RETAIL SPACE AVAILABLE | WALMART OUTLOT

7437-7445 E STATE STREET
ROCKFORD, IL 61108

FOR LEASE: 2,463-3,244 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

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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



SITE SOURCE RETAIL BROKER NETWORK ICSC SIOR

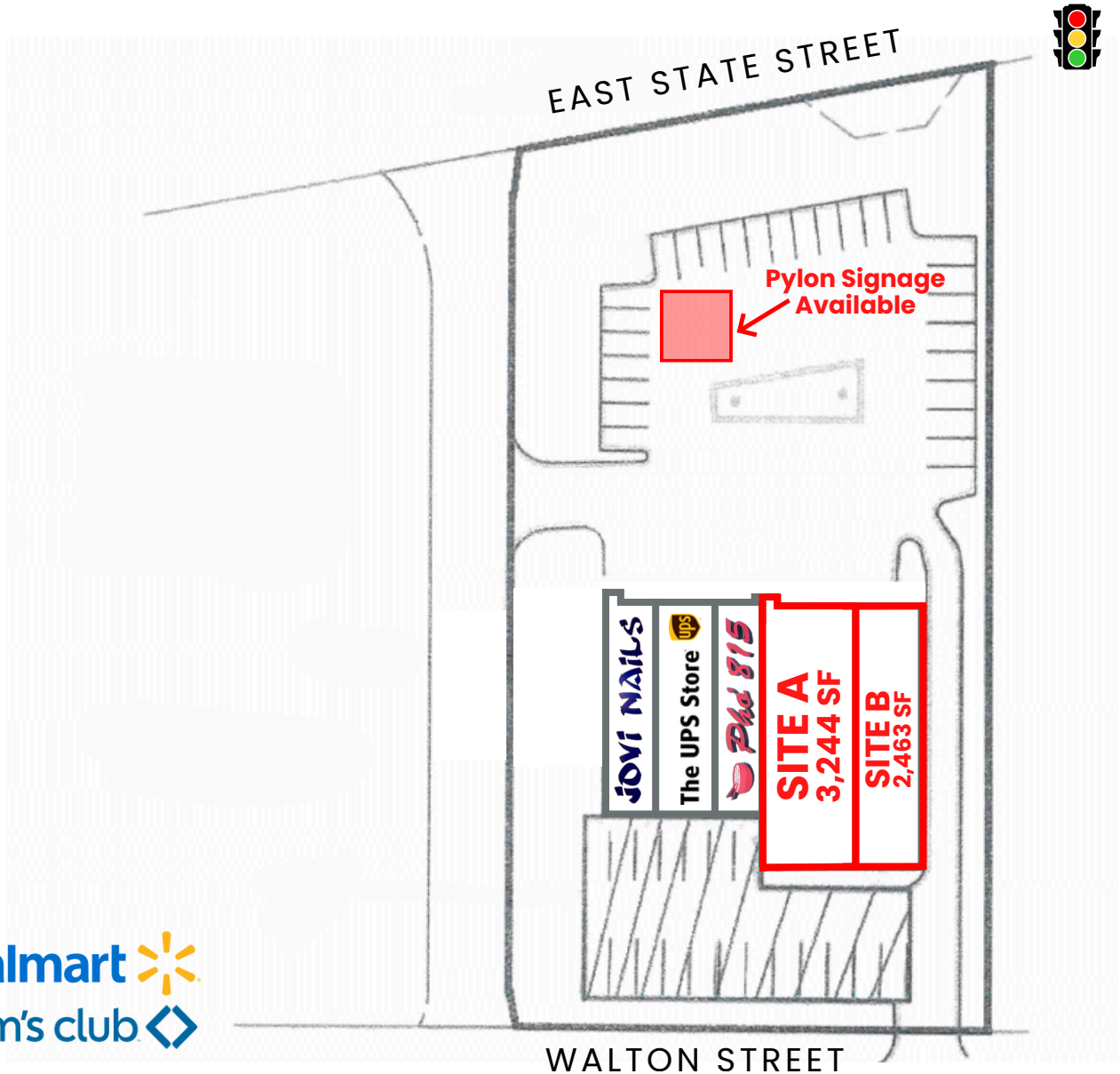
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SITE PLAN | 7445 E STATE STREET, ROCKFORD, IL 61108

