

RARE BIG BOX OPPORTUNITY ALONG STATE STREET

REDEVELOPMENT OPPORTUNITY

Southwest Corner of State Street & Mulford Road | Rockford, IL



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PROPOSED SPACE AVAILABLE

Big Box Bldg	±105,939 SF*
Multi-Tenant Bldg I	±6,570 SF*
Multi-Tenant Bldg II	±6,720 SF*
Quick Service Restaurants	±2,100 SF & ±2,808 SF

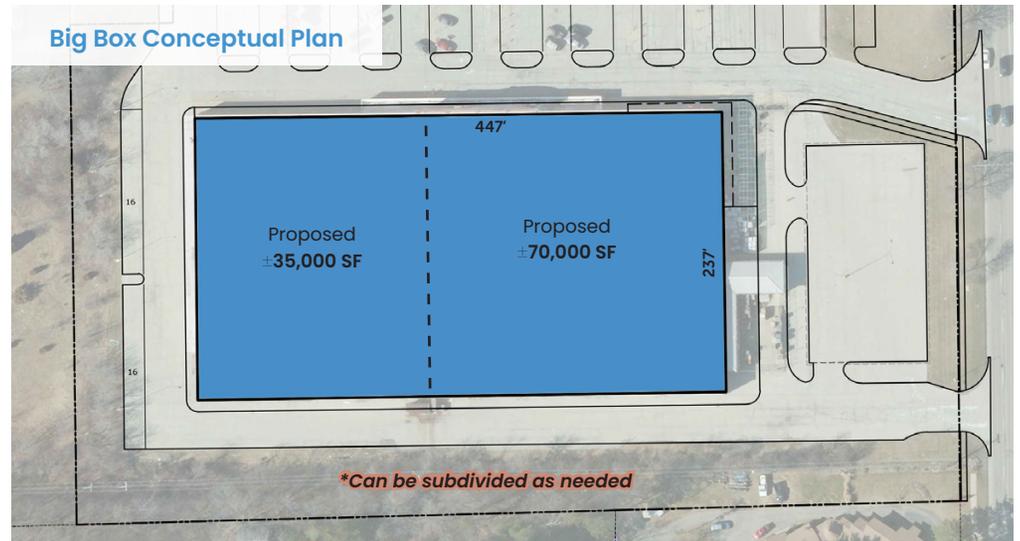
**Can be subdivided as needed*

SITE SUMMARY

- Rarely available big box space
- Pad sites available for Ground Lease or Build to Suit
- Nearly 50,000 VPD at one of highest traffic corners in market
- Great access from State Street (2 curb cuts) & Mulford Road (2 curb cuts)
- Across from Market Dominant Power Center (Top 10 by visits in State of IL)

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	61,592	148,391	274,402
Average HH Income	\$98,636	\$89,142	\$89,612
Daytime Population	68,366	161,514	283,789



