

For Sale

CBRE

311 Logan Avenue

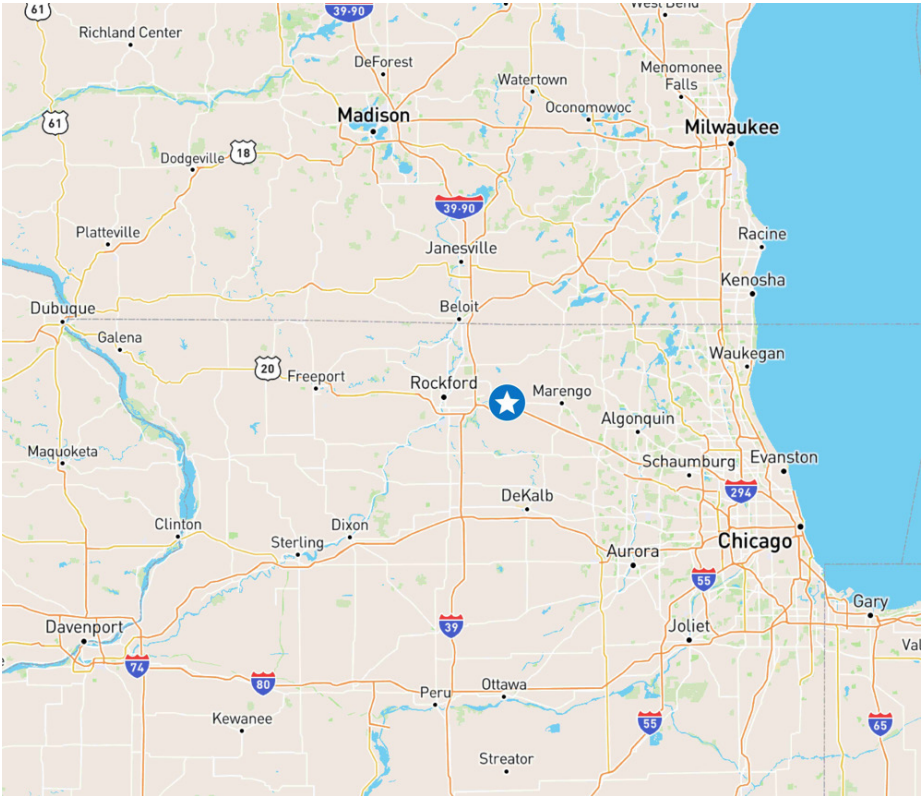
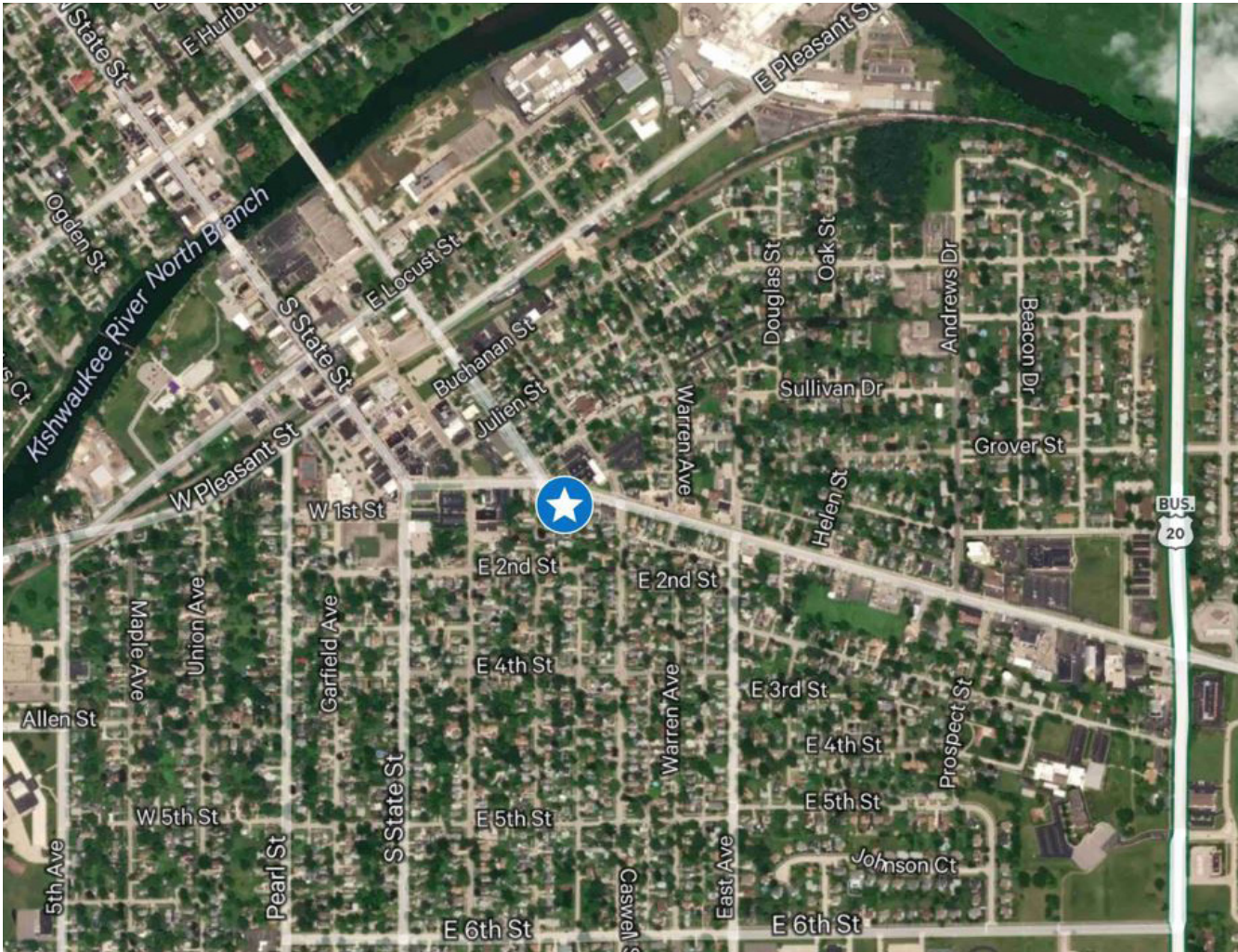
Belvidere, IL



