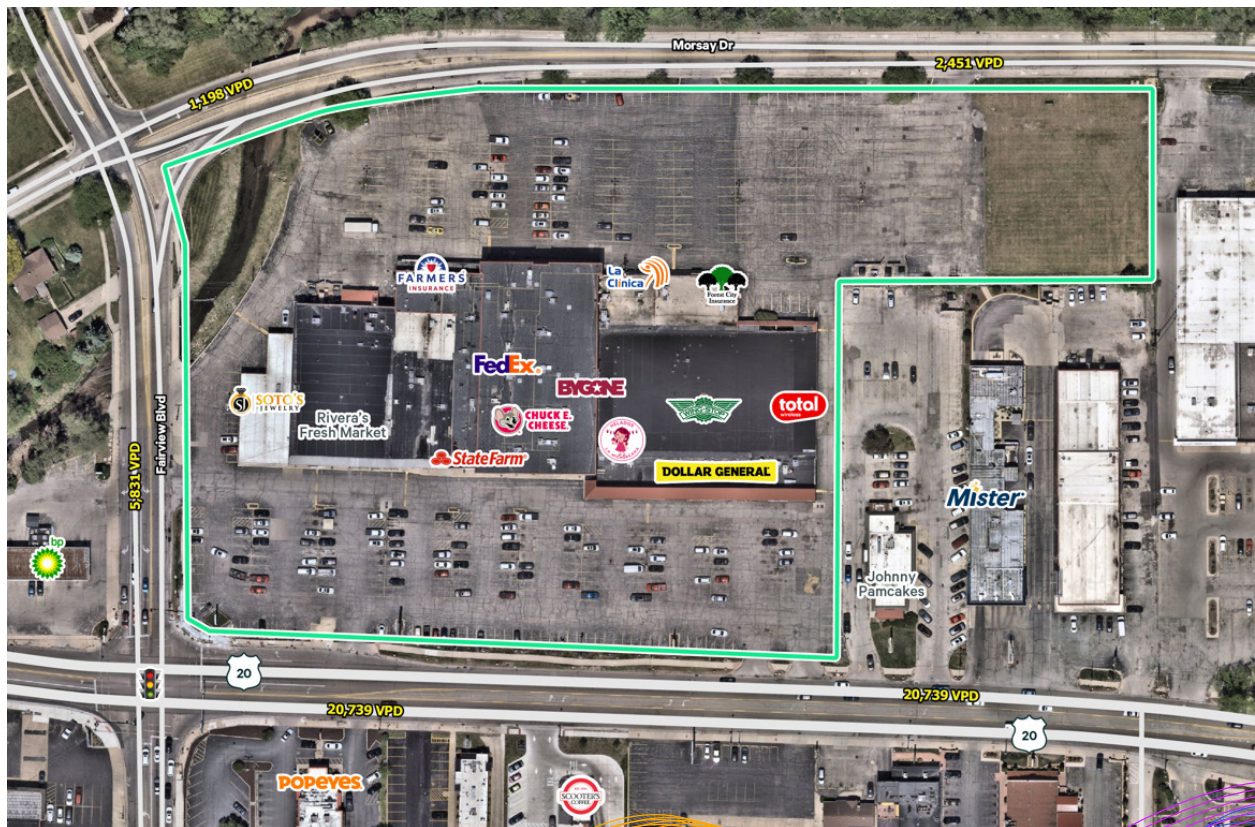


FOR LEASE

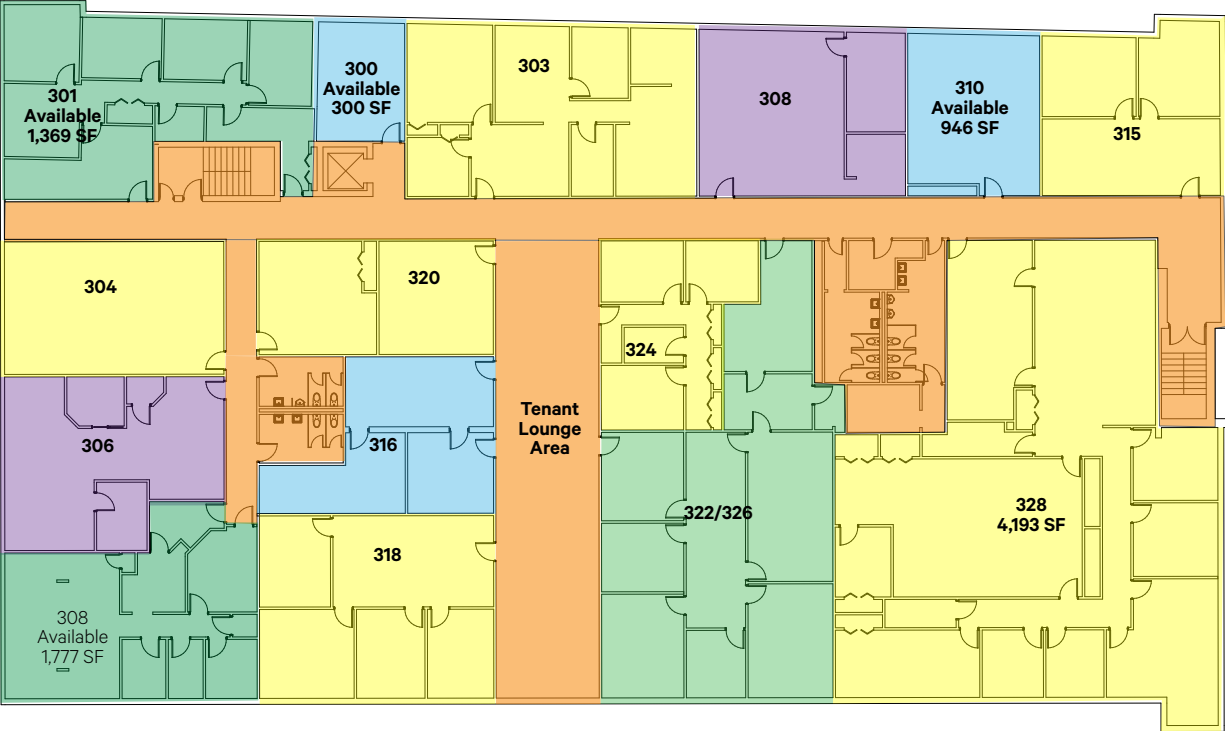
