

# 67XX Garrett Ln. Rockford, IL



## Property Highlights

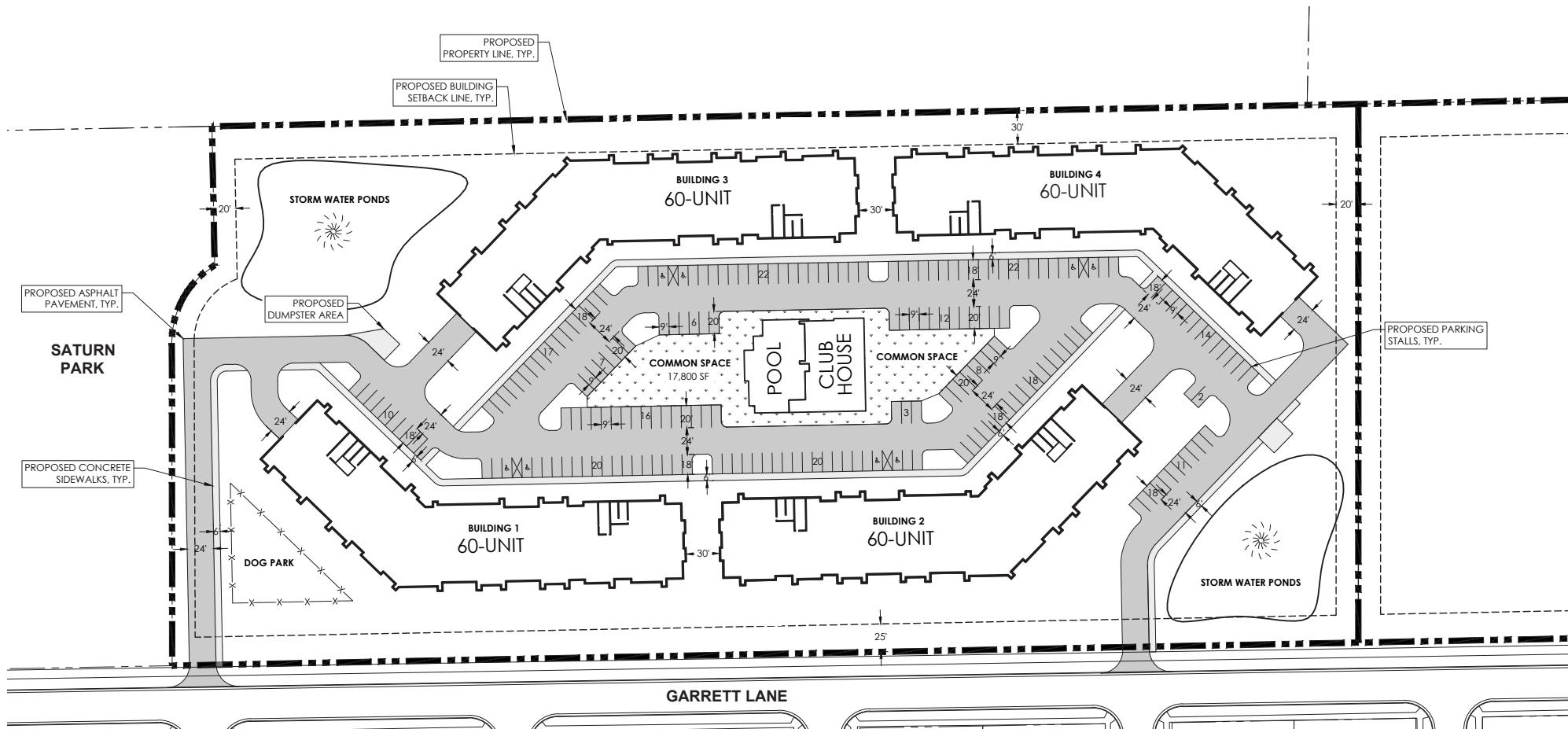
- + 11.82 Acres
- + Approved for 240 unit three-story apartment development
- + PIN 12-22-402-002

- + NE of E. State St./N. Perryville Rd. intersection - Rockford's prime retail corner
- + Under 5 minutes to I-90/E. State St. interchange
- + Close to restaurants, retail, grocery and consumer services

11.82 Acres

67XX Garrett Ln., Rockford, IL

For Sale



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	5,569	53,394	139,235
Households	2,604	22,821	60,357
Average Household Income	\$82,924	\$100,580	\$88,402
Daytime Population	14,029	62,042	148,406