Property Highlights

- + 1,120 SF building with 6 lane drive through
- + Located at signalized corner near State St./Logan Ave. intersection
- + Potential for ovr 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







POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---|--------|---------|---------|
| 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% |



HOUSEHOLDS

| | | | |
|---|--------|--------|--------|
| 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 |



HOUSEHOLD INCOME

| | | | |
|-------------------------------|----------|----------|-----------|
| 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 |



HOUSING UNITS

| | | | |
|------------------------------------|-------------|-------------|--------------|
| 2024 Housing Units | 4,835 | 9,952 | 12,292 |
| 2024 Vacant Housing Units | 310 6.4% | 548 5.5% | 650 5.3% |
| 2024 Occupied Housing Units | 4,525 93.6% | 9,404 94.5% | 11,642 94.7% |
| 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% |



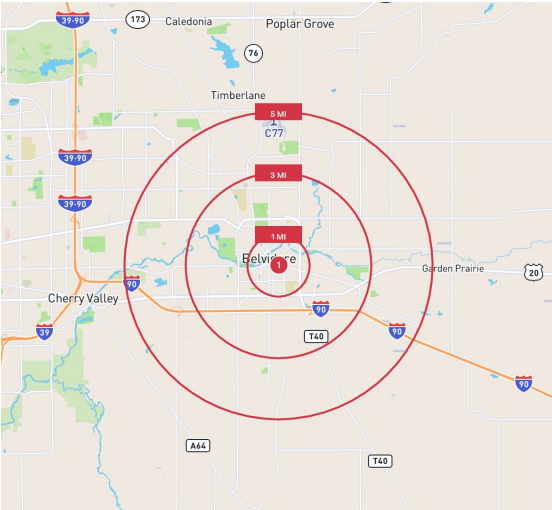
EDUCATION

| | | | |
|-----------------------------|-------------|--------------|--------------|
| 2024 Population 25 and Over | 7,881 | 16,902 | 21,182 |
| 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% |



PLACE OF WORK

| | | | |
|-----------------|-------|--------|--------|
| 2024 Businesses | 356 | 703 | 830 |
| 2024 Employees | 4,032 | 11,963 | 16,287 |



Contact

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