

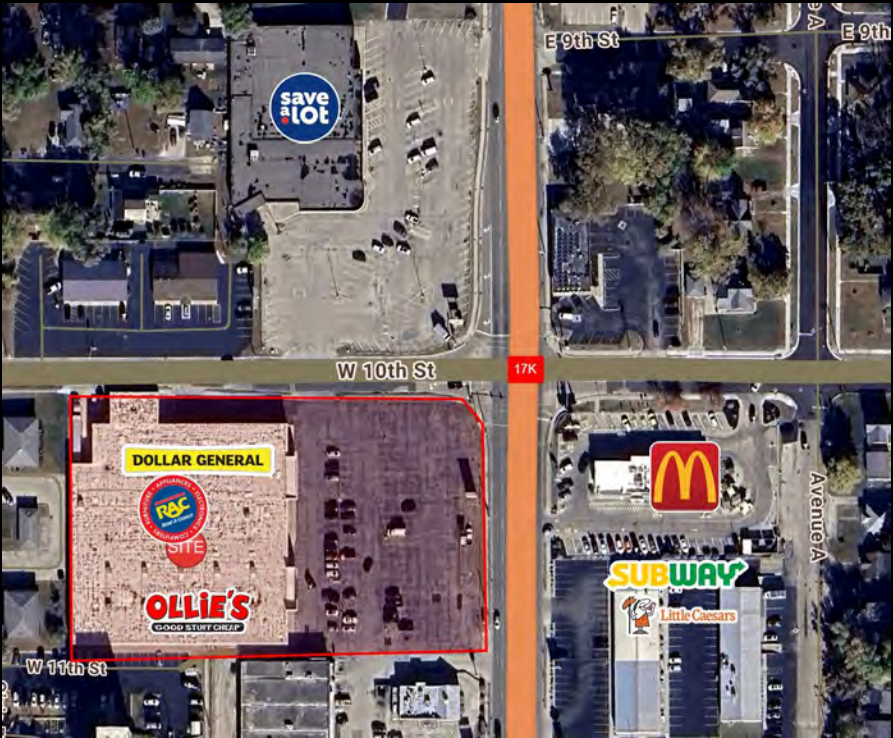
RETAIL SPACE FOR LEASE

1000 First Street
Rock Falls, IL 61071

\$12/sf + NNN*

*\$1.50/sf NNN includes but not limited to Real Estate Taxes, Insurance, and CAM (such as parking lot maintenance, snow removal, lawn care, etc.)

Aerial – Site View



Demographic Data

	1 mi	5 mi	10 mi
Estimated Population (2025)	7,270	31,081	37,047
Projected Population (2030)	7,158	30,750	36,651
Estimated Households (2025)	3,193	13,379	15,861
Projected Households (2030)	3,170	13,333	15,810
Estimated Average Household Income (2025)	\$71,644	\$87,173	\$92,449
Projected Average Household Income (2030)	\$71,345	\$86,802	\$92,019
Total Businesses	261	1,047	1,176
Total Employees	2,917	14,851	15,588

