

801 N. Perryville Rd.

Rockford, IL



Property Highlights

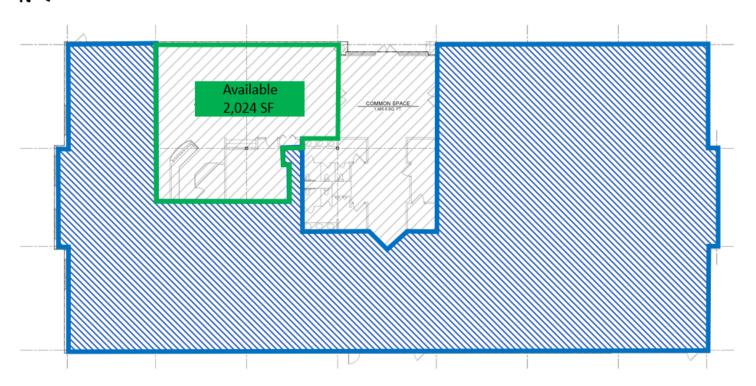
- + 2,024 SF, with lobby entrance
- + Great visibility with pylon signage
- + Located at signalized NE corner of N. Perryville Rd. and Crimson Ridge Dr.
- + Near E. State St. and N. Perryville Rd., Rockford's prime commercial/retail corner
- + 4.3 parking spaces per 1,000 SF
- + Under 5 minutes to I-90/E.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



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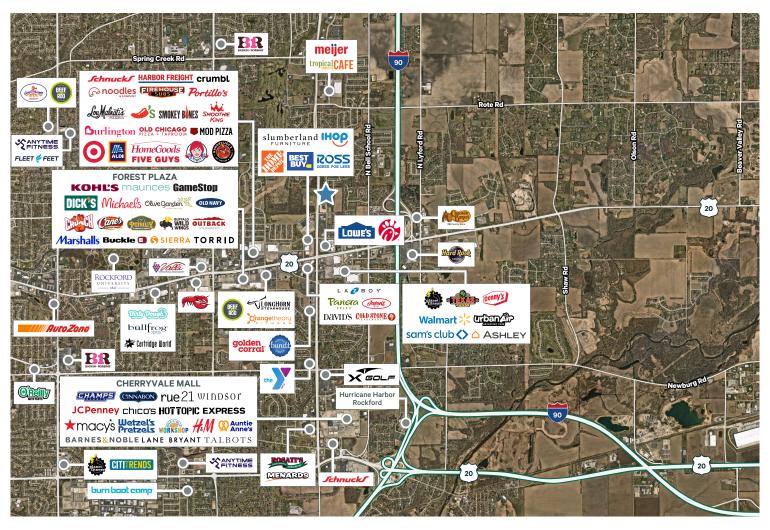


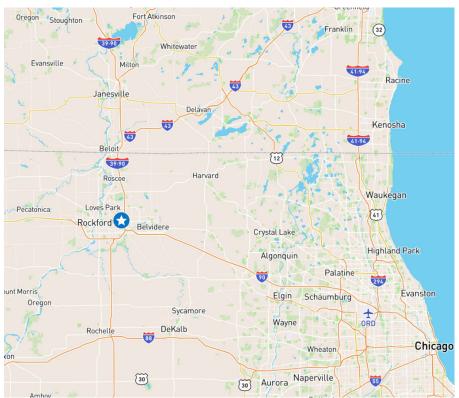






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POPULATION —	1 Mile	3 MILES	5 MILES
2024 Population - Current Year Estimate 2029 Population - Five Year Projection 2020 Population - Census 2010 Population - Census	4,501	40,510	121,513
	4,377	39,854	119,204
	4,639	41,606	124,004
	4,518	40,924	123,376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

Contact

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