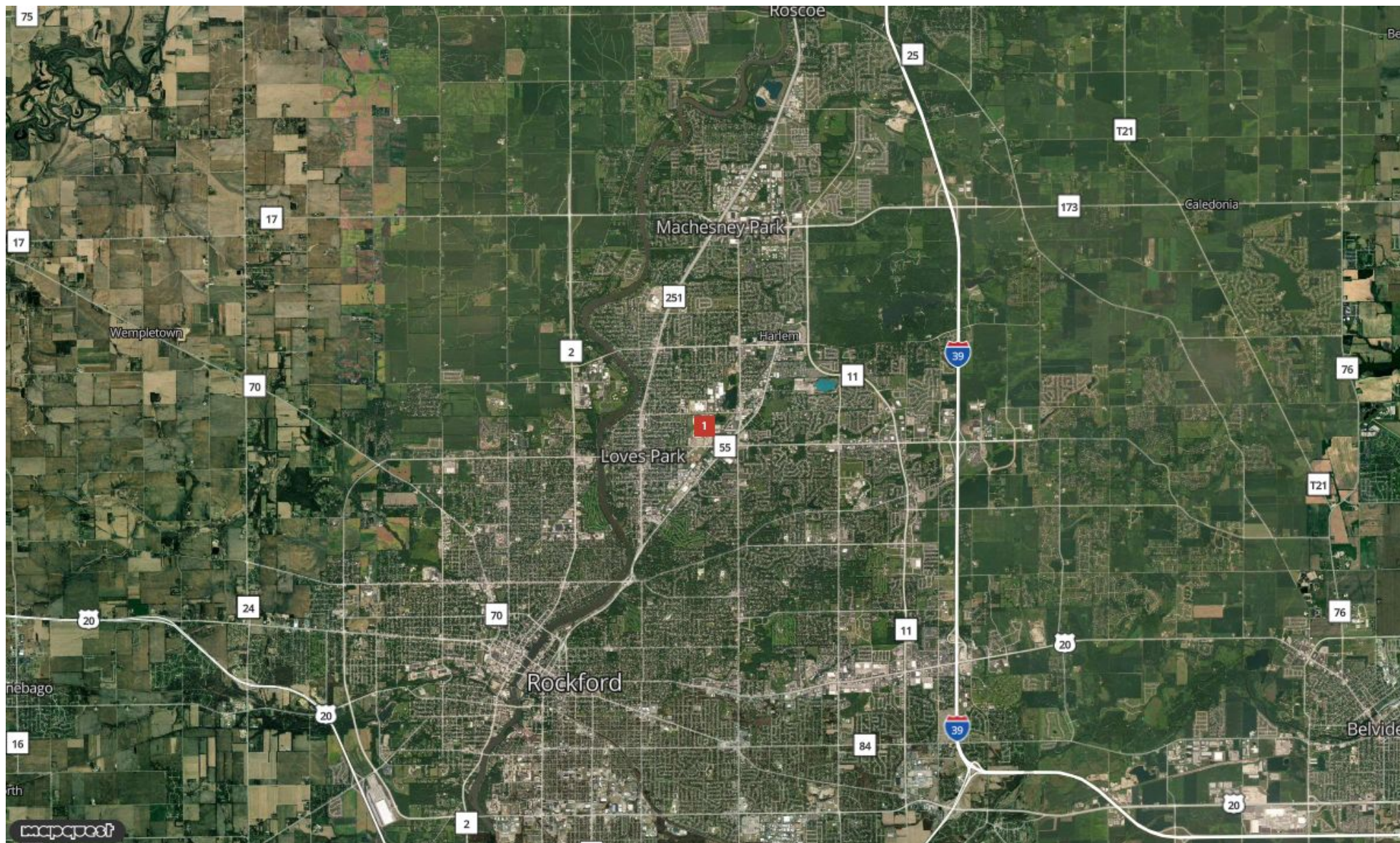
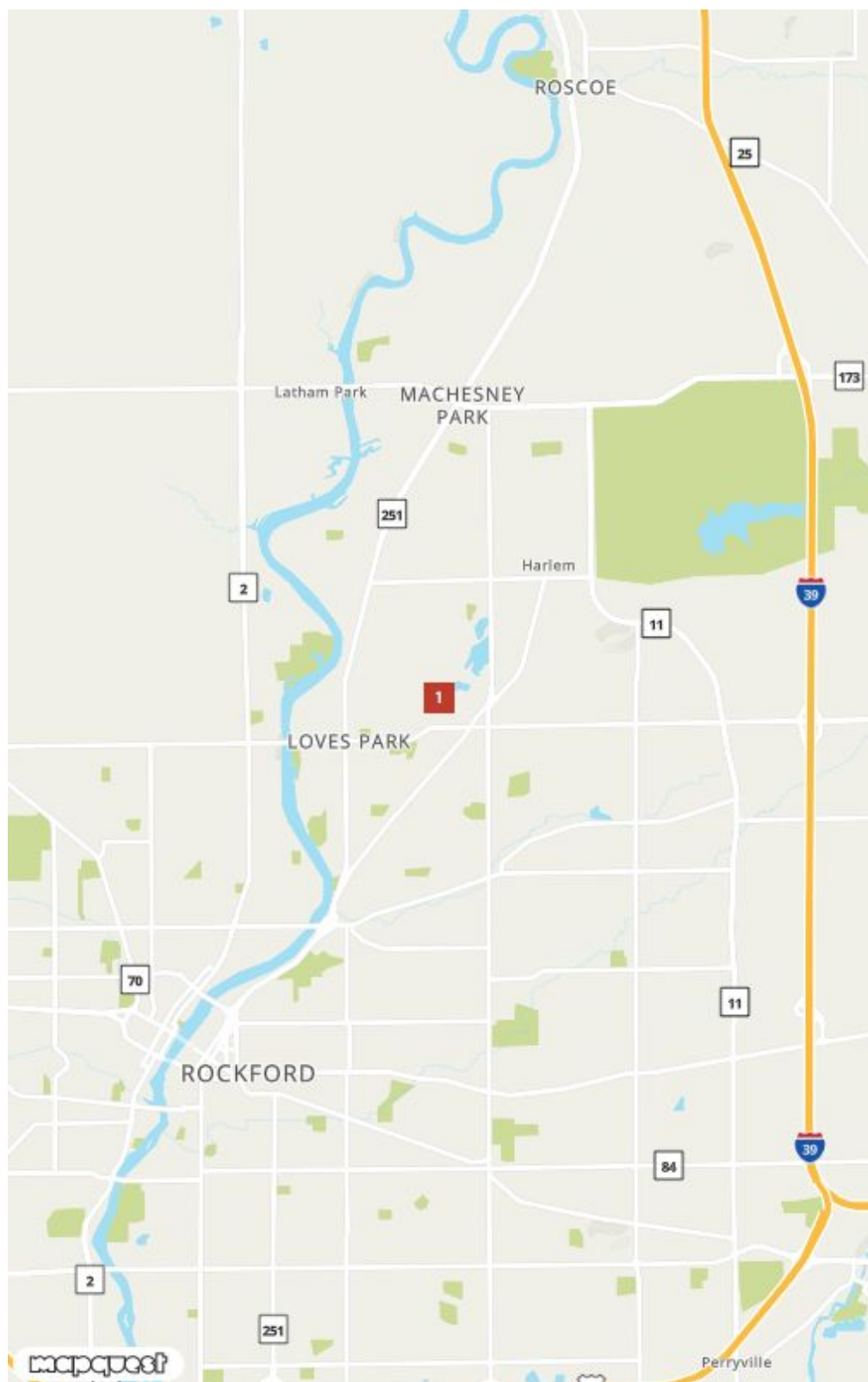


Report for 6212 Material Ave, L...



