

1 AC - 4.22 AC

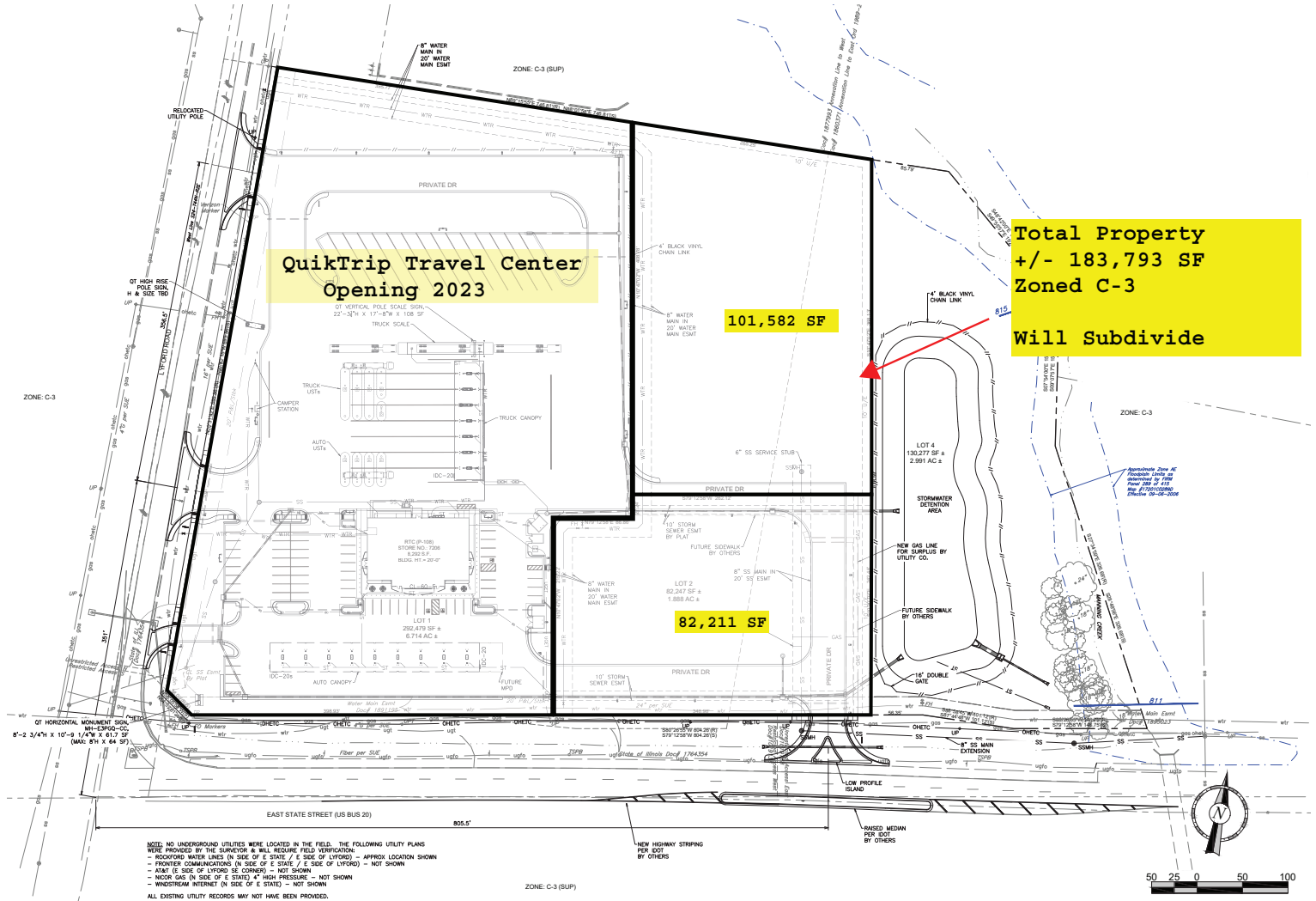
8060 E. State St. | Rockford, IL



Property Highlights

- + 1 - 4.22 acre sites for sale
 - Will divide to \pm 1 acre
- + Situated on Rockford's prime retail corridor in newest retail growth area
- + New Hard Rock Casino planned for opposite corner
- + Across the street from AMC Showplace 16
- + Zoned Rockford C3
- + QuikTrip Gas Station opening October 2023
- + Shared access drive and regional detention to be developed by QuikTrip
- + Under 5 minutes to I-90
- + Strong average household income and daytime population

Site Plan



Demographics	1 Mile	3 Miles	5 Miles
Population	2,887	27,550	95,558
Average Household Income	\$106,067	\$110,294	\$100,764
Daytime Population	5,500	37,760	100,495
Employees	4,543	27,505	60,410