MTB BUILDING PLAN



SURROUNDING TENANTS



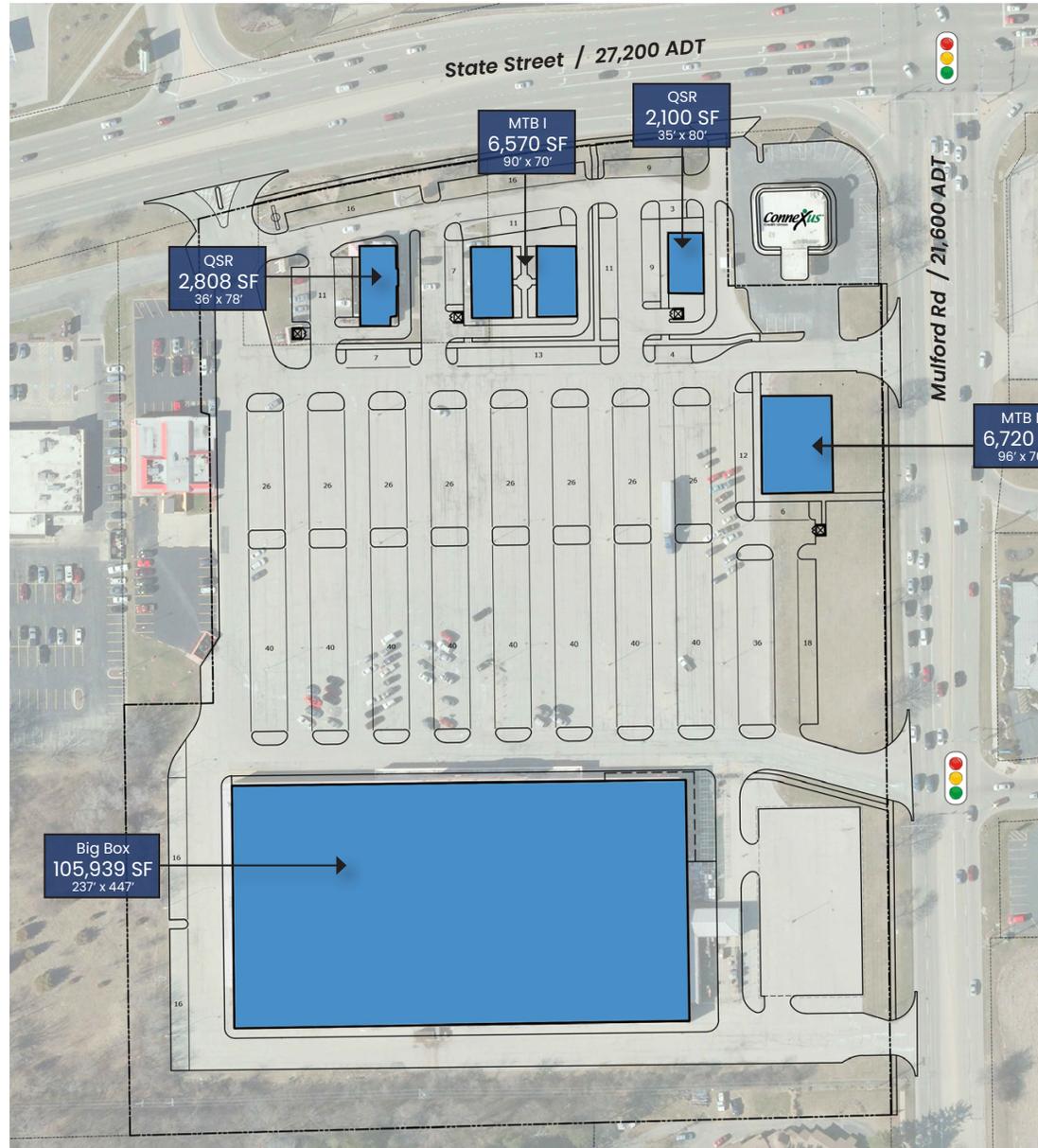
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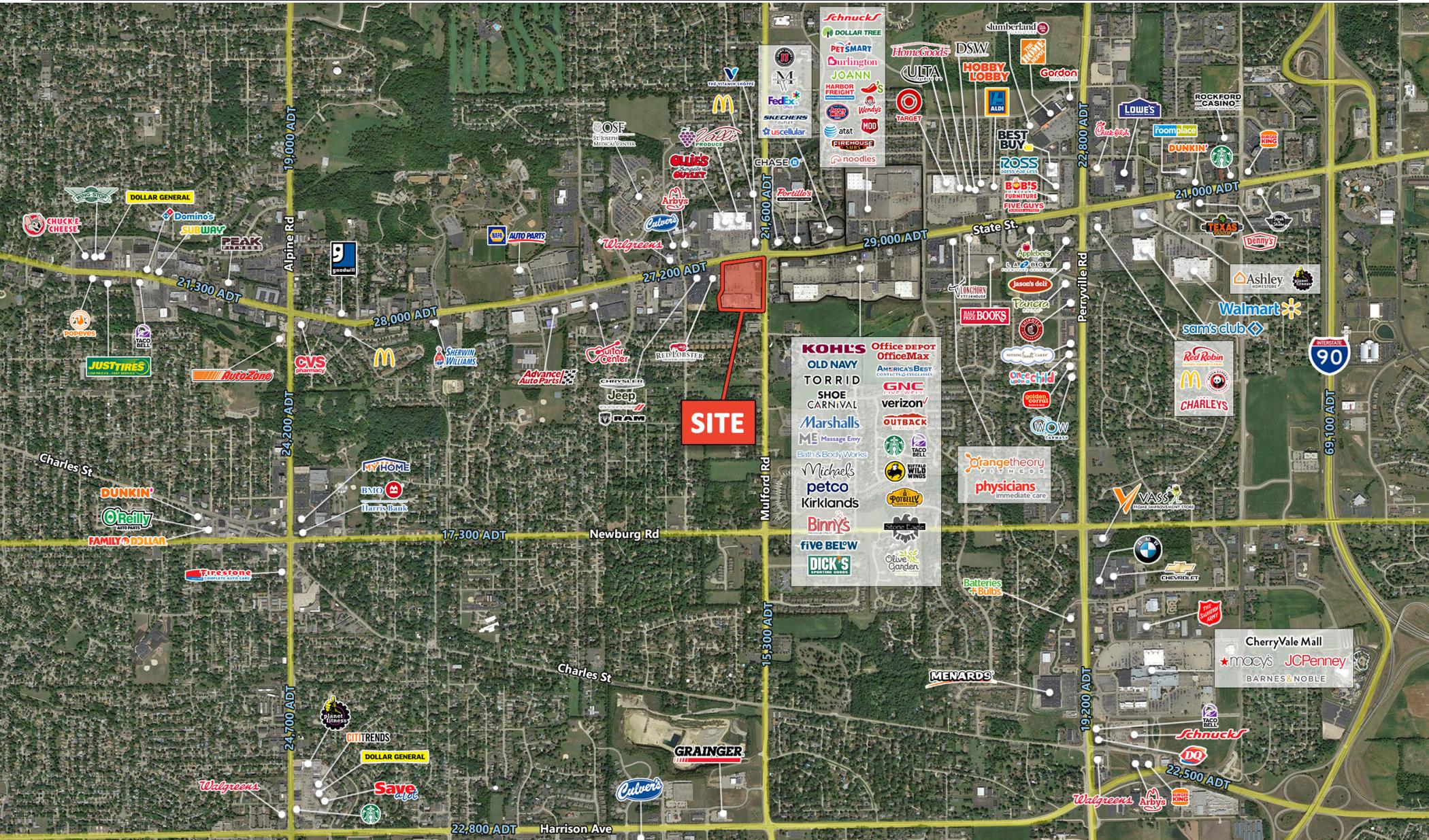
SITE PLAN CONCEPT



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FOR MORE
INFORMATION
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REALTY
RESOURCES
MEMBER

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