

FORMER HOOTERS - HOME DEPOT OUTPARCEL

6904 ARGUS DR, ROCKFORD, IL 61107



FORMER HOOTERS FOR SALE OR LEASE



Sal Yaldo
Managing Partner
248.579.5045
sal@apexre.com

Ayson Shammami
Managing Partner
248.579.5042
ayson@apexre.com

In conjunction with:

Brian Brockman
IL #471020548
Bang Realty
513.898.1551

bor@bangrealty.com

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32300 Northwestern Highway | Suite 210
Farmington Hills, MI 48334
(248) 579-5045
www.apexre.com

LOCATION DESCRIPTION

Discover the vibrant potential of Rockford, IL! The area surrounding the property at 6904 Argus Dr is a bustling hub of activity, with a diverse mix of retail, dining, and entertainment options. This prime location offers convenient access to major thoroughfares and is just minutes away from popular destinations like the CherryVale Mall, The Home Depot, and numerous other national retailers. Patrons can indulge in a variety of cuisines at nearby restaurants, and enjoy the lively atmosphere of this retail-centric neighborhood. With its strong consumer base and strategic positioning, this area presents an exciting opportunity for retail and street retail investors looking to make a mark in Rockford's dynamic commercial landscape.

OFFERING SUMMARY

Price	\$1,700,000
Building Size	4,886 SF
Total Lot Size	1.22 Acres
Lease Rate	\$17/PSF + NNN
Ground Lease	Inquire Within



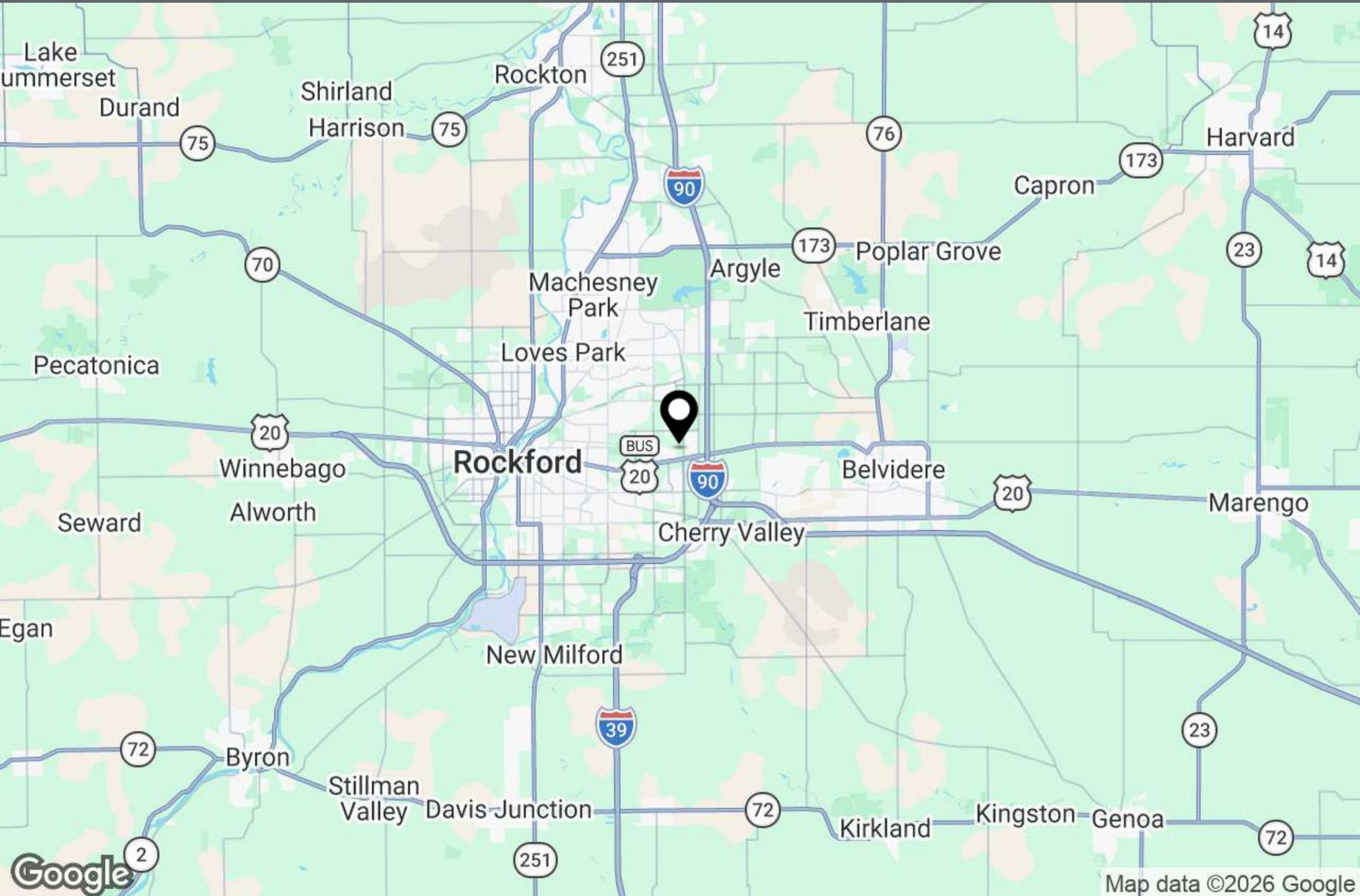
PROPERTY HIGHLIGHTS

- Located on a visible pad site next to Home Depot, offering strong exposure and steady foot traffic. Positioned within Rockford's main retail corridor surrounded by top national tenants.
- Freestanding 4,886 SF building on 1.22 acres, ideal for reuse or redevelopment. Existing restaurant layout and ample parking support multiple retail or service uses.
- Near East State Street with visibility to 30,000+ vehicles daily and easy access to Interstate 90. Strong regional connectivity and excellent signage potential.
- Surrounded by national retailers including Walmart, Target, Sam's Club, Kohl's, and Starbucks. Consistent customer draw from both local and regional shoppers.
- 6904 Argus Drive offers a prime retail location with strong visibility and redevelopment upside. Ideal for investors or operators seeking a high-traffic, anchor-adjacent property in a proven retail corridor.



