

# 311 Logan Avenue

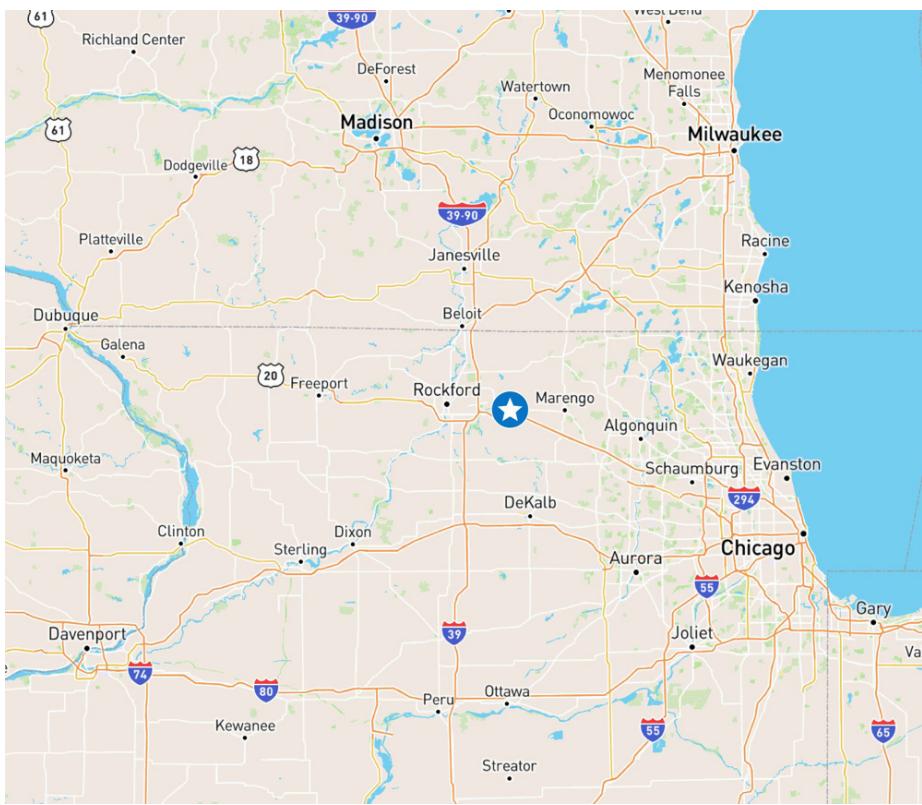
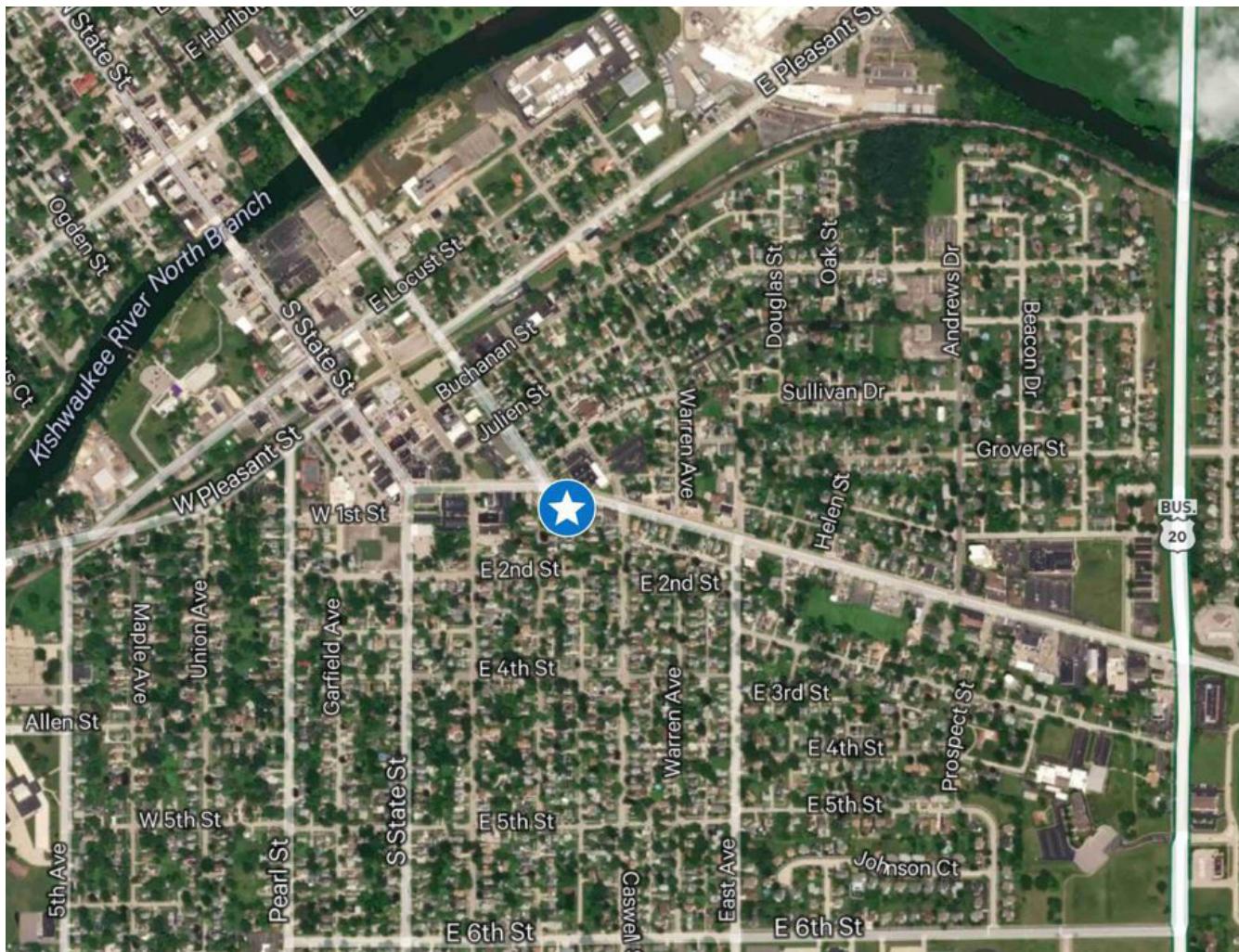
## Belvidere, IL