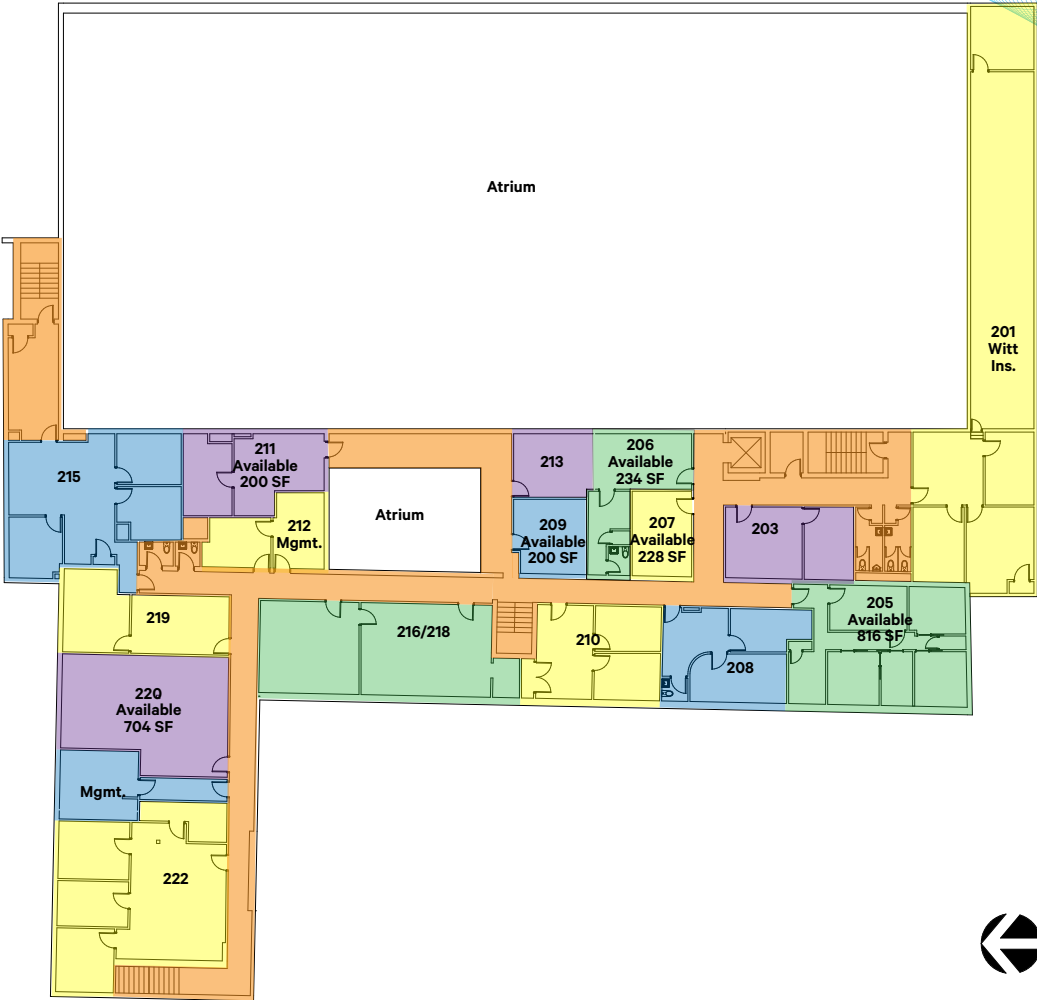
FAIRVIEW CENTER OFFICE CENTER

