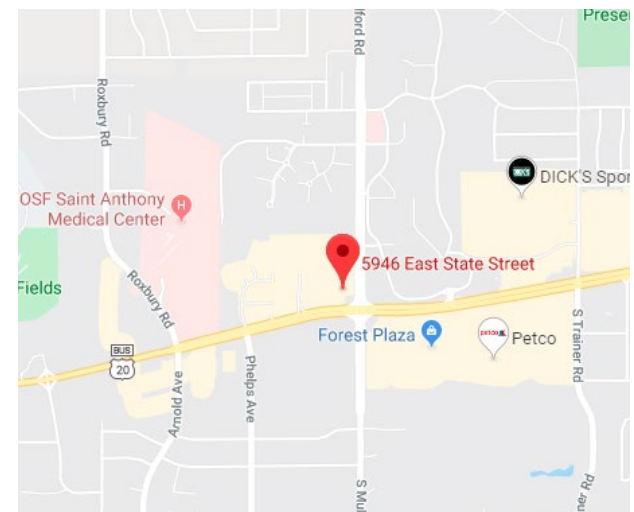


5946 E State St

5946 E State St Rockford, IL 61108

AVAILABLE FOR LEASE



AVAILABLE

Available SF: 6,000
 Lease Rate: CALL
 Lease Type: NNN

PROPERTY HIGHLIGHTS

- Grocery anchored outlet
- Endcap space available
- Great visibility with multiple access points
- High traffic counts - Combined 55,000 VPD
- East Rockford sub-market
- Ample Parking
- Professionally managed

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	7,198	60,408	151,352
Avg HH Income:	\$36,009	\$40,144	\$44,196
Age:	45.2	44.1	40.4

TRAFFIC

	E State St	S Mulford Rd
Vehicles Per Day:	33,200	23,000

AREA TENANTS INCLUDE



Tom Eilers & Saar Schnitman
 Leasing@caprockre.com
 (312) 257-3250

CapRockRE.com
 65 E. Wacker Pl. Suite 820
 Chicago, IL 60601

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