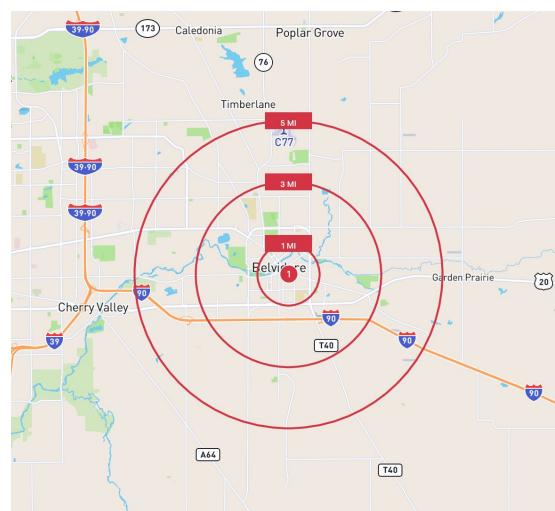
## Property Highlights

- + 1,120 SF building with 6 lane drive through
- + Located at signalized corner near State St./Logan Ave. intersection
- + Potential for over 50 surface parking spaces (if all but one drive-through lane is removed)
- + Under 1 mile to Bypass 20 and 2 miles to I-90/Geneva Rd. interchange
- + Use is restricted for banks and credit unions
- + Logan Ave. 6,800 VPD





	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	11,908	25,521	31,631
2029 Population - Five Year Projection	11,599	24,908	30,925
2020 Population - Census	12,118	26,022	32,238
2010 Population - Census	12,702	26,580	32,843
2020-2024 Annual Population Growth Rate	-0.41%	-0.46%	-0.45%
2024-2029 Annual Population Growth Rate	-0.52%	-0.49%	-0.45%
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	4,525	9,404	11,642
2029 Households - Five Year Projection	4,533	9,421	11,682
2020 Households - Census	4,530	9,421	11,654
2010 Households - Census	4,514	9,194	11,369
2020-2024 Compound Annual Household Growth Rate	-0.03%	-0.04%	-0.02%
2024-2029 Annual Household Growth Rate	0.04%	0.04%	0.07%
2024 Average Household Size	2.60	2.69	2.70
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$74,247	\$80,805	\$92,452
2029 Average Household Income	\$84,834	\$92,405	\$105,244
2024 Median Household Income	\$60,317	\$66,676	\$75,830
2029 Median Household Income	\$71,511	\$78,136	\$85,895
2024 Per Capita Income	\$27,634	\$29,788	\$34,064
2029 Per Capita Income	\$32,467	\$34,970	\$39,811
<b>HOUSING UNITS</b>			
<b>2024 Housing Units</b>	<b>4,835</b>	<b>9,952</b>	<b>12,292</b>
2024 Vacant Housing Units	310 6.4%	548 5.5%	650 5.3%
<b>2024 Occupied Housing Units</b>	<b>4,525 93.6%</b>	<b>9,404 94.5%</b>	<b>11,642 94.7%</b>
2024 Owner Occupied Housing Units	2,901 60.0%	6,476 65.1%	8,570 69.7%
2024 Renter Occupied Housing Units	1,624 33.6%	2,928 29.4%	3,072 25.0%
<b>EDUCATION</b>			
<b>2024 Population 25 and Over</b>	<b>7,881</b>	<b>16,902</b>	<b>21,182</b>
HS and Associates Degrees	5,175 65.7%	10,893 64.4%	13,651 64.4%
Bachelor's Degree or Higher	1,059 13.4%	2,200 13.0%	3,567 16.8%
<b>PLACE OF WORK</b>			
<b>2024 Businesses</b>	<b>356</b>	<b>703</b>	<b>830</b>
2024 Employees	4,032	11,963	16,287



## Contact

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