Report for 6212 Material Ave, L...



1



6212 Material Ave
Loves Park, IL 61111



6212 Material Ave.



6212 Material Ave.

6212 Material Ave
Loves Park, IL 61111



Bobby Walsh
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6212 Material Ave

Dickerson Nieman Commercial

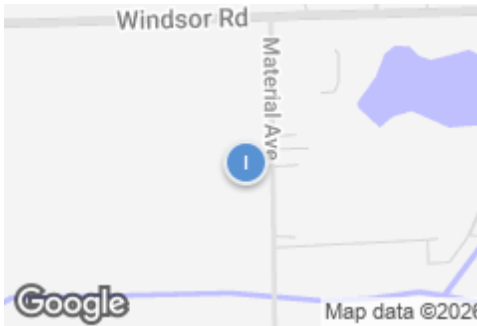
6277 E. Riverside Rockford, IL 61114 | 815-877-5995

6212 Material Ave.

6212 Material Ave, Loves Park, IL, 61111

Industrial: Warehouse/Office

Prepared on August 31, 2026



Property Features

Sub Type	Warehouse/Office	County	Winnebago
Zoning	IL	Yard	-
Building Status	Existing	Electricity	-
Building Size	35,600 SF	Clear Height	-
Land Size	1.75 Acres / 76,144 SF	Ceiling Height	-
Number of Buildings	1	Dock High Doors	Not present
Number of Floors	1	Grade Level Doors	4
Year Built	1964	Rail Doors	Not present
Primary Constr. Type	Masonry	Sprinklers	-
Occupancy Type	Single Tenant	Water	Yes
Parcels	12-05-101-003	Sanitary Sewer	Yes
Legal Owner	Big Properties LLC	Floor Size	34,521 SF
Submarket	-		

Listings

1 Listing | --- | \$1,635,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Industrial	-	-	\$1,635,000	Now	-	-	-	-	-	-

Contact



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773-551-2366
bobbyw@dickersonnieman.com

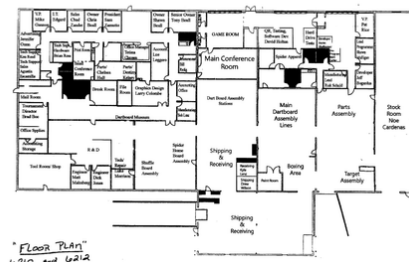
Industrial For Sale

Industrial / Flex Facility | Loves Park, IL

6212 Material Ave, Loves Park, IL, 61111

Industrial: Warehouse/Office For Sale

Prepared on August 31, 2026



Listing Details | Industrial For Sale

Secondary Uses	Flex/R&D
Total Available Space	Unknown
Asking Price	\$1,635,000
Listing Price Per SF	\$45.93
Cap Rate (Actual)	-
Signage	On Building
Show Instructions	Call broker
Vacant	Yes
Available Date	Now

Date Listed	8/31/2026
Last Modified	8/31/2026
Listing ID	45550295
Electric Service	-
Clear Height	-
Ceiling Height	-
Dock High Doors	Not present
Grade Level Doors	4
Parking Spaces	-

Property Details

Property Type	Industrial
Sub Type	Warehouse/Office
Zoning	IL
Building Status	Existing
Building Size	35,600 SF
Land Size	1.75 Acres / 76,144 SF
Number of Buildings	1
Floors	1

Year Built	1964
Primary Construction	Masonry
Occupancy Type	Single Tenant
Parcels	12-05-101-003
Legal Owner	Big Properties LLC
Submarket	-
County	Winnebago
Floor Size	34,521 SF

Description

34,040 SF industrial/flex building situated on 1.75 acres in the established Loves Park industrial corridor, offered for sale at \$1,635,000 (\$48.03/SF).

The property offers a versatile combination of office and warehouse space with convenient access to I-90 and the greater Rockford market:

- ±20,000 SF office + ±14,040 SF warehouse/industrial space
- 16' clear height
- 2 loading docks + 2 drive-in doors
- Ample on-site parking
- Light Industrial zoning
- Ideal for manufacturing, distribution, contractors, engineering, corporate office, assembly, service, wholesale, or flex users
- Located within the Loves Park-Machesney Park Enterprise Zone, offering potential incentives for qualifying investment and improvements, including sales-tax benefits on eligible building materials
- Potential TIF incentives may be available for qualifying redevelopment projects
- Loves Park maintains a 0% municipal property-tax levy and actively promotes business expansion and...

