

STATE STREET SQUARE

5501-5509 E STATE STREET,
ROCKFORD, IL 61108

FOR LEASE: 2,392-38,562 SF



Property Information

- Located in the Heart of Rockford's Business & Shopping Corridor
- High Traffic Area - Over 28,000 VPD Pass Site on E State Street
- Storefront Available with Superior Visibility Along one of the Busiest Streets in the Rockford Area
- Located 2.5 Miles from I-90
- Building Signage Available

Demographics

	Population	Average Household Income	Businesses
1 Mile:	8,258	\$105,297	624
3 Miles:	69,125	\$111,676	2,936
5 Miles:	158,451	\$101,628	6,063

AERIAL | 5501-5509 E STATE STREET, ROCKFORD, IL 61108

HIGH TRAFFIC AREA - 28.8K VPD



SITE SOURCE
RETAIL BROKER NETWORK

ICSC

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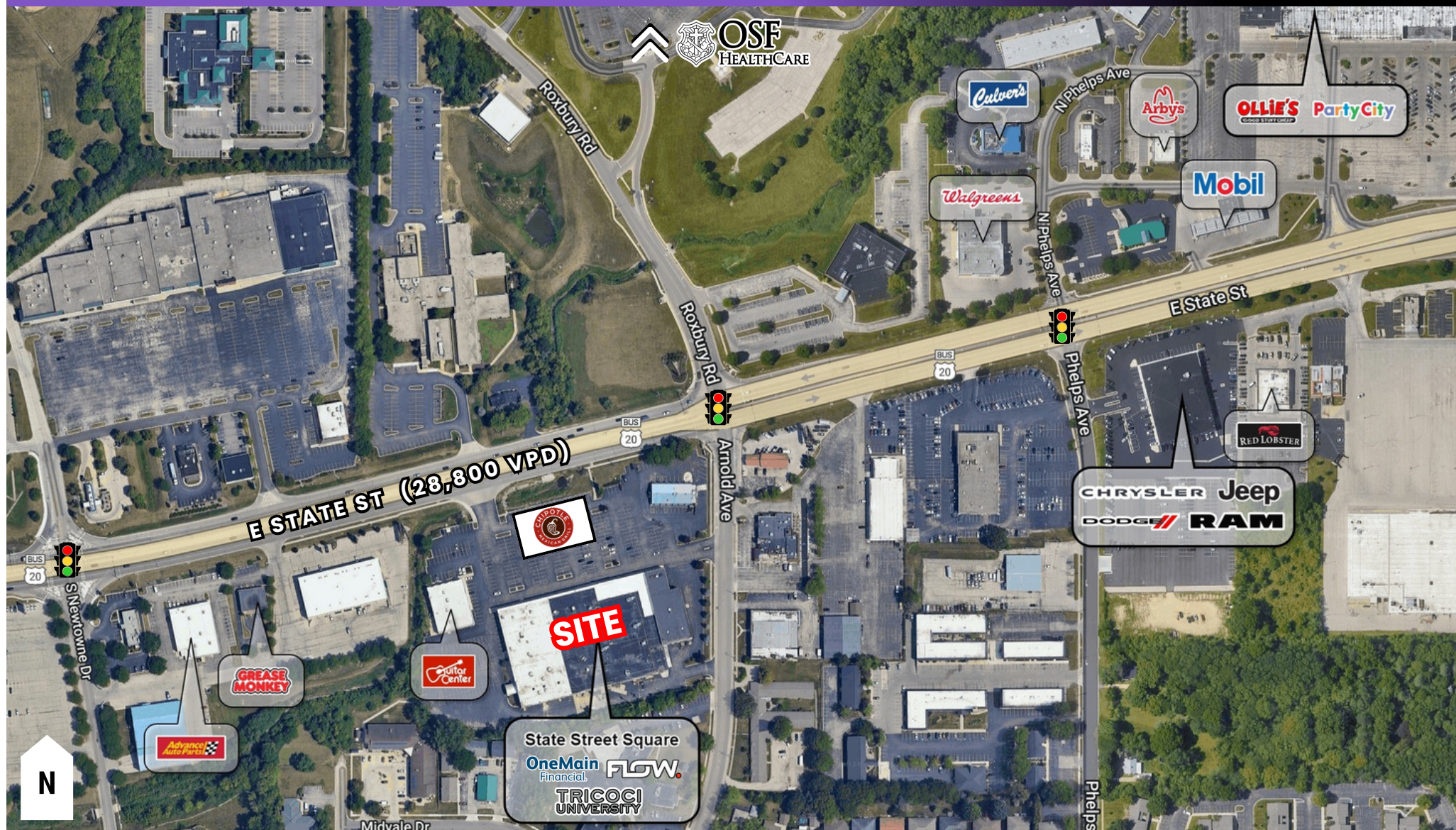


