

6550 N. Alpine Rd.

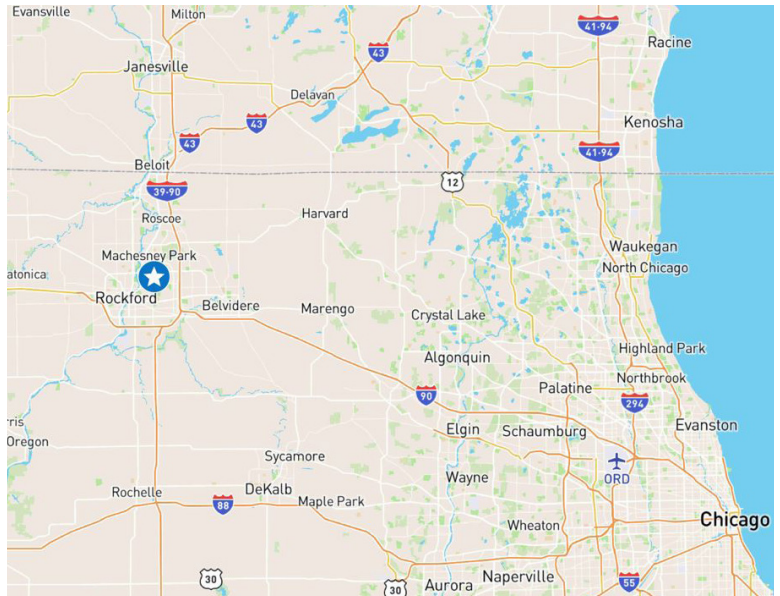
Loves Park, IL



Property Highlights

- + Sublease term through August 1, 2031
- + Business for sale and/or FF&E available
- + Other “non-grocery” uses accepted
- + May be divided
- + Pylon signage on both N. Alpine Rd. and E. Riverside Blvd.
- + Situated at the high traffic convergence of E. Riverside Blvd., N. Alpine Rd. and Forest Hills Rd.
- + Signalized access to N. Alpine Rd. with secondary access from E. Riverside Blvd. and Forest Hills Rd
- + Located just north of Walmart
- + Numerous retailers and restaurants nearby

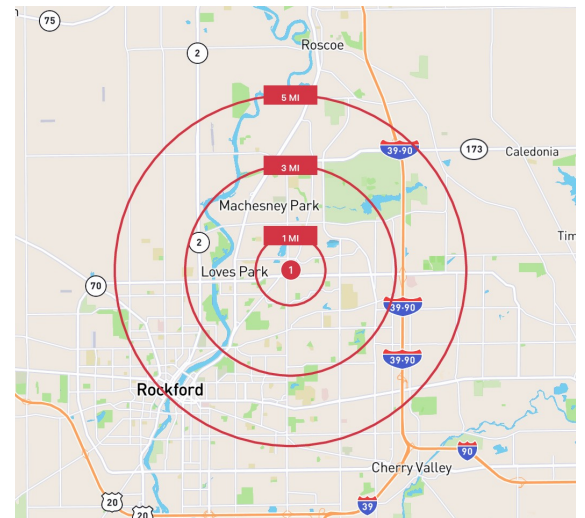




	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	6,871	64,167	146,083
2029 Population - Five Year Projection	6,766	62,839	143,362
2020 Population - Census	6,747	65,431	148,941
2010 Population - Census	7,124	67,484	151,664
2020-2024 Annual Population Growth Rate	0.43%	-0.46%	-0.45%
2024-2029 Annual Population Growth Rate	-0.31%	-0.42%	-0.38%
HOUSEHOLDS			
2024 Households - Current Year Estimate	3,079	27,520	62,246
2029 Households - Five Year Projection	3,100	27,537	62,453
2010 Households - Census	3,106	27,479	62,107
2020 Households - Census	3,057	27,632	62,516
2020-2024 Compound Annual Household Growth Rate	0.17%	-0.10%	-0.10%
2024-2029 Annual Household Growth Rate	0.14%	0.01%	0.07%
2024 Average Household Size	2.17	2.30	2.31
HOUSEHOLD INCOME			
2024 Average Household Income	\$90,551	\$100,079	\$89,942
2029 Average Household Income	\$102,649	\$114,574	\$102,695
2024 Median Household Income	\$66,879	\$72,421	\$63,324
2029 Median Household Income	\$76,545	\$81,685	\$72,126
2024 Per Capita Income	\$41,005	\$43,085	\$38,378
2029 Per Capita Income	\$47,489	\$50,384	\$44,803
HOUSING UNITS			
2024 Housing Units	3,288	29,304	67,726
2024 Vacant Housing Units	209 6.4%	1,784 6.1%	5,480 8.1%
2024 Occupied Housing Units	3,079 93.6%	27,520 93.9%	62,246 91.9%
2024 Owner Occupied Housing Units	1,942 59.1%	19,580 66.8%	39,701 58.6%
2024 Renter Occupied Housing Units	1,137 34.6%	7,940 27.1%	22,545 33.3%
EDUCATION			
2024 Population 25 and Over	5,134	46,696	103,167
HS and Associates Degrees	3,010 58.6%	29,123 62.4%	64,893 62.9%
Bachelor's Degree or Higher	1,660 32.3%	14,052 30.1%	28,724 27.8%

Contact

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