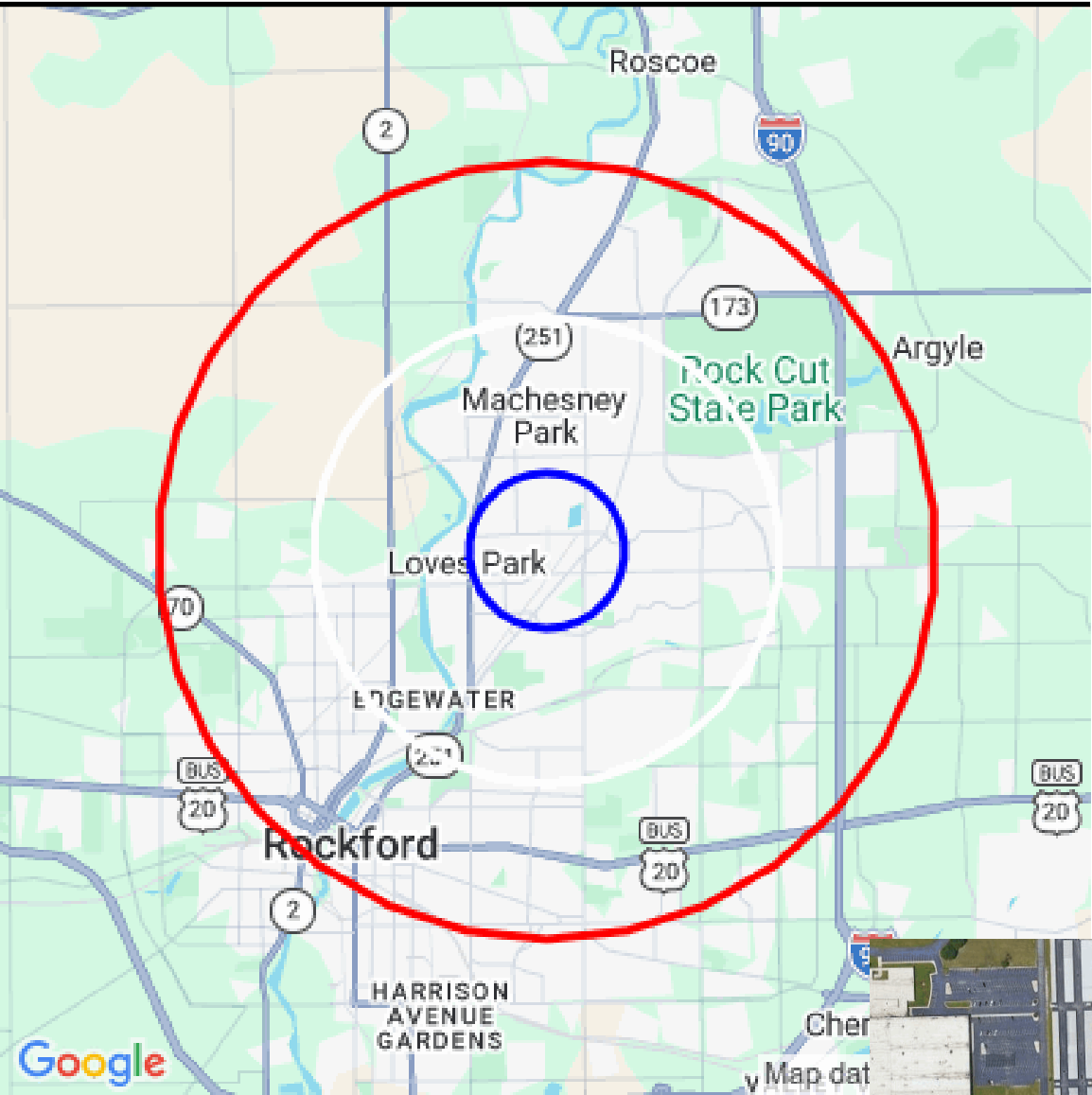
Contact



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6212 Material Ave.

Demographic Report



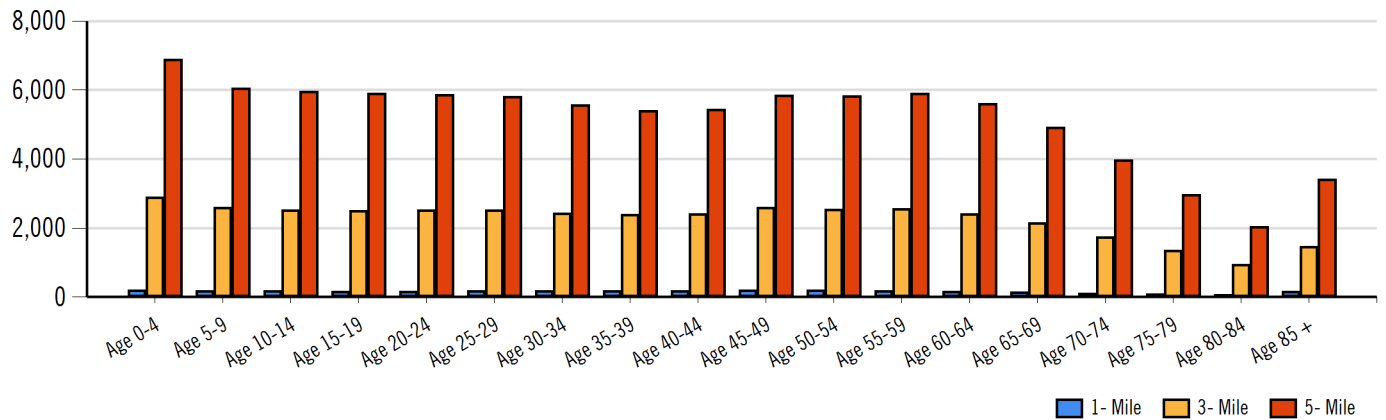
6212 Material Ave.

Population

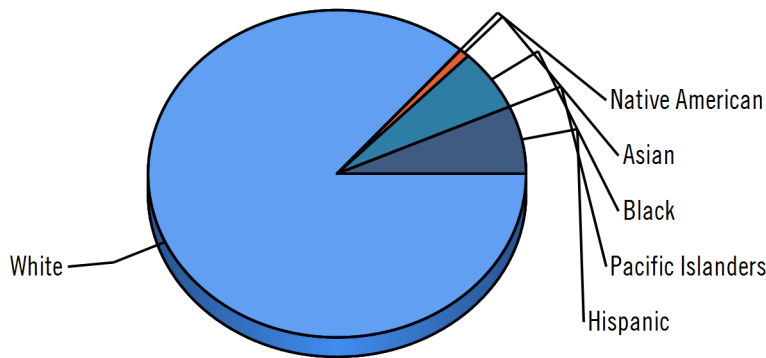
Distance	Male	Female	Total
1- Mile	1,499	1,671	3,170
3- Mile	19,961	20,800	40,761
5- Mile	45,634	47,970	93,604



Population by Distance and Age (2020)

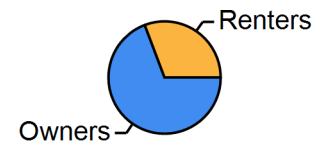


Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

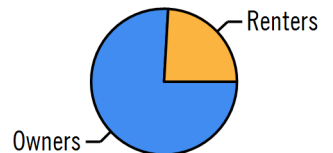
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



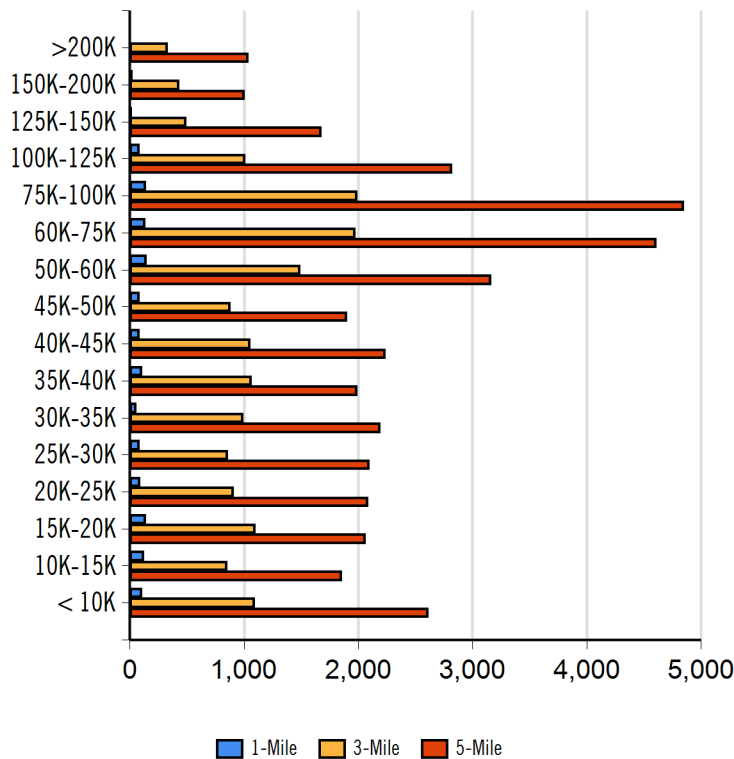
Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,575	113	2.04 %
3-Mile	19,565	1,214	4.43 %
5-Mile	44,472	2,422	4.63 %

