

3940 E State Street Rockford, IL



PROPERTY HIGHLIGHTS

Excellent opportunity to redevelop 0.8-acre former gas station site strategically positioned on a main retail corridor! Located at the signaled intersection of E State Street and Fairview Rd. Great fast-food location!

BUILDING SF	1,375
LAND SF	34,412
YEAR BUILT	~1990
PARKING	+10 Spaces
TRAFFIC COUNTS	28,150 VPD

SIGNAGE TYPE	Pylon
1-MILE (POP.)	10,238
3-MILE (POP.)	98,217
MED. INCOME	\$59,584
SPACE USE	Gas/Convenience



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EXCEPTIONAL RETAIL LOCATION

Excellent location at signalized intersection on busy thoroughfare with over 20,000 vehicles per day. C3 Zoning allows for numerous uses. Ideal location for fast food, drive through, or other retail uses. Seller will provide environmental indemnity.



LEGAL INFORMATION

TAX PARCEL ID	12-30-204-001
2022 RE TAXES	\$13,187
ZONING	C3 - Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller’s Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller’s Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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