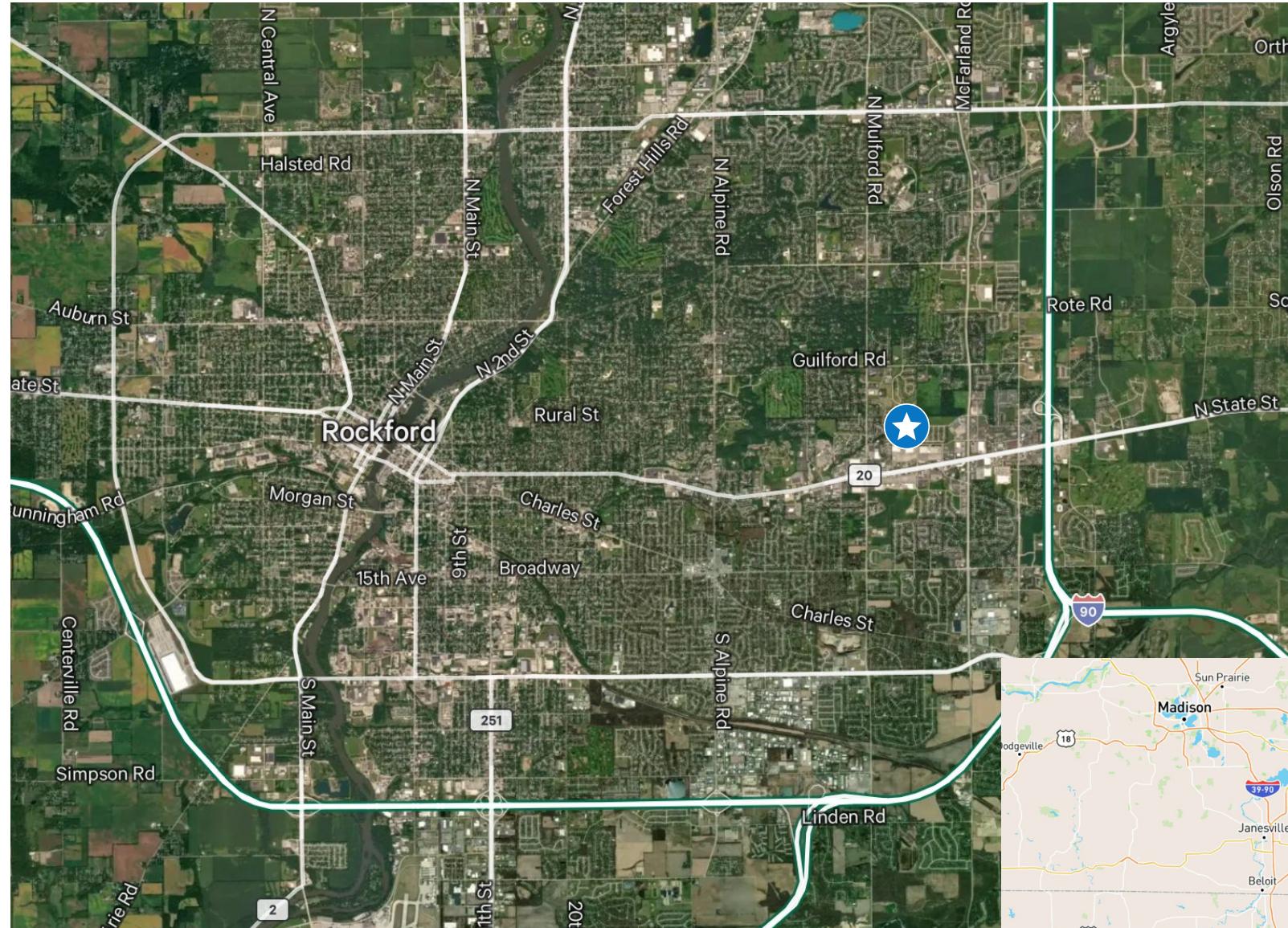
TRAFFIC COUNTS	
Perryville Rd.	22,800 VPD
Garrett Ln	1,400 VPD