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	9	7	80	319	69	178	112	16	124	392	74	18	120
3-Mile	57	54	1,204	3,936	586	2,366	1,030	454	1,678	4,486	1,306	276	1,520
5-Mile	83	106	2,165	9,009	1,344	5,075	2,109	1,000	3,486	10,759	3,418	1,009	3,219

Household Income



Radius	Median Household Income
1-Mile	\$40,928.30
3-Mile	\$51,210.40
5-Mile	\$52,134.92

Radius	Average Household Income
1-Mile	\$49,554.10
3-Mile	\$60,399.00
5-Mile	\$62,485.45

Radius	Aggregate Household Income
1-Mile	\$66,744,183.76
3-Mile	\$962,117,470.40
5-Mile	\$2,400,594,468.53

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,208	27,647	62,870
High School Grad	841	9,270	19,295
Some College	504	6,486	14,795
Associates	124	1,877	4,395
Bachelors	205	3,511	9,596
Masters	31	1,189	3,782
Prof. Degree	24	649	1,705
Doctorate	4	44	194

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	45 %	99 %	123 %
Teen's	28 %	69 %	83 %
Expensive Homes	0 %	7 %	9 %
Mobile Homes	7 %	15 %	11 %
New Homes	1 %	32 %	52 %
New Households	28 %	56 %	70 %
Military Households	0 %	6 %	4 %
Households with 4+ Cars	38 %	69 %	76 %
Public Transportation Users	5 %	7 %	13 %
Young Wealthy Households	0 %	1 %	11 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	57,167,983		733,395,874		1,746,837,299	
Average annual household	41,414		45,353		45,891	
Food	5,506	13.30 %	5,939	13.10 %	6,002	13.08 %
Food at home	3,734		3,945		3,975	
Cereals and bakery products	530		559		564	
Cereals and cereal products	189		199		201	
Bakery products	340		360		363	
Meats poultry fish and eggs	761		794		798	
Beef	178		186		187	
Pork	140		145		145	
Poultry	143		149		150	
Fish and seafood	119		125		126	
Eggs	62		65		65	
Dairy products	366		392		396	
Fruits and vegetables	748		794		801	
Fresh fruits	110		117		118	
Processed vegetables	148		155		156	
Sugar and other sweets	137		146		147	
Fats and oils	119		125		126	
Miscellaneous foods	704		744		749	
Nonalcoholic beverages	326		341		343	
Food away from home	1,772		1,993		2,026	
Alcoholic beverages	274		317		323	
Housing	15,499	37.42 %	16,614	36.63 %	16,757	36.51 %
Shelter	9,298		10,000		10,087	
Owned dwellings	5,237		5,855		5,923	
Mortgage interest and charges	2,517		2,891		2,942	
Property taxes	1,757		1,966		1,988	
Maintenance repairs	962		997		992	
Rented dwellings	3,422		3,397		3,399	
Other lodging	638		748		763	
Utilities fuels	3,828		4,005		4,022	
Natural gas	345		368		371	
Electricity	1,568		1,616		1,620	
Fuel oil	144		153		153	
Telephone services	1,180		1,243		1,248	
Water and other public services	588		624		628	
Household operations	996	2.40 %	1,103	2.43 %	1,119	2.44 %
Personal services	261		303		312	
Other household expenses	735		799		806	
Housekeeping supplies	525		558		563	
Laundry and cleaning supplies	146		153		155	
Other household products	300		323		327	
Postage and stationery	78		81		81	
Household furnishings	850		945		965	
Household textiles	63		69		71	
Furniture	164		194		201	
Floor coverings	20		23		23	
Major appliances	132		138		137	
Small appliances	78		83		84	
Miscellaneous	390		436		446	
Apparel and services	1,084	2.62 %	1,189	2.62 %	1,215	2.65 %
Men and boys	194		221		229	
Men 16 and over	158		183		189	
Boys 2 to 15	35		38		39	
Women and girls	408		436		441	



6212 Material Ave.



Dickerson Nieman Commercial		6277 E. Riverside Rockford, IL 61114 815-877-5995	
Women 16 and over	337	362	368
Girls 2 to 15	71	73	73
Children under 2	83	86	87

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	57,167,983		733,395,874		1,746,837,299	
Average annual household	41,414		45,353		45,891	
Transportation	5,731	13.84 %	6,246	13.77 %	6,314	13.76 %
Vehicle purchases	1,236		1,395		1,424	
Cars and trucks new	633		714		721	
Cars and trucks used	572		643		664	
Gasoline and motor oil	1,910		2,032		2,046	
Other vehicle expenses	2,228		2,408		2,424	
Vehicle finance charges	144		162		164	
Maintenance and repairs	756		821		829	
Vehicle insurance	1,068		1,136		1,138	
Vehicle rental leases	258		287		292	
Public transportation	357		409		419	
Health care	3,396	8.20 %	3,625	7.99 %	3,640	7.93 %
Health insurance	2,274		2,401		2,407	
Medical services	671		741		748	
Drugs	343		366		367	
Medical supplies	108		116		116	
Entertainment	2,449	5.91 %	2,697	5.95 %	2,731	5.95 %
Fees and admissions	398		476		488	
Television radios	948		1,000		1,004	
Pets toys	898		982		995	
Personal care products	524		577		587	
Reading	49		51		52	
Education	904		1,065		1,097	
Tobacco products	406		404		402	
Miscellaneous	672	1.62 %	743	1.64 %	745	1.62 %
Cash contributions	1,164		1,271		1,271	
Personal insurance	3,750		4,612		4,748	
Life and other personal insurance	138		157		159	
Pensions and Social Security	3,612		4,454		4,588	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	5,239	4,806	8.58 %	1,771	3,145	3,498	1,741	819
3-Mile	2020	27,910	25,484	8.91 %	7,711	18,534	20,667	7,243	4,123
5-Mile	2020	52,754	48,165	8.86 %	15,104	34,465	38,595	14,159	8,104
1-Mile	2023	4,338	4,806	-10.19 %	1,463	2,608	3,085	1,253	1,964
3-Mile	2023	23,097	25,484	-9.87 %	6,362	15,355	18,132	4,965	10,252
5-Mile	2023	43,806	48,165	-9.52 %	12,522	28,628	33,718	10,088	19,579