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Aerial

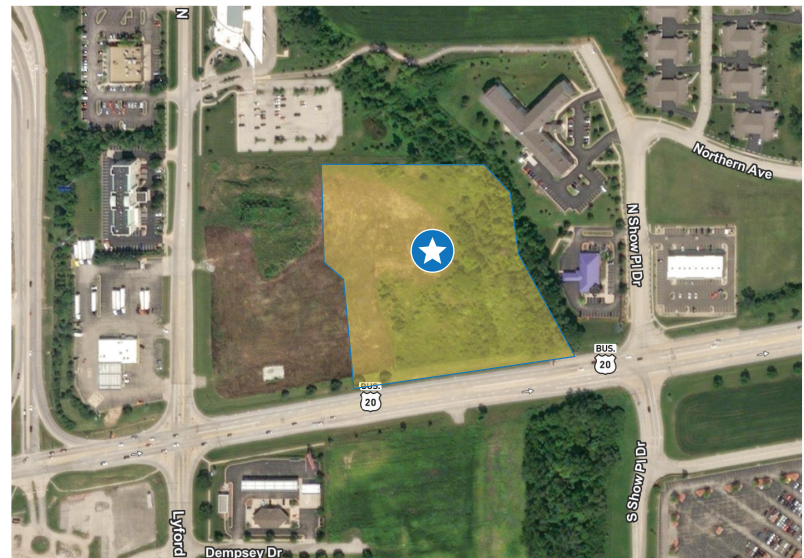
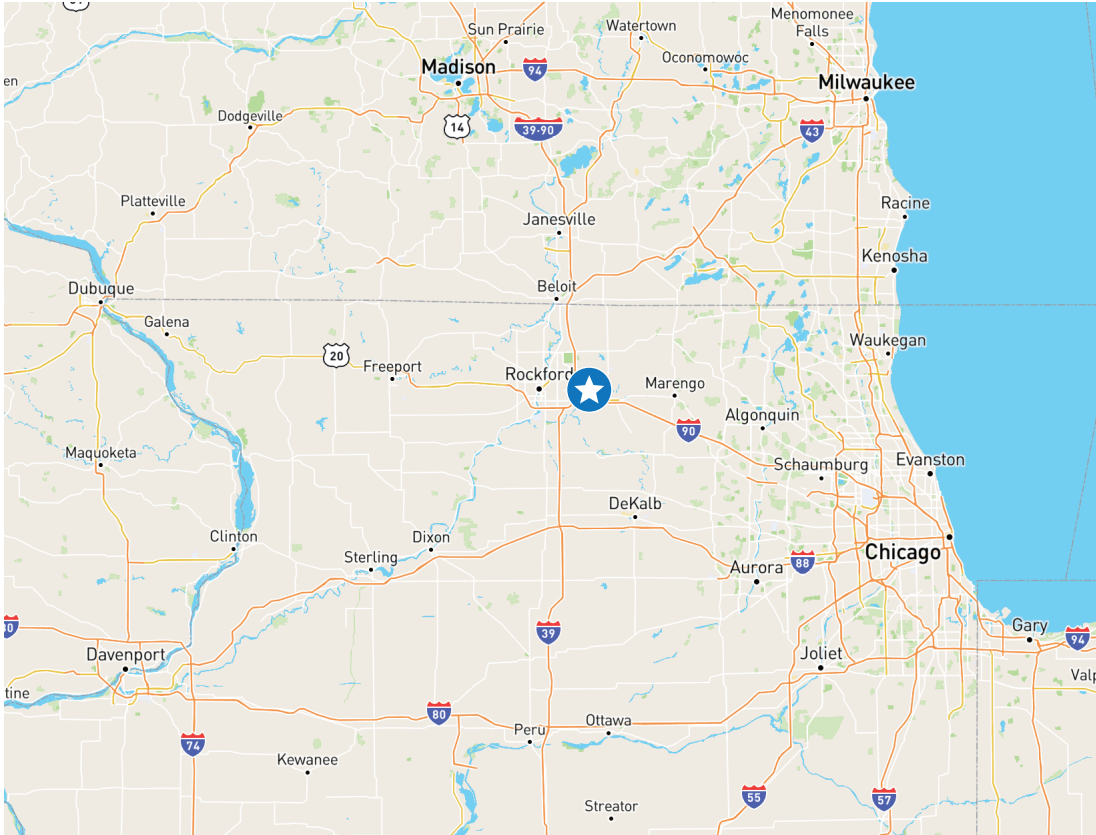


2 AC -4.22 AC | Retail Sites

8060 E. State St. | Rockford, IL

For Sale

Maps



Contact Us

Karen Walsh

Senior Vice President

+1 815 218 3438

karen.walsh@cbre.com

Tom Svoboda

Vice President

+1 312 935 1481

tom.svoboda@cbre.com

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