6801 Spring Creek Road, Rockford, IL 61114



SITE SURVEY | 5501-5509 E STATE STREET, ROCKFORD, IL 61108

SUPERIOR VISIBILITY ON EAST STATE



SITE SOURCE
RETAIL BROKER NETWORK

SIOR
ICSC

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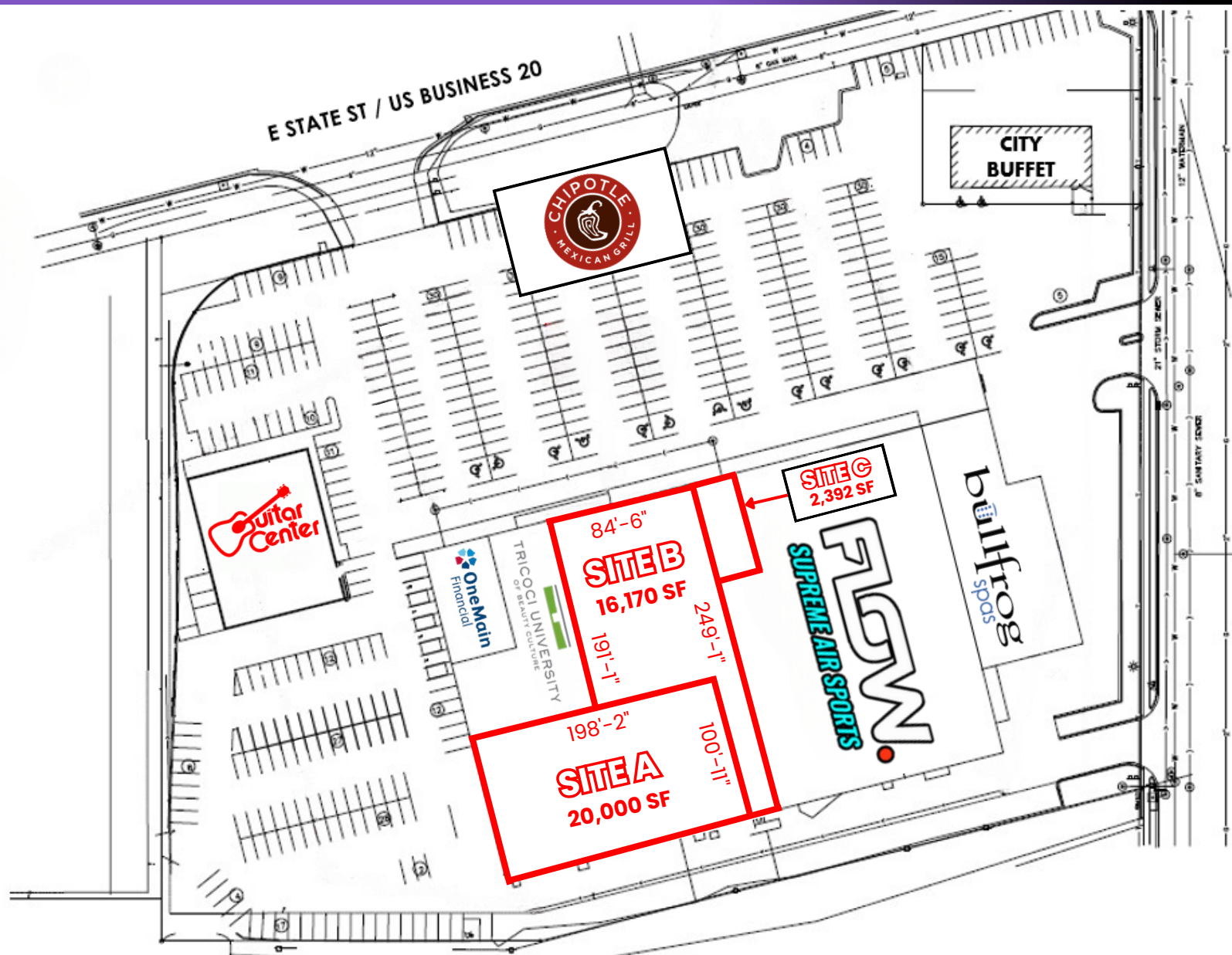
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First Midwest Group