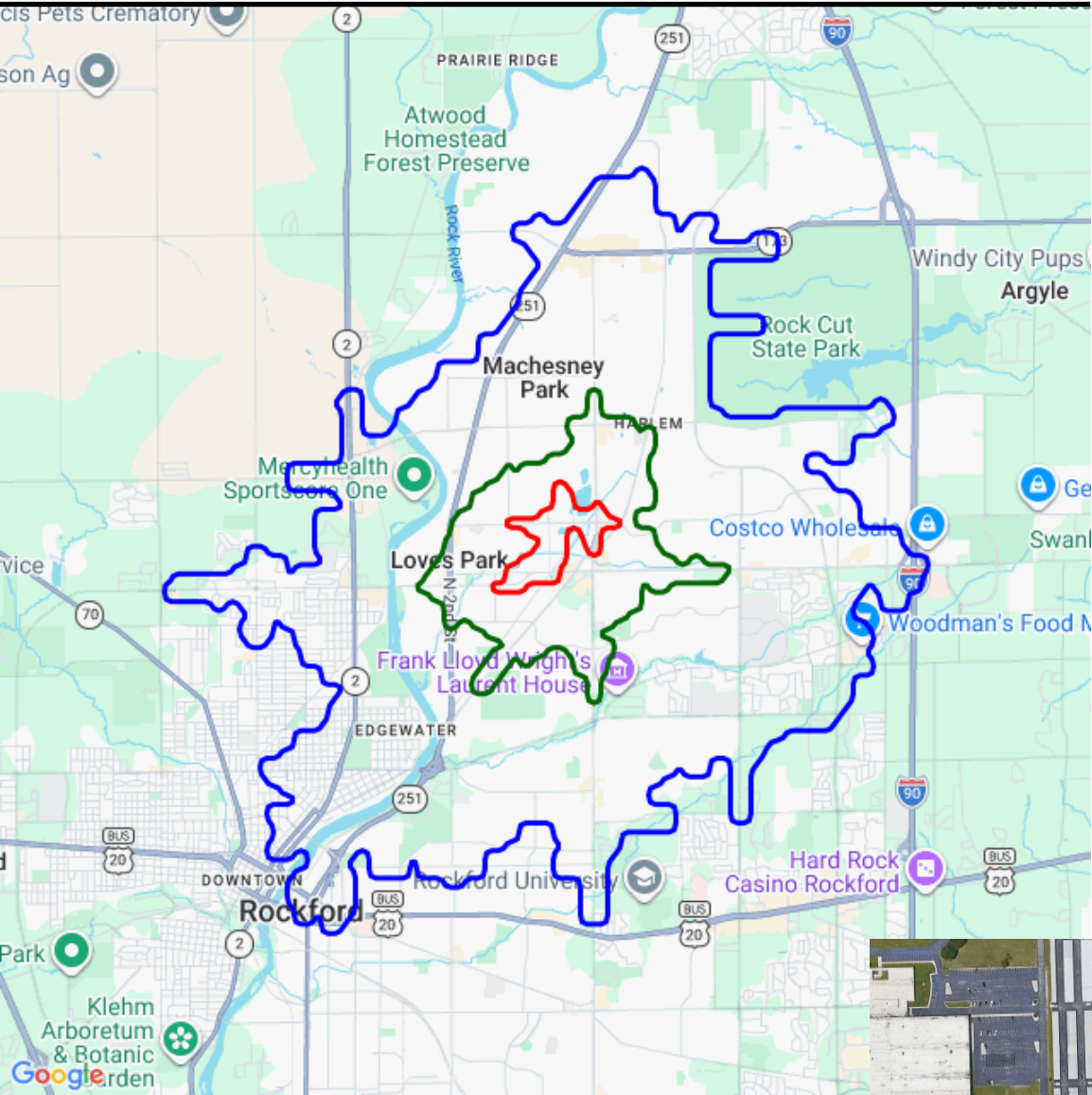


Bobby Walsh
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773-551-2366



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Demographic Report



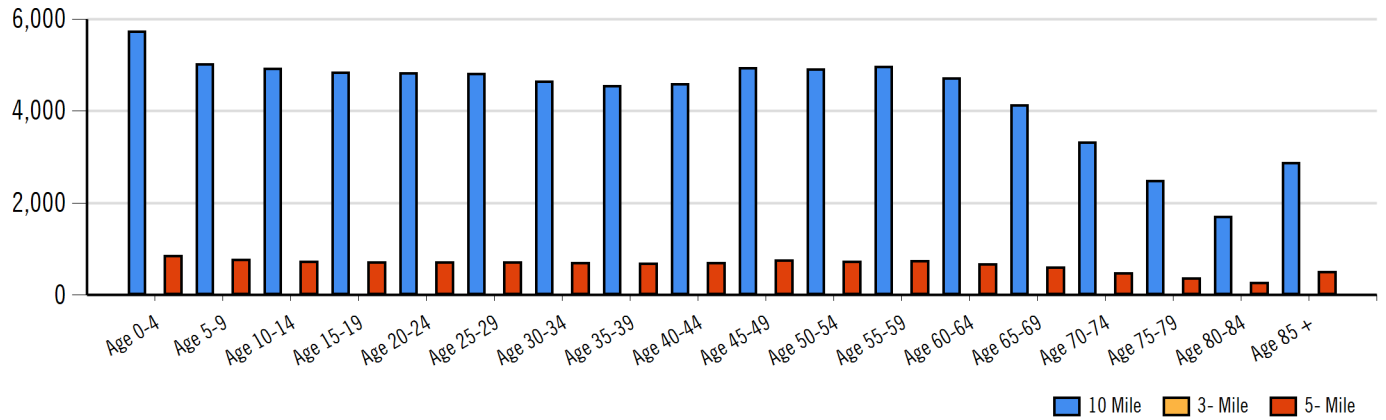
6212 Material Ave.

Population

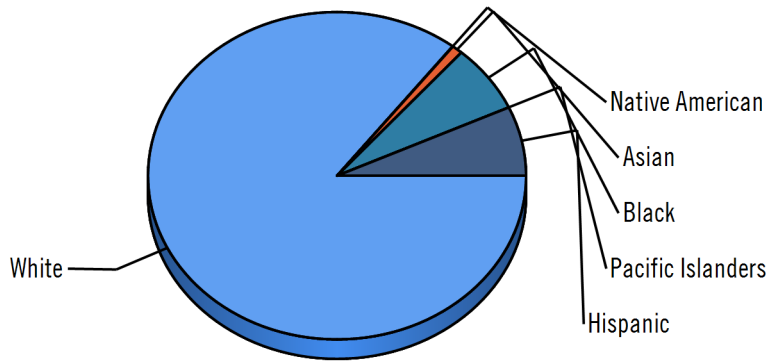
Distance	Male	Female	Total
3- Minute	199	215	414
5- Minute	5,736	6,266	12,002
10 Minute	38,189	40,055	78,244



Population by Distance and Age (2020)

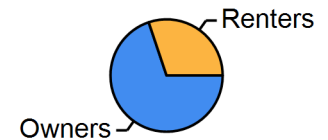


Ethnicity within 5 Minute

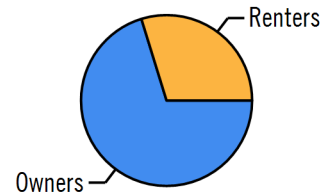


White Native American Asian Black Pacific Islanders Hispanic

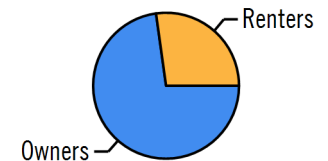
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