WALMART OUTLOT NEAR HWY I-90



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Walmart
sam's club

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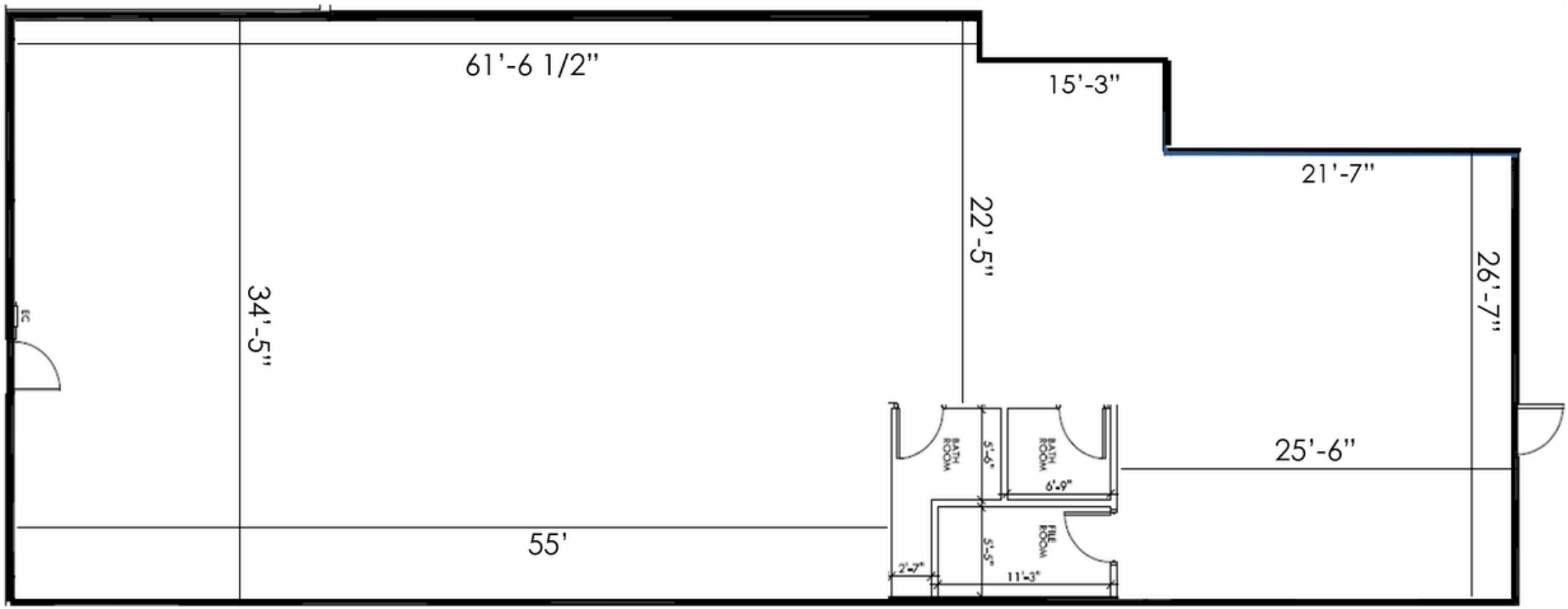
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SITE PLAN | 7445 E STATE STREET, ROCKFORD, IL 61108

FLOOR PLAN: SITE A – 3,244 SF

APPROX. 3,244 SF

CLICK TO VIEW VIRTUAL TOUR



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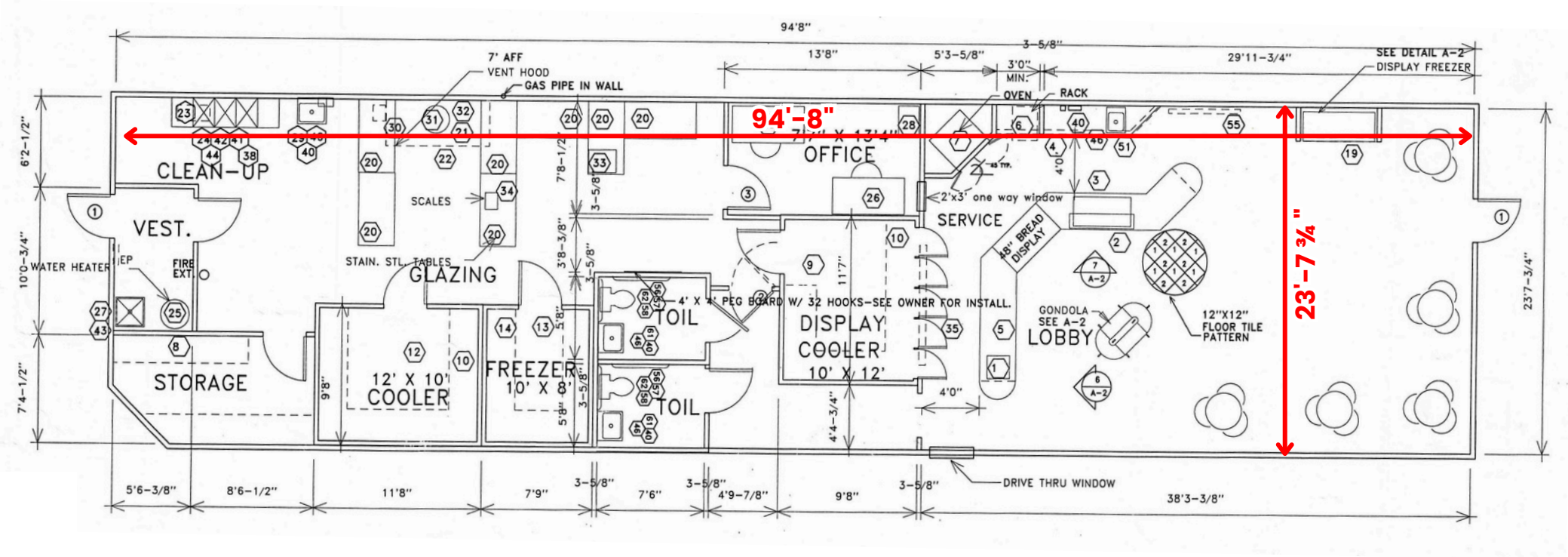
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SITE PLAN | 7445 E STATE STREET, ROCKFORD, IL 61108

FLOOR PLAN: SITE B – 2,463 SF

APPROX. 2,463 SF



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