**CBRE**

**11.82 Acres**

67XXX Garrett Ln., Rockford, IL

**For Sale**

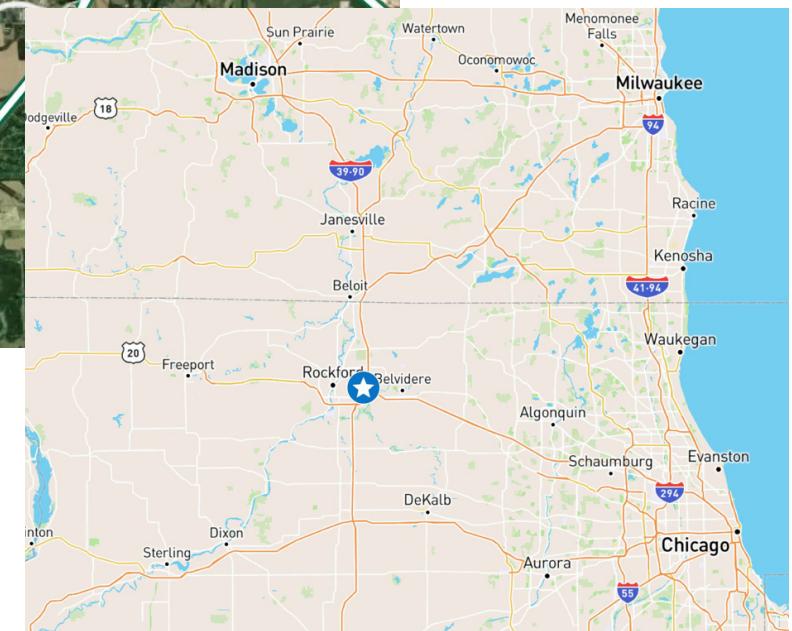


**Contact:**

**Karen Walsh**  
Senior Vice President  
815 218 3438  
karen.walsh@cbre.com

**Tony Gange**  
Executive Vice President  
630 573 7030  
tony.gange@cbre.com

**Mike Smith**  
First Vice President  
630 573 7000  
mike.r.smith@cbre.com

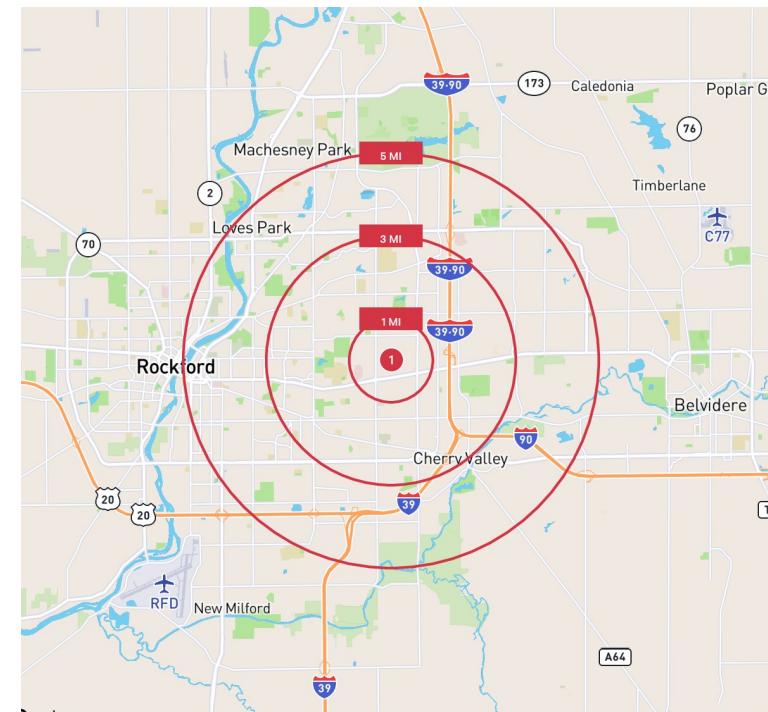


# 11.82 Acres

67XX Garrett Ln., Rockford, IL

For Sale

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	5,569	53,394	139,235
2029 Population - Five Year Projection	5,407	52,102	136,218
2020 Population - Census	5,767	55,376	143,180
2010 Population - Census	5,686	54,102	144,562
2020-2024 Annual Population Growth Rate	-0.66%	-0.69%	-0.53%
2024-2029 Annual Population Growth Rate	-0.59%	-0.49%	-0.44%
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	2,604	22,821	60,357
2029 Households - Five Year Projection	2,594	22,786	60,344
2020 Households - Census	2,608	22,754	60,037
2010 Households - Census	2,497	22,331	59,671
2020-2024 Compound Annual Household Growth Rate	-0.03%	0.06%	0.10%
2024-2029 Annual Household Growth Rate	-0.08%	-0.03%	0.00%
2024 Average Household Size	2.06	2.28	2.28
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$82,934	\$100,580	\$88,402
2029 Average Household Income	\$88,777	\$108,975	\$95,897
2024 Median Household Income	\$66,515	\$75,787	\$66,380
2029 Median Household Income	\$70,648	\$81,890	\$71,678
2024 Per Capita Income	\$39,146	\$43,056	\$38,368
2029 Per Capita Income	\$43,008	\$47,732	\$42,531
<b>HOUSING UNITS</b>			
2024 Housing Units	<b>2,770</b>	<b>24,123</b>	<b>64,898</b>
2024 Vacant Housing Units	166 6.0%	1,302 5.4%	4,541 7.0%
2024 Occupied Housing Units	<b>2,604 94.0%</b>	<b>22,821 94.6%</b>	<b>60,357 93.0%</b>
2024 Owner Occupied Housing Units	1,306 47.1%	16,483 68.3%	38,181 58.8%
2024 Renter Occupied Housing Units	1,298 46.9%	6,338 26.3%	22,176 34.2%
<b>EDUCATION</b>			
2024 Population 25 and Over	<b>4,119</b>	<b>38,557</b>	<b>98,232</b>
HS and Associates Degrees	2,260 54.9%	21,114 54.8%	59,226 60.3%
Bachelor's Degree or Higher	1,626 39.5%	14,815 38.4%	29,568 30.1%
<b>PLACE OF WORK</b>			
2024 Businesses	714	2,490	5,299
2024 Employees	11,746	35,197	80,121



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**