

1 AC - 4.22 AC

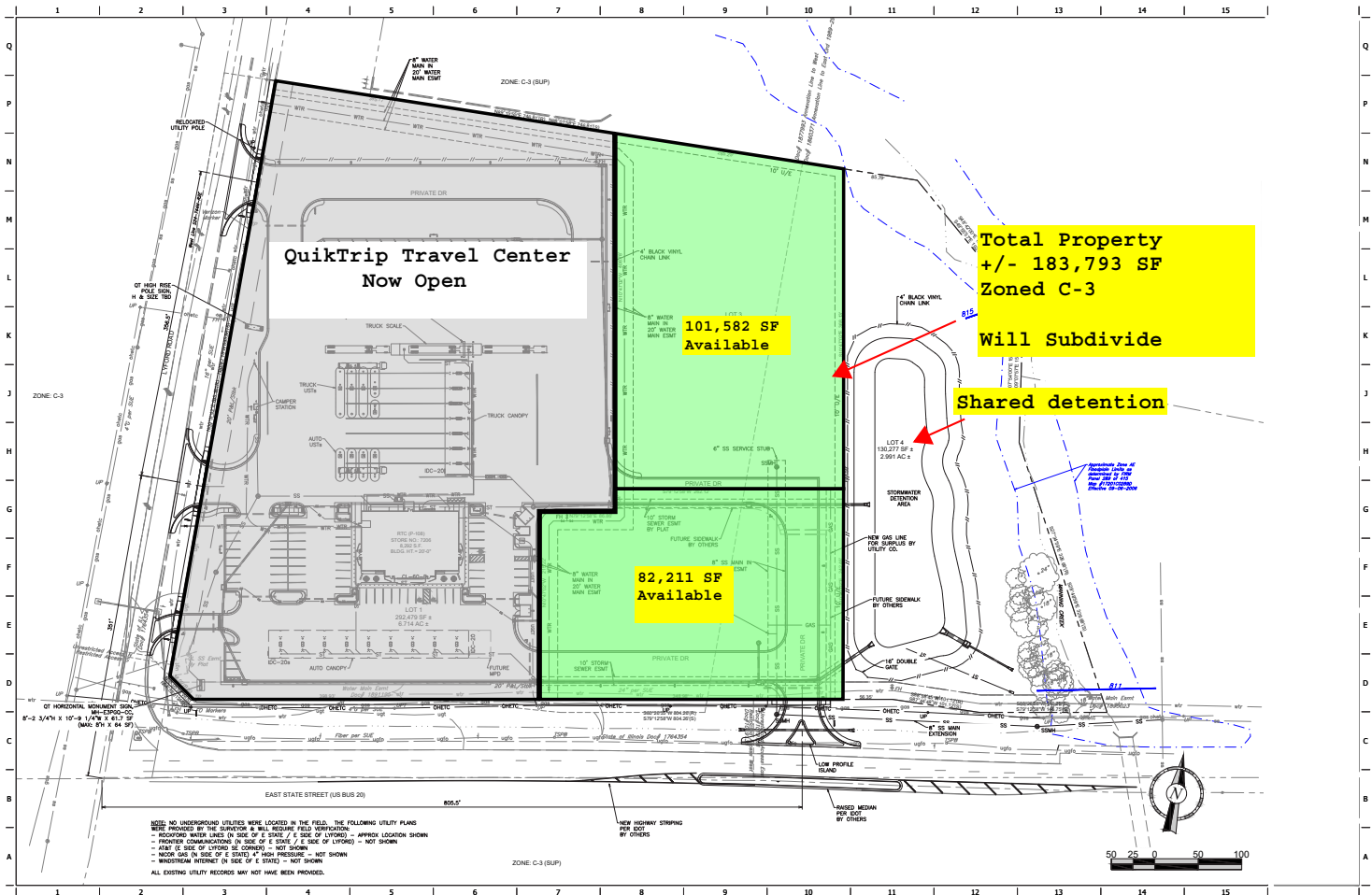
8060 E. State St. | Rockford, IL



Property Highlights

- + 1 - 4.22 acre sites for sale
- + Situated on Rockford’s prime retail corridor in newest retail growth area
- + New Hard Rock Casino opening 2024 on opposite corner
- + Across the street from AMC Showplace 16
- + QuikTrip Gas Station now open
- + Under 5 minutes to I-90
- + Strong average household income and daytime population
- + Zoned Rockford C3