SITE PLAN | 5501 E STATE STREET, ROCKFORD, IL 61108

ALL SITES CAN BE COMBINED



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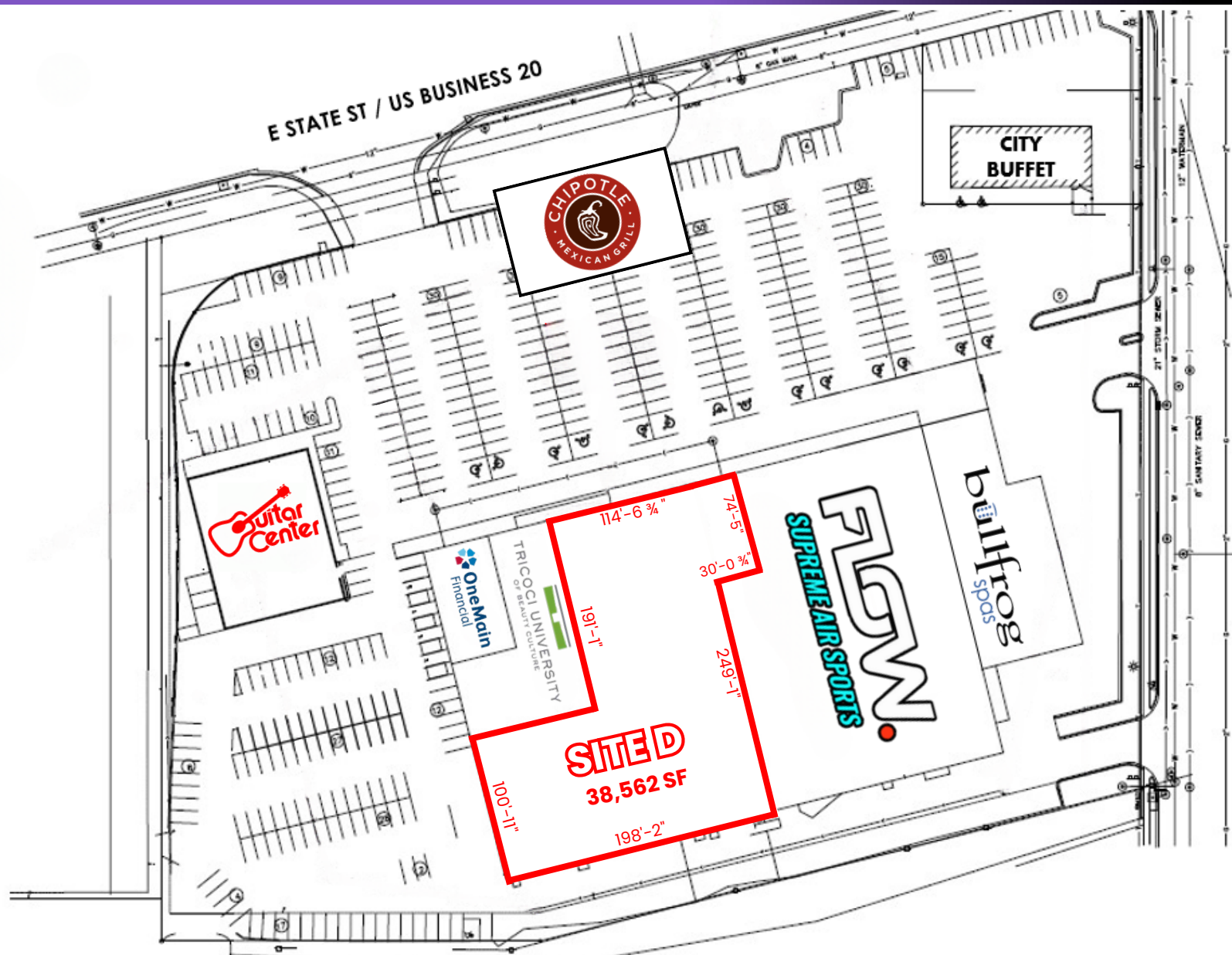
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First Midwest Group