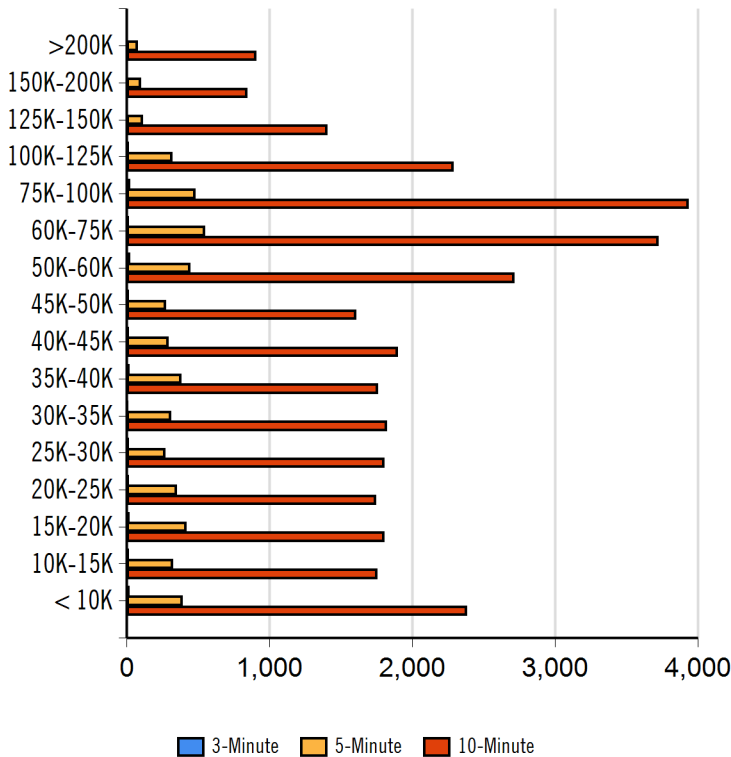
Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	199	15	0.56 %
5-Minute	5,823	359	2.89 %
10-Minute	37,368	2,078	4.14 %

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	0	0	4	34	6	23	16	2	18	59	11	2	16
5-Minute	22	16	283	1,049	229	728	390	130	533	1,385	332	62	470
10-Minute	75	98	1,831	7,452	1,149	4,259	1,794	925	3,077	9,016	2,763	882	2,684

Household Income



Radius	Median Household Income
3-Minute	\$43,149.50
5-Minute	\$49,512.61
10-Minute	\$51,398.46

Radius	Average Household Income
3-Minute	\$49,135.00
5-Minute	\$55,153.52
10-Minute	\$60,967.61

Radius	Aggregate Household Income
3-Minute	\$8,908,463.25
5-Minute	\$266,340,801.58
10-Minute	\$2,003,273,117.25

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	292	8,148	52,839
High School Grad	117	2,875	15,998
Some College	69	1,886	12,378
Associates	17	502	3,706
Bachelors	28	969	8,045
Masters	3	236	3,203
Prof. Degree	3	155	1,492
Doctorate	0	10	160

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	10 %	70 %	109 %
Teen's	7 %	48 %	71 %
Expensive Homes	0 %	0 %	5 %
Mobile Homes	5 %	13 %	10 %
New Homes	0 %	4 %	40 %
New Households	8 %	42 %	65 %
Military Households	0 %	2 %	3 %
Households with 4+ Cars	8 %	49 %	66 %
Public Transportation Users	4 %	10 %	14 %
Young Wealthy Households	0 %	0 %	11 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	7,654,703		215,117,147		1,470,388,880	
Average annual household	41,568		43,724		45,338	
Food	5,544	13.34 %	5,762	13.18 %	5,943	13.11 %
Food at home	3,768		3,860		3,944	
Cereals and bakery products	534		547		559	
Cereals and cereal products	192		195		199	
Bakery products	342		351		360	
Meats poultry fish and eggs	765		781		793	
Beef	179		183		185	
Pork	141		143		144	
Poultry	143		147		149	
Fish and seafood	121		123		126	
Eggs	63		64		65	
Dairy products	371		382		394	
Fruits and vegetables	760		776		794	
Fresh fruits	111		114		117	
Processed vegetables	150		152		155	
Sugar and other sweets	139		142		146	
Fats and oils	121		123		125	
Miscellaneous foods	706		728		743	
Nonalcoholic beverages	329		335		341	
Food away from home	1,776		1,902		1,999	
Alcoholic beverages	272		299		318	
Housing	15,503	37.30 %	16,154	36.95 %	16,592	36.60 %
Shelter	9,300		9,718		9,987	
Owned dwellings	5,301		5,610		5,825	
Mortgage interest and charges	2,560		2,744		2,891	
Property taxes	1,771		1,881		1,954	
Maintenance repairs	969		984		980	
Rented dwellings	3,388		3,409		3,408	
Other lodging	610		698		753	
Utilities fuels	3,855		3,934		3,984	
Natural gas	353		359		366	
Electricity	1,571		1,596		1,609	
Fuel oil	145		149		152	
Telephone services	1,191		1,218		1,234	
Water and other public services	593		609		621	
Household operations	980	2.36 %	1,055	2.41 %	1,103	2.43 %
Personal services	250		283		306	
Other household expenses	730		772		796	
Housekeeping supplies	519		542		559	
Laundry and cleaning supplies	146		150		154	
Other household products	298		312		323	
Postage and stationery	74		79		81	
Household furnishings	847		903		956	
Household textiles	63		66		71	
Furniture	155		179		199	
Floor coverings	20		21		23	
Major appliances	140		137		135	
Small appliances	77		81		83	
Miscellaneous	391		415		442	
Apparel and services	1,072	2.58 %	1,138	2.60 %	1,208	2.66 %
Men and boys	192		208		226	
Men 16 and over	158		171		187	
Boys 2 to 15	34		37		39	
Women and girls	407		423		440	



6212 Material Ave.



Dickerson Nieman Commercial		6277 E. Riverside Rockford, IL 61114 815-877-5995	
Women 16 and over	335	351	367
Girls 2 to 15	72	72	73
Children under 2	82	85	86

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	7,654,703		215,117,147		1,470,388,880	
Average annual household	41,568		43,724		45,338	
Transportation	5,820	14.00 %	6,040	13.81 %	6,227	13.73 %
Vehicle purchases	1,293		1,333		1,400	
Cars and trucks new	662		685		703	
Cars and trucks used	598		612		659	
Gasoline and motor oil	1,946		1,987		2,023	
Other vehicle expenses	2,229		2,333		2,389	
Vehicle finance charges	145		155		162	
Maintenance and repairs	765		795		818	
Vehicle insurance	1,056		1,106		1,119	
Vehicle rental leases	262		275		288	
Public transportation	350		386		414	
Health care	3,453	8.31 %	3,532	8.08 %	3,586	7.91 %
Health insurance	2,309		2,350		2,375	
Medical services	684		712		734	
Drugs	352		357		360	
Medical supplies	108		112		115	
Entertainment	2,472	5.95 %	2,592	5.93 %	2,691	5.94 %
Fees and admissions	398		444		479	
Television radios	953		978		993	
Pets toys	907		946		980	
Personal care products	528		554		580	
Reading	48		50		51	
Education	851		991		1,098	
Tobacco products	406		405		401	
Miscellaneous	667	1.60 %	716	1.64 %	734	1.62 %
Cash contributions	1,186		1,235		1,252	
Personal insurance	3,741		4,250		4,652	
Life and other personal insurance	141		150		157	
Pensions and Social Security	3,600		4,100		4,494	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	215	198	3.27 %	83	120	146	69	26
5-Minute	2020	5,843	5,346	111.31 %	1,877	3,617	3,989	1,854	892
10-Minute	2020	37,366	34,601	609.92 %	11,387	23,726	26,517	10,849	6,332
3-Minute	2023	178	198	-3.29 %	68	99	129	48	74
5-Minute	2023	4,841	5,346	-108.99 %	1,552	3,001	3,515	1,326	2,167
10-Minute	2023	30,961	34,601	-829.84 %	9,403	19,685	23,055	7,906	14,583



