

67XX Garrett Ln.

Rockford, IL



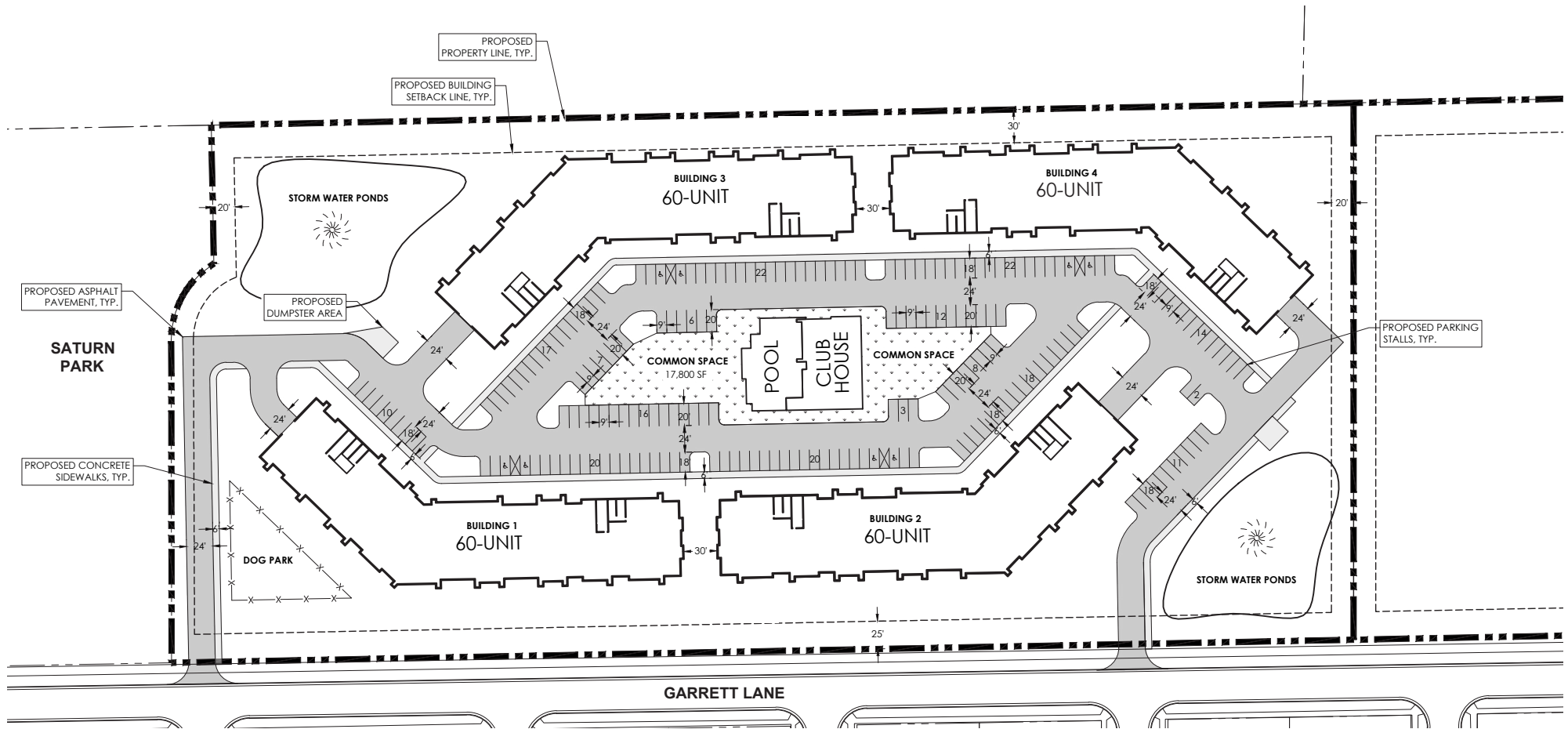
Property Highlights

- + 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

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For Sale



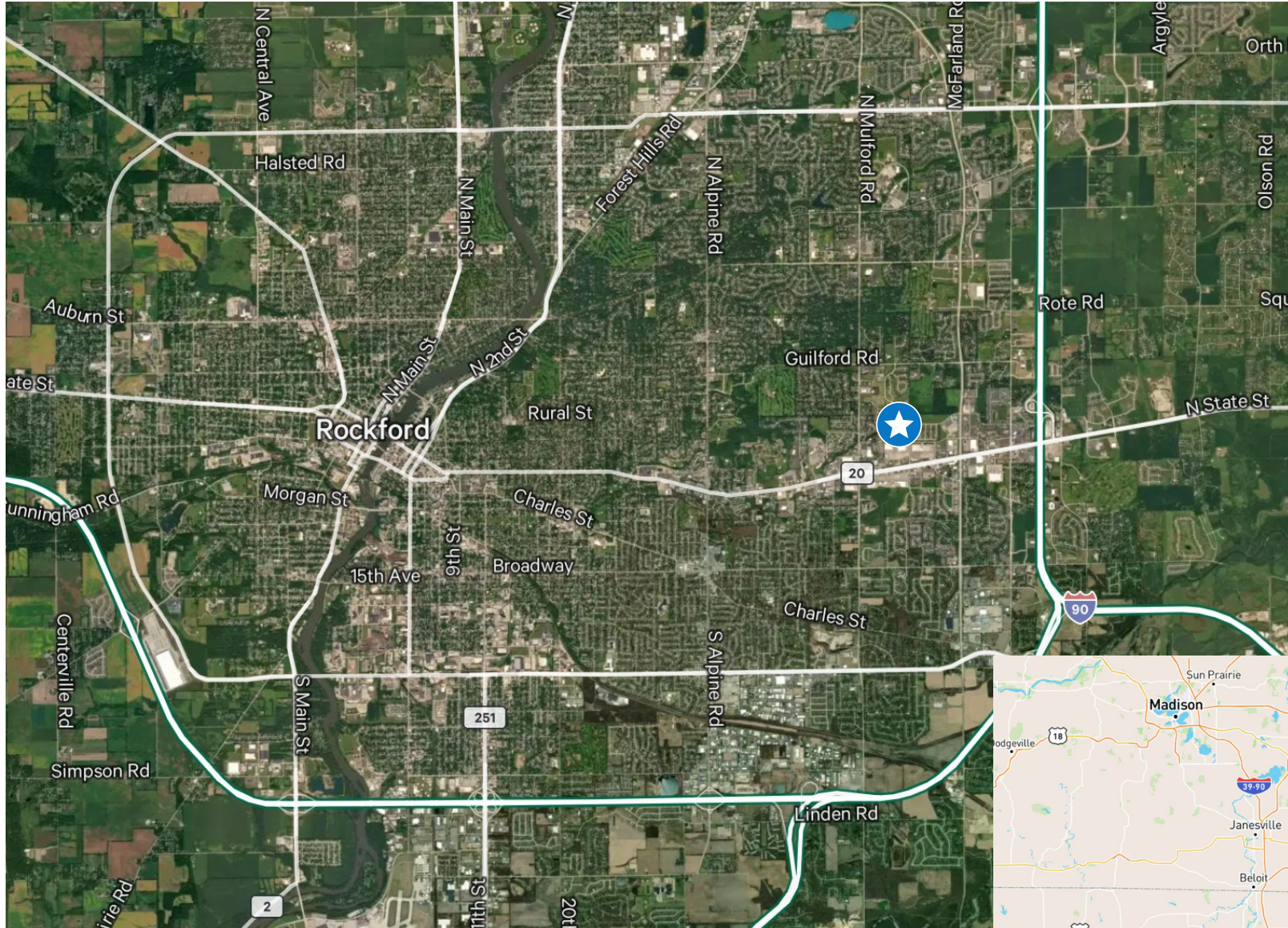
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	5,569	53,394	139,235
Households	2,604	22,821	60,357
Average Household Income	\$82,924	\$100,580	\$88,402
Daytime Population	14,029	62,042	148,406

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

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Contact:

Karen Walsh

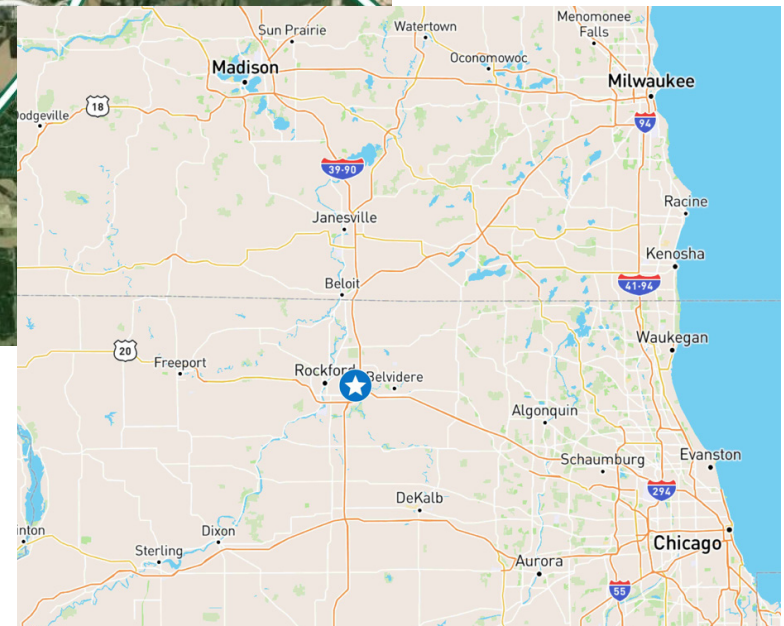
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POPULATION	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	5,569	53,394	139,235
2029 Population - Five Year Projection	5,407	52,102	136,218
2020 Population - Census	5,767	55,376	143,180
2010 Population - Census	5,686	54,102	144,562
2020-2024 Annual Population Growth Rate	-0.66%	-0.69%	-0.53%
2024-2029 Annual Population Growth Rate	-0.59%	-0.49%	-0.44%
HOUSEHOLDS			
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
HOUSEHOLD INCOME			
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
HOUSING UNITS			
2024 Housing Units	2,770	24,123	64,898
2024 Vacant Housing Units	166 6.0%	1,302 5.4%	4,541 7.0%
2024 Occupied Housing Units	2,604 94.0%	22,821 94.6%	60,357 93.0%
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%
EDUCATION			
2024 Population 25 and Over	4,119	38,557	98,232
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%
PLACE OF WORK			
2024 Businesses	714	2,490	5,299
2024 Employees	11,746	35,197	80,121