SITE PLAN | 5501 E STATE STREET, ROCKFORD, IL 61108

COMBINED SUITES: SITE D - 38,562 SF



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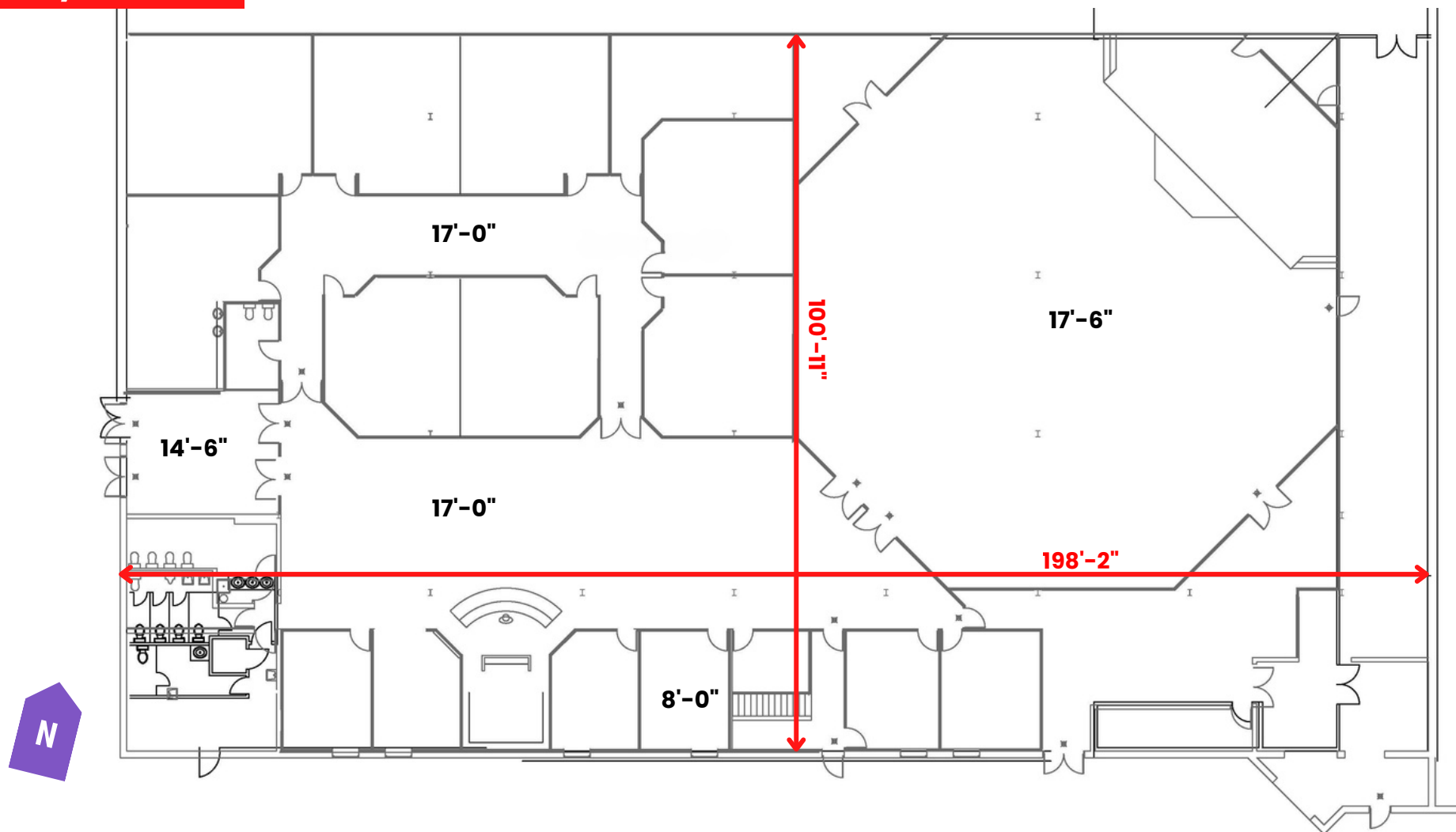
First Midwest Group