LOCATION MAP

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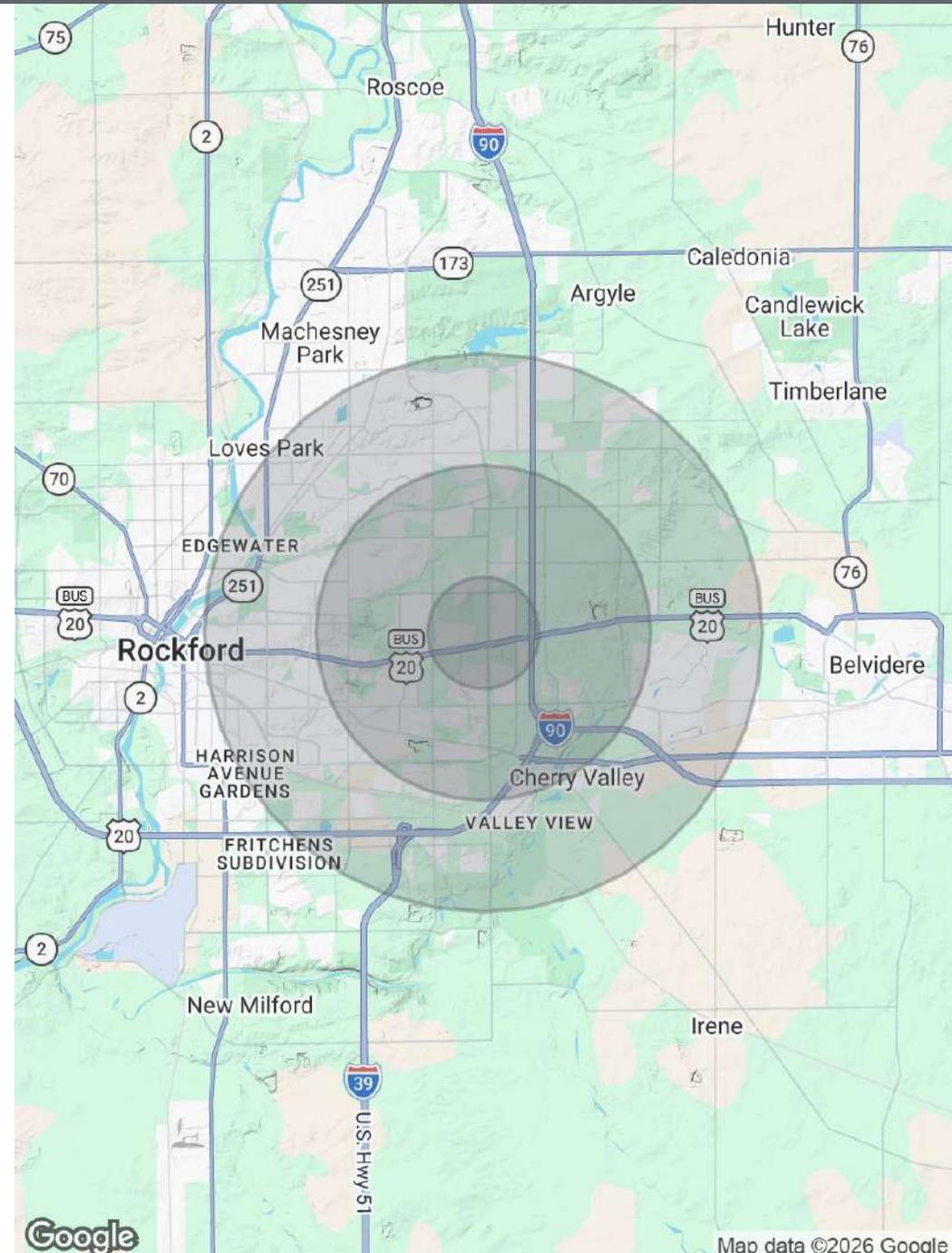


DEMOGRAPHICS MAP & REPORT

FORMER HOOTERS - HOME DEPOT OUTPARCEL

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,265	43,954	125,694
Average Age	45	45	42
Average Age (Male)	43	43	41
Average Age (Female)	47	46	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,488	18,286	52,799
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$96,148	\$96,681	\$88,300
Average House Value	\$207,806	\$203,079	\$181,730
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,305	29,230	81,256
Total Population - Black	583	4,592	15,165
Total Population - Asian	490	2,441	5,324
Total Population - Hawaiian	1	10	37
Total Population - American Indian	33	237	776
Total Population - Other	334	2,831	9,491

Demographics data derived from AlphaMap





SAL YALDO

Managing Partner

Direct: 248.579.5045 **Cell:** 248.996.7069
sal@apexre.com



AYSON SHAMMAMI

Managing Partner

Direct: 248.579.5042 **Cell:** 248.554.5709
ayson@apexre.com



BRIAN BROCKMAN

In-State Broker

Direct: 513.898.1551
bor@bangrealty.com

IL #471020548 // AR #PB00082359 NY #10311208985 TX #701472 KS #239819 PA #RM423816 OH

BANG REALTY
2939 Vernon Place , Cincinnati, OH 45219
513.898.1551

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