

801 N. Perryville Rd.

Rockford, IL



Property Highlights

- + 2,024 SF, with lobby entrance
- + Great visibility with pylon signage
- + Located at signalized NE corner of N. Perryville Rd. and Crimson Ridge Dr.
- + Near E. State St. and N. Perryville Rd., Rockford's prime commercial/retail corner
- + 4.3 parking spaces per 1,000 SF
- + Under 5 minutes to I-90/E. State St. interchange
- + Well-maintained multi-tenant building

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,501	40,510	121,513
Households	2,062	17,107	51,201
Average Household Income	\$110,262	\$114,203	\$98,926
Daytime Population	9,960	55,357	131,916

TRAFFIC COUNTS

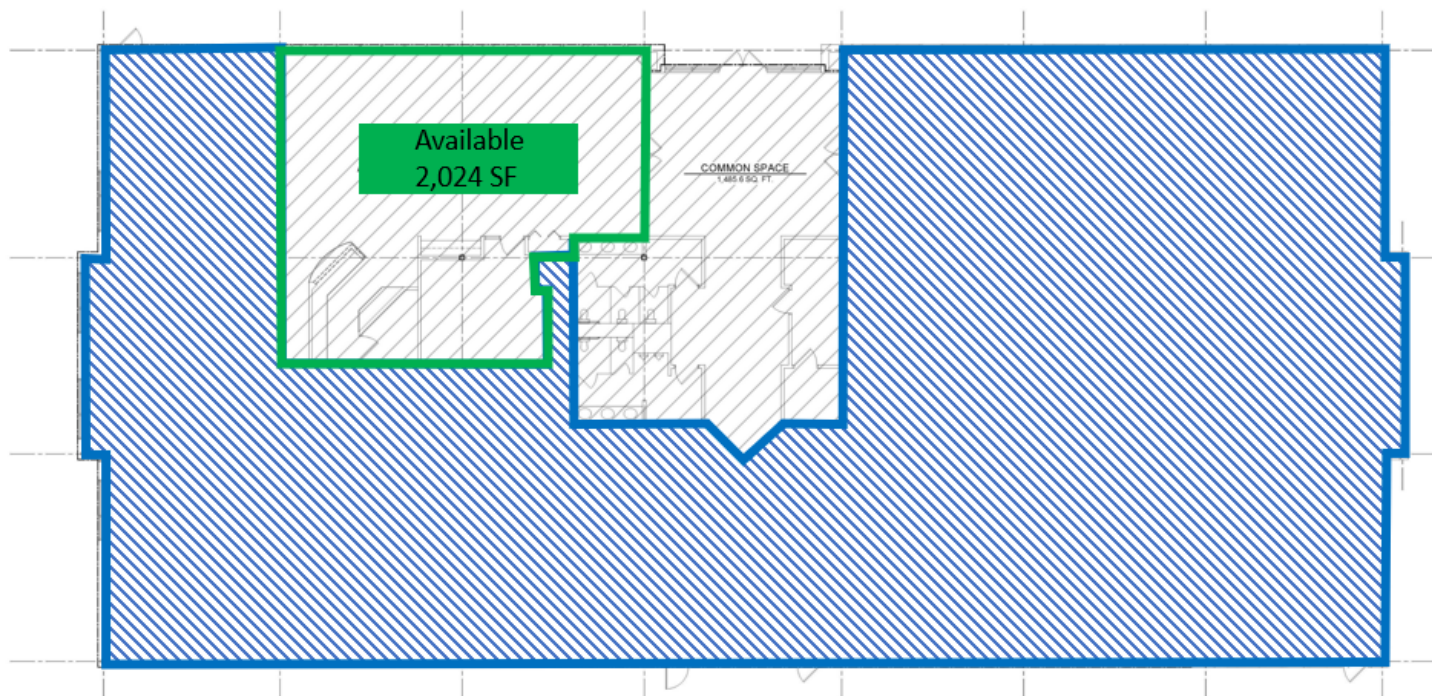
Perryville Rd. 22,800 VPD



Office/Retail Space
801 N. Perryville Rd., Rockford, IL

For Lease

N ←



CBRE

Office/Retail Space
801 N. Perryville Rd., Rockford, IL

For Lease

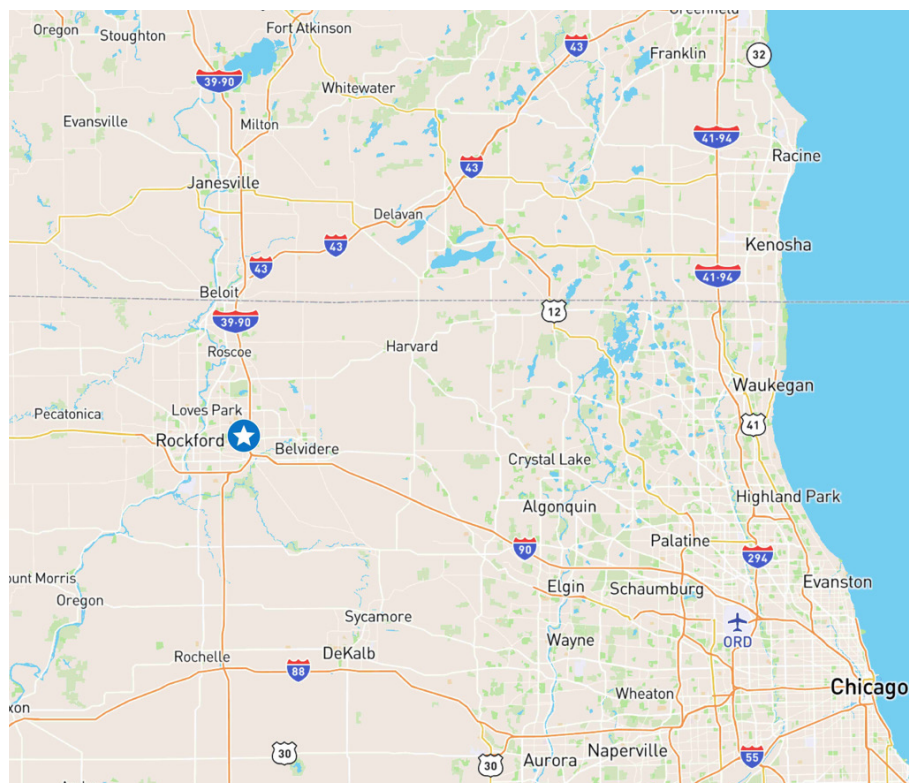


CBRE

Office/Retail Space

801 N. Perryville Rd., Rockford, IL

For Lease

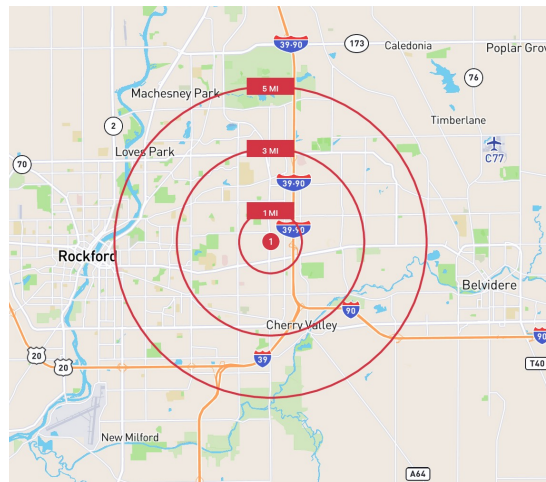


Office Space

801 N. Perryville Rd., Rockford, IL

For Lease

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	4,501	40,510	121,513
2029 Population - Five Year Projection	4,377	39,854	119,204
2020 Population - Census	4,639	41,606	124,004
2010 Population - Census	4,518	40,924	123,376
2020-2024 Annual Population Growth Rate	-0.71%	-0.63%	-0.48%
2024-2029 Annual Population Growth Rate	-0.56%	-0.33%	-0.38%