Site Plan



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For Sale

Aerial

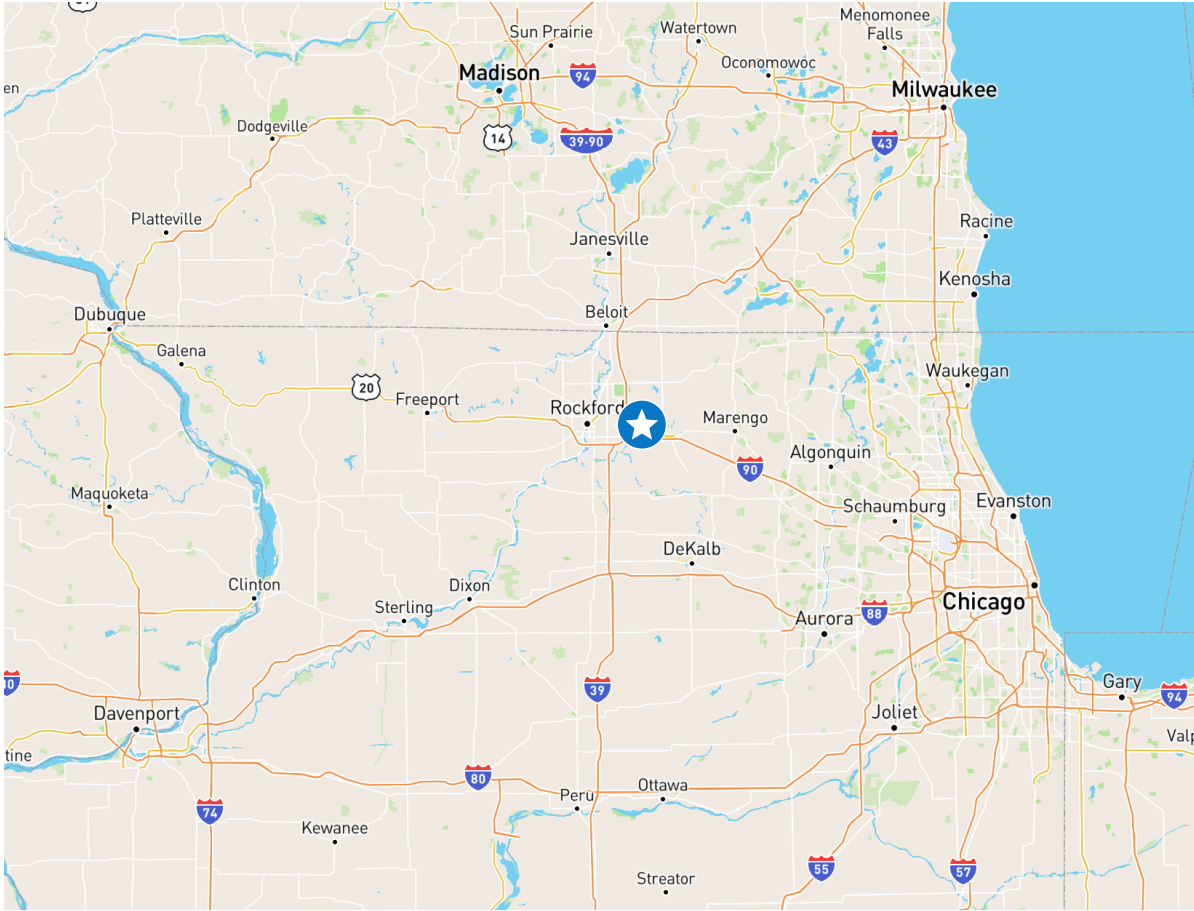


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For Sale

Maps



Demographics	1 Mile	3 Miles	5 Miles
Population	2,887	27,070	95,207
Average Household Income	\$94,246	\$102,802	\$97,064
Daytime Population	5,225	38,564	101,347
Employees	4,543	27,505	60,410

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