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This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6212 Material Ave, Loves Park, IL 61111

CITY, STATE

Loves Park, IL

POPULATION

78,244

AVG. HH SIZE

2.39

MEDIAN HH INCOME

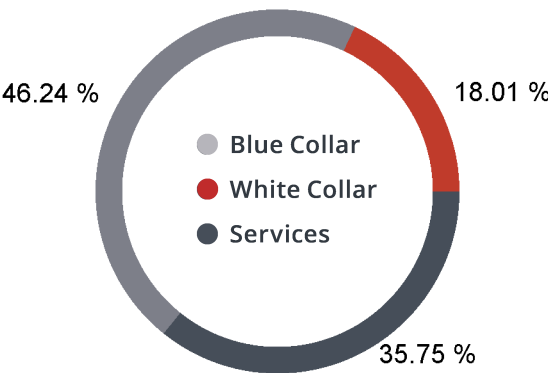
\$51,398

HOME OWNERSHIP

Renters: 8,802

Owners: 23,550

EMPLOYMENT



47.76 %
Employed

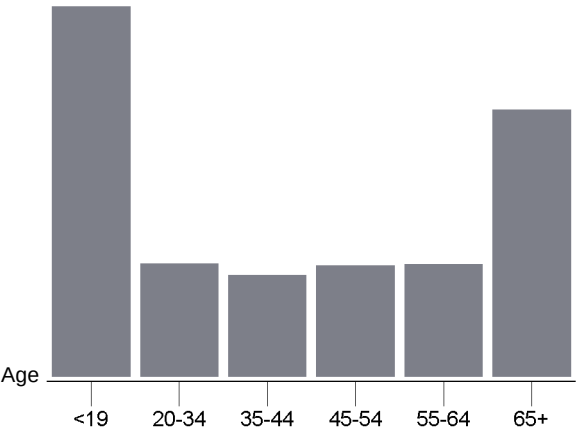
2.66 %
Unemployed

EDUCATION

High School Grad: 30.28 %
Some College: 23.43 %
Associates: 7.01 %
Bachelors: 27.65 %

GENDER & AGE

48.81 %
51.19 %

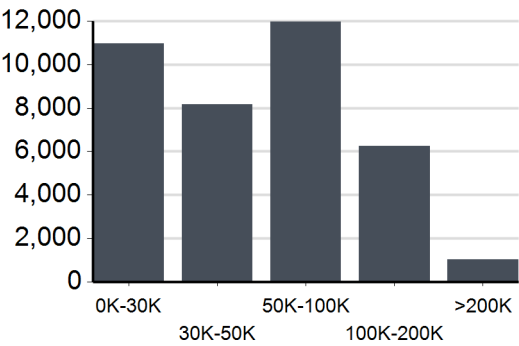


RACE & ETHNICITY

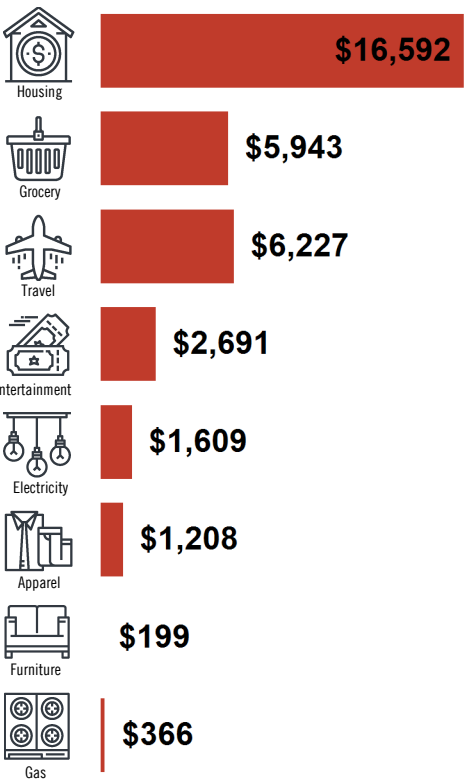
White: 85.63 %
Asian: 0.76 %
Native American: 0.02 %
Pacific Islanders: 0.00 %
African-American: 4.14 %
Hispanic: 6.19 %
Two or More Races: 3.24 %