HOUSEHOLDS			
2024 Households - Current Year Estimate	2,062	17,107	51,201
2029 Households - Five Year Projection	2,055	17,223	51,328
2020 Households - Census	2,100	17,305	51,492
2010 Households - Census	1,987	16,953	50,640
2020-2024 Compound Annual Household Growth Rate	-0.43%	-0.27%	-0.13%
2024-2029 Annual Household Growth Rate	-0.07%	0.14%	0.05%
2024 Average Household Size	2.18	2.30	2.34
HOUSEHOLD INCOME			
2024 Average Household Income	\$110,262	\$114,203	\$98,926
2029 Average Household Income	\$124,357	\$129,791	\$112,804
2024 Median Household Income	\$80,068	\$83,167	\$70,076
2029 Median Household Income	\$90,549	\$94,606	\$79,245
2024 Per Capita Income	\$52,801	\$48,158	\$41,768
2029 Per Capita Income	\$61,035	\$55,987	\$48,668
HOUSING UNITS			
2024 Housing Units	2,229	18,301	54,848
2024 Vacant Housing Units	167 7.5%	1,194 6.5%	3,647 6.6%
2024 Occupied Housing Units	2,062 92.5%	17,107 93.5%	51,201 93.4%
2024 Owner Occupied Housing Units	1,204 54.0%	12,638 69.1%	35,032 63.9%
2024 Renter Occupied Housing Units	858 38.5%	4,469 24.4%	16,169 29.5%
EDUCATION			
2024 Population 25 and Over	3,410	29,857	86,175
HS and Associates Degrees	1,663 48.8%	15,813 53.0%	50,964 59.1%
Bachelor's Degree or Higher	1,609 47.2%	12,149 40.7%	28,081 32.6%
PLACE OF WORK			
2024 Businesses	498	2,386	4,576
2024 Employees	8,243	35,217	75,132



Contact

Karen Walsh

Senior Vice President

815 218 3438

karen.walsh@cbre.com