

ROBBINS PROPERTIES

Leasing Opportunity

5946 E. State Street, Rockford, IL 61108



- ◆ EXCELLENT ACCESS & VISIBILITY
- ◆ 6,000 SF (60' WIDE BY 100' DEEP)
- ◆ PARKING SPACES - 42 AND SHARED PARKING WITH SHOPPING CENTER
- ◆ GROWING TRADE AREA



ROBBINS PROPERTIES
Leasing • Property Management • Investment Sales

Mark Robbins, Principal

Phone: 615.301.6571

Mobile: 615.473.7731

www.robbsins-properties.com

mrobbsins@robbsins-properties.com

◆ THE VITAMIN SHOPPE IS CO-TENANT IN THIS PROPERTY.

◆ OTHER TENANTS IN SURROUNDING AREA INCLUDE: TARGET, HOME DEPOT, LOWES, KOHL'S, MARSHALL'S, WALGREENS, WAL-MART SUPER CENTER, OLD NAVY, SHOE CAR-NIVAL, PETCO, MICHAEL'S, SEARS, MACY'S, JC PENNEY, DICK'S, HOBBY LOBBY, BEST BUY, JOANN FABRICS, GUITAR CENTER, STARBUCKS, RED LOBSTER AND MANY OTHERS.

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6,000 SF
Available
(60' wide by 100' deep)
Will divide



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DEMOGRAPHICS

	<u>3 MILE</u>	<u>5 MILE</u>	<u>5 MILE</u>
POPULATION	59,795	149,816	223,239
AVG. HH			
INCOME	\$79,080	\$68,566	\$65,655

TRAFFIC COUNT— 33,660/DAY ON E. STATE

TRAFFIC COUNT— 23,000/DAY ON N. MULFORD

