

## RETAIL SPACE AVAILABLE

# 5946 E. State St.

Rockford, IL

## RETAIL



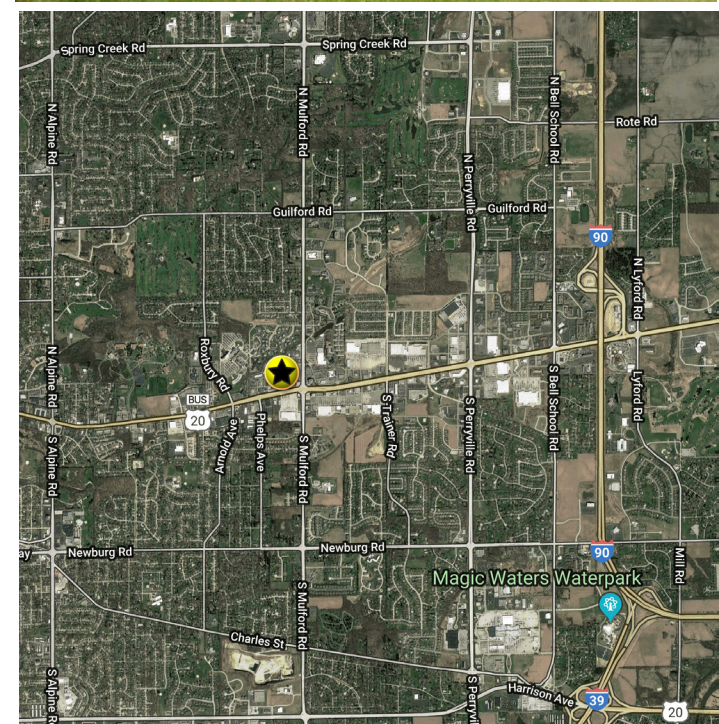
## PROPERTY FEATURES

- + 6,000 SF available, may be divided
- + Attractive newer strip center located in Rockford's dominant retail area
- + Excellent visibility
- + Easy access at signalized intersection of East State St. and N. Mulford Rd.
- + High traffic counts
- + Monument signage available
- + Cross parking with shopping center
- + Co-tenant: The Vitamin Shoppe
- + Additional parking behind center and cross-access and parking with grocery anchored center

### TRAFFIC COUNTS

E. State St.	33,600 VPD
N. Mulford Rd.	23,000 VPD

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,070	60,131	151,131
Households	2,864	25,233	63,284
Average Household Income	\$77,407	\$80,338	\$68,545
Daytime Population	14,312	\$68,366	165,659



## CONTACT US

### KAREN WALSH, CCIM

First Vice President

+1 815 218 3438

karen.walsh@cbre.com

### JENNIFER BERRY

Sales Associate

+1 815 871 6156

jennifer.berry@cbre.com

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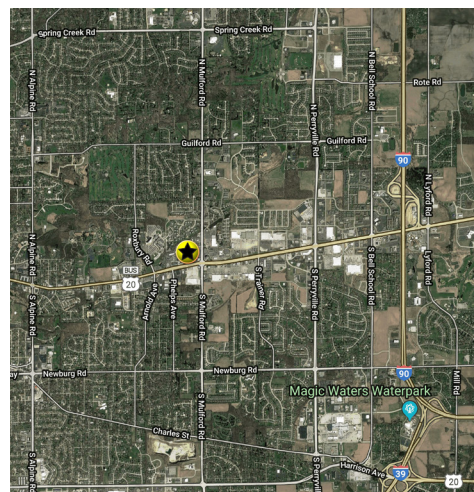
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MARKET AREA VIEW



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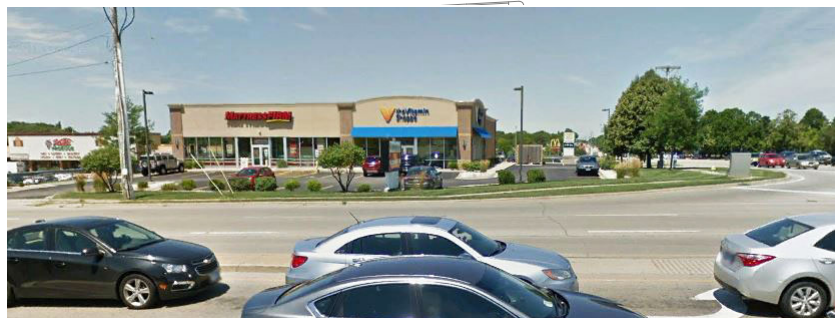
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SITE PLAN - 6,000 SF AVAILABLE



**Property Information:**  
Total Site Area: 1.13 Acres  
Total Vehicle Parking: 38  
Total Bicycle Parking: 4



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