FLOOR PLAN | 5501-5509 E STATE STREET, ROCKFORD, IL 61108

FLOOR PLAN – SUITE 5509: 20,000 SF

**APPROX.
20,000 SF**

***INDICATING CLEAR HEIGHT**



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FLOOR PLAN - SUITE 5501: 16,170 SF



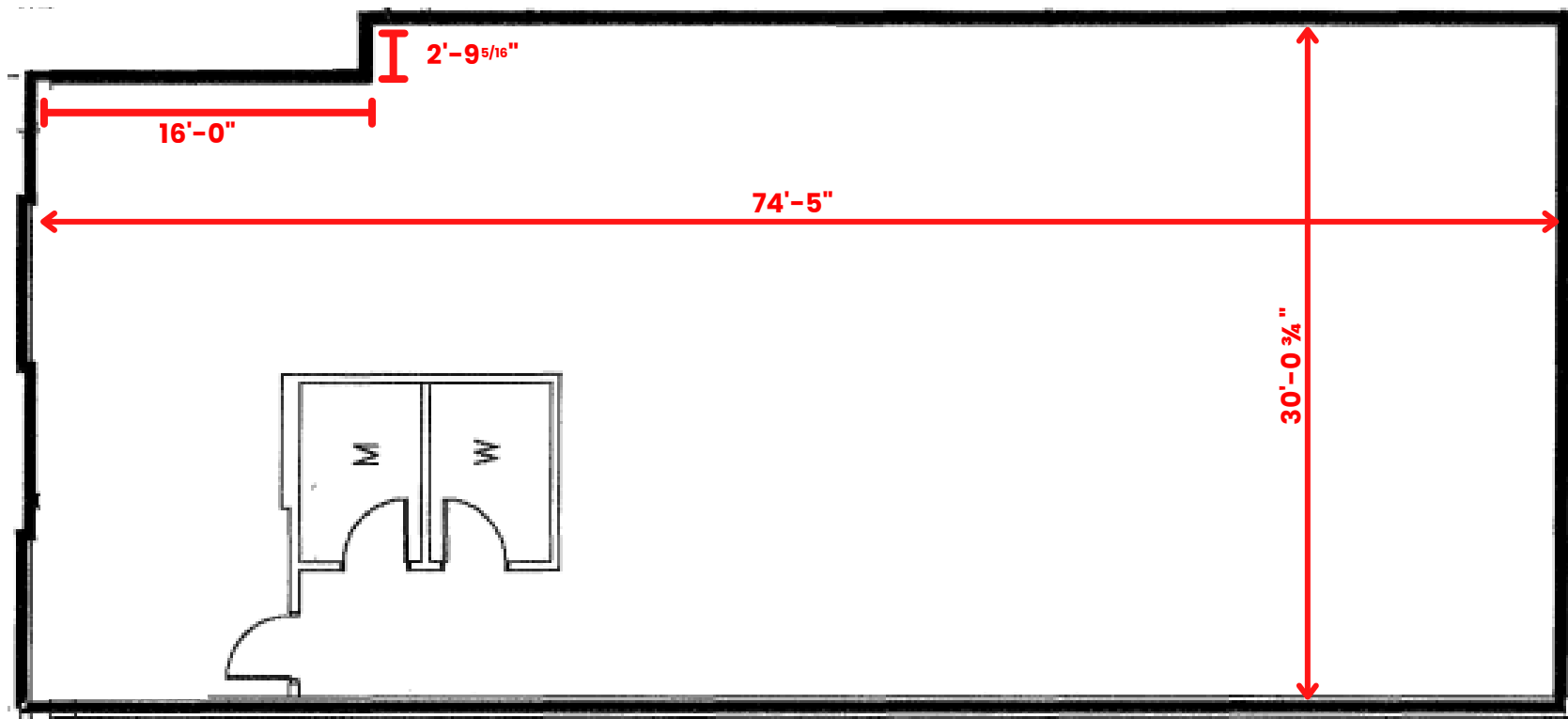
***INDICATING CLEAR HEIGHT**



First Midwest Group

FLOOR PLAN | 5501-5509 E STATE STREET, ROCKFORD, IL 61108
FLOOR PLAN – SUITE 5503: 2,392 SF

**APPROX.
2,392 SF**



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