3600 E. STATE ST.
ROCKFORD, IL

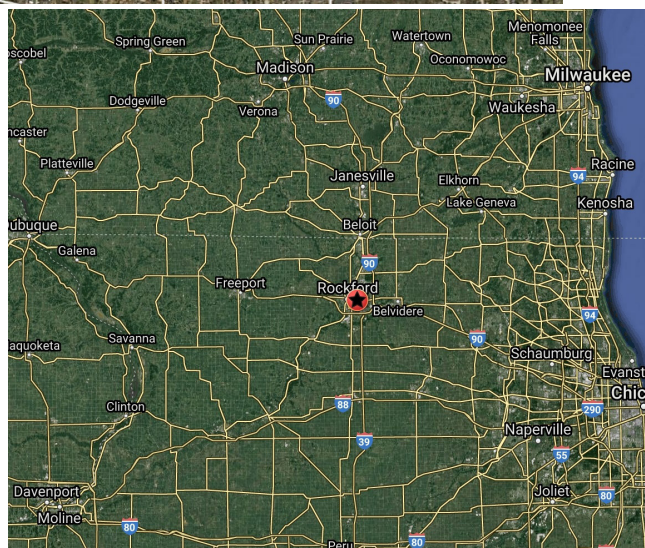
- + Available Office Spaces: 200 - 4,000 SF
- + Well-known shopping center in the heart of Rockford's east side shopping district
- + High E. State St. traffic counts
- + Pylon Signage on E. State St. available
- + Co-tenants include Dollar General, Wing-Stop, Rockford Fresh Market, Boost Mobile, Chuck E. Cheese, Retool and Edward Jones
- + Close to schools and residential neighborhoods
- + Under 4 miles to I-90/E. State St. interchange



OFFICE AVAILABLE SPACES



3600 E. STATE ST.
ROCKFORD, IL



East State St.	27,200 VPD
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DEMOGRAPHICS

 POPULATION	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	10,916	91,365	179,848
2030 Population - Five Year Projection	10,641	89,564	176,562
2020 Population - Census	11,450	93,957	185,540
2010 Population - Census	11,058	94,980	193,102
2020-2025 Annual Population Growth Rate	-0.76%	-0.45%	-0.50%
2025-2030 Annual Population Growth Rate	-0.51%	-0.40%	-0.37%
 HOUSEHOLDS			
2025 Households - Current Year Estimate	4,758	39,307	77,121
2030 Households - Five Year Projection	4,743	39,304	77,318
2020 Households - Census	4,742	38,846	76,182
2010 Households - Census	4,727	39,293	77,069
2020-2025 Compound Annual Household Growth Rate	0.05%	0.19%	0.20%
2025-2030 Annual Household Growth Rate	-0.06%	0.00%	0.05%
2025 Average Household Size	2.25	2.29	2.29
 HOUSEHOLD INCOME			
2025 Average Household Income	\$87,010	\$79,443	\$80,357
2030 Average Household Income	\$95,928	\$87,389	\$88,396
2025 Median Household Income	\$69,891	\$60,719	\$60,041
2030 Median Household Income	\$78,468	\$65,983	\$65,129
2025 Per Capita Income	\$37,360	\$34,297	\$34,670
2030 Per Capita Income	\$42,071	\$38,468	\$38,936
 HOUSING UNITS			
2025 Housing Units	5,022	43,181	84,073
2025 Vacant Housing Units	264 5.3%	3,874 9.0%	6,952 8.3%
2025 Occupied Housing Units	4,758 94.7%	39,307 91.0%	77,121 91.7%
2025 Owner Occupied Housing Units	3,422 68.1%	22,160 51.3%	44,829 53.3%
2025 Renter Occupied Housing Units	1,336 26.6%	17,147 39.7%	32,292 38.4%
 EDUCATION			
2025 Population 25 and Over	7,419	62,326	124,341
HS and Associates Degrees	4,466 60.2%	38,298 61.4%	77,662 62.5%
Bachelor's Degree or Higher	2,290 30.9%	16,682 26.8%	31,645 25.5%
 PLACE OF WORK			
2025 Businesses	411	3,361	6,439
2025 Employees	4,252	51,002	104,169