MOODY'S

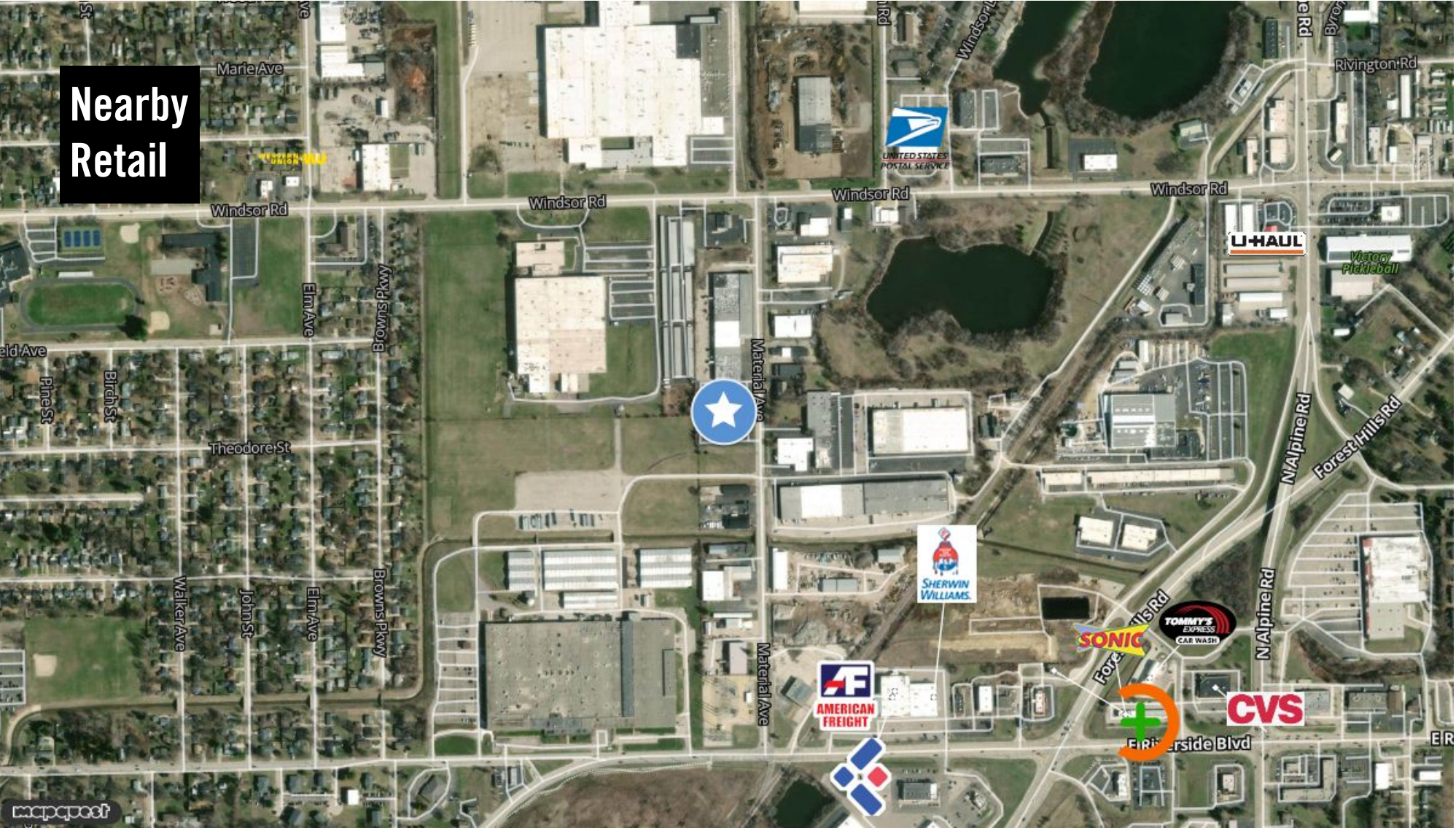
INCOME BY HOUSEHOLD



HH SPENDING

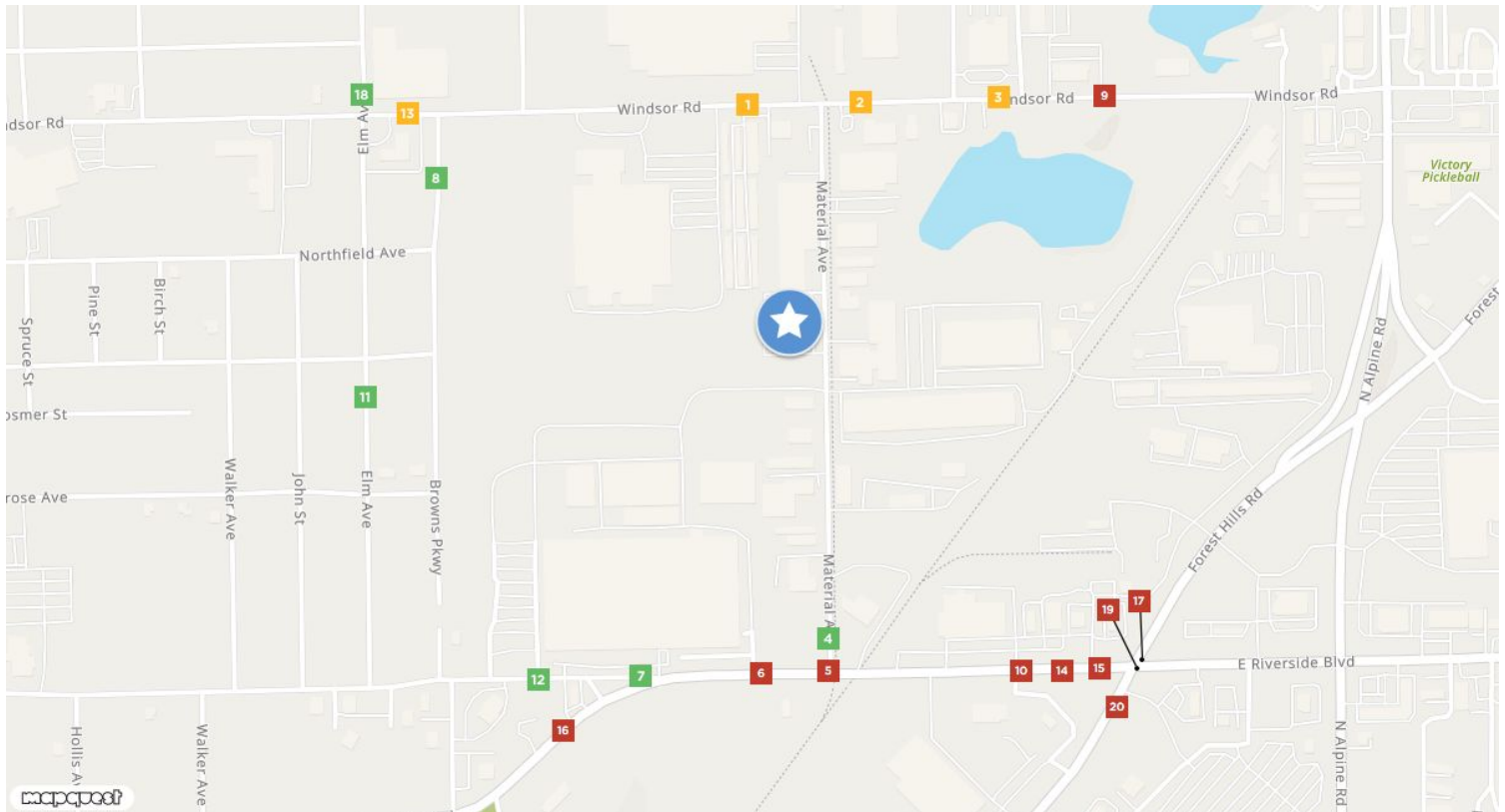


6212 Material Ave.



6212 Material Ave.

Traffic Counts



1	Windsor Rd	2	Windsor Road	3	4	East Riverside Boulevard	5
Material Ave	Material Ave	Windsor Lake Pkwy	E Riverside Blvd	East Riverside Boulevard			
Year: 2022	6,950	Year: 2004	9,600	Year: 2022	2,300	Year: 2024	16,943
		Year: 2004	12,100	Year: 2017	1,900	Year: 2022	12,800
						Year: 2012	18,000
6	7	8	9	10			
East Riverside Boulevard	E Riverside Blvd	Brown's Pkwy	Windsor Rd	East Riverside Boulevard			
Material Ave		Northfield Ave	Windsor Lake Pkwy	Material Ave			
Year: 2022	Year: 2022	Year: 1994	Year: 2004	Year: 2022			
16,500	2,900	3,350	12,100	Year: 2004			
Year: 2004							
23,700							
Year: 1994							
26,600							
11	12	13	14	15			
Elm Avenue	Clifford Avenue	Windsor Rd	E Riverside Blvd	Forest Hills Rd			
Theodore St	Brown's Pkwy	Brown's Pkwy	Forest Hills Rd				
Year: 2022	Year: 2022	Year: 2004	Year: 2004	Year: 2022			
1,350	2,900	9,600	24,100	16,300			
Year: 2004	Year: 2004	Year: 1994	Year: 1994				
2,250	5,700	10,500	25,500				
	Year: 1994						
	6,500						
16	17	18	19	20			
East Riverside Boulevard	East Riverside Boulevard	Elm Avenue	East Riverside Boulevard	Forest Hills Road			
Heart Blvd	East Riverside Boulevard	Windsor Rd	East Riverside Boulevard	Northridge Dr			
Year: 2022	Year: 2024	Year: 2022	Year: 2024	Year: 2022			
13,000	11,642	2,750	21,101	18,700			
Year: 2004		Year: 1994	Year: 2022	Year: 2004			
18,900		7,900	16,300	22,600			
Year: 1994							
17,200							