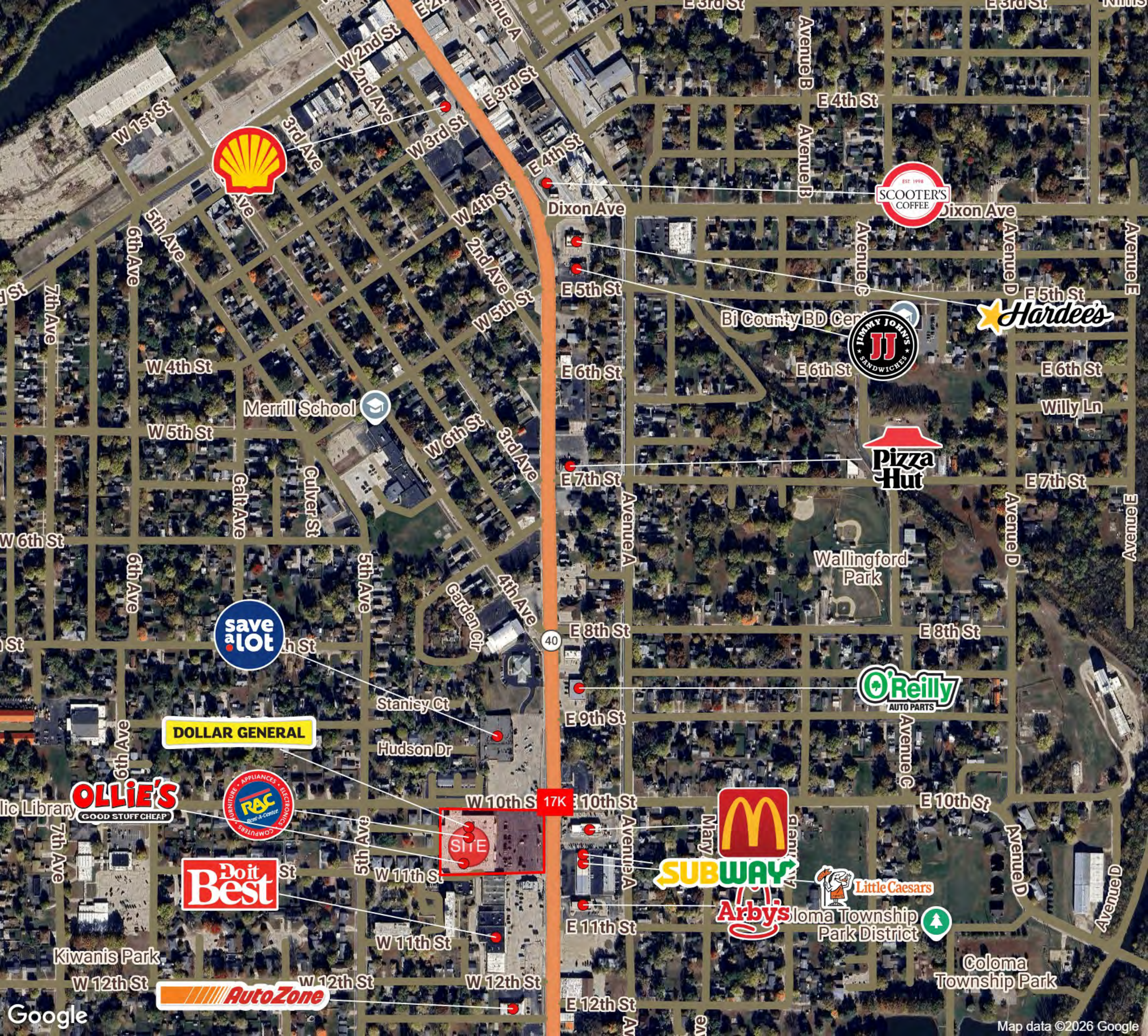
Space Details



Join Dollar General, Rent-a-Center, and Ollie's along with U.S. Bank ATM located in outparcel, next to Save-a-Lot; tenant pylon sign
2,276 sf retail space
1,800 sf – former donation drop off center
11,088 sf warehouse space (can be combined w/donation center) \$4/sf

Approx. 17,000 cars pass by daily

COCCA DEVELOPMENT, LTD
100 DEBARTOLO PLACE SUITE 400 BOARDMAN, OHIO 44512
(330) 729-1010
WWW.COCCADEVELOPMENT.COM

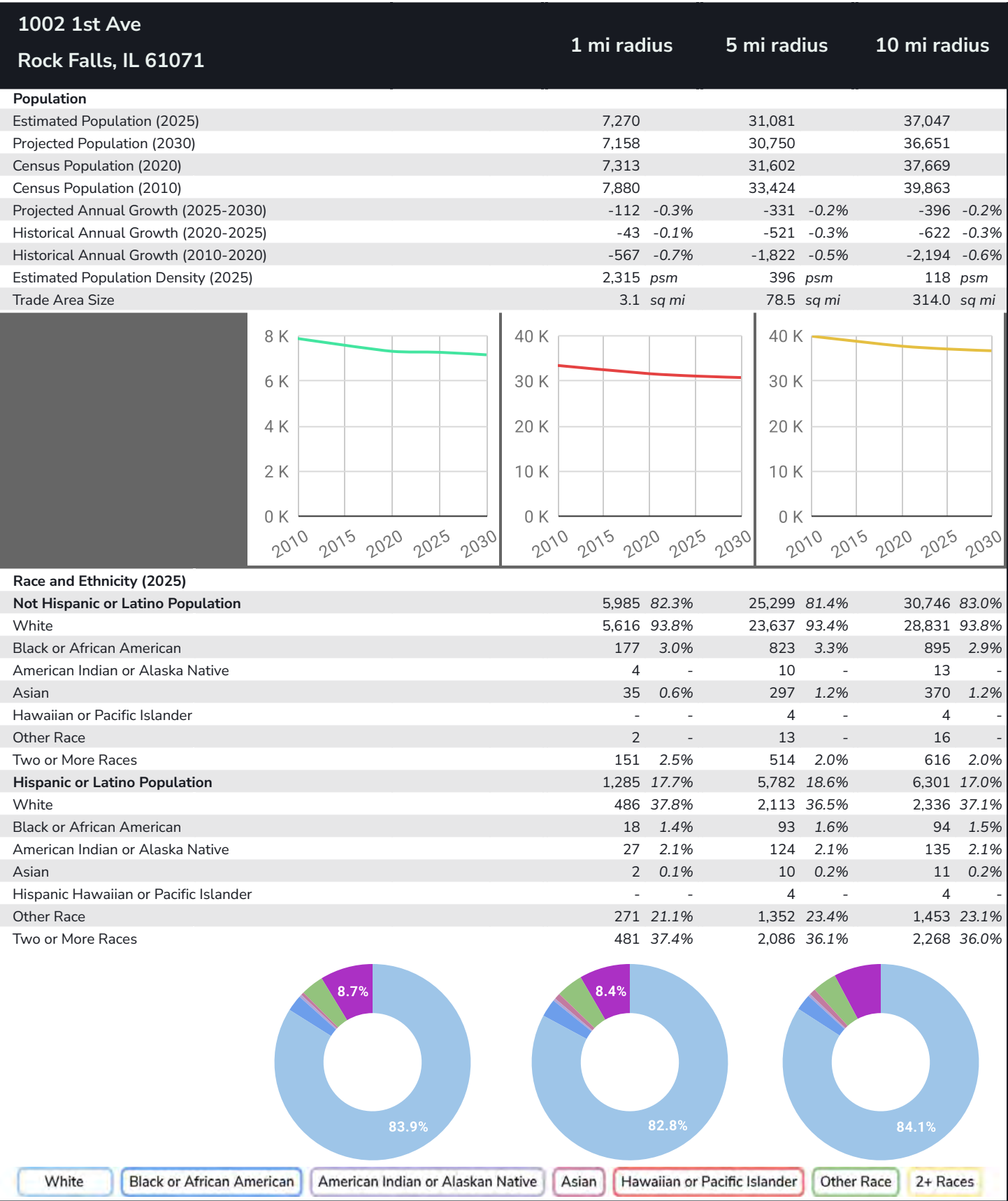




Graphic Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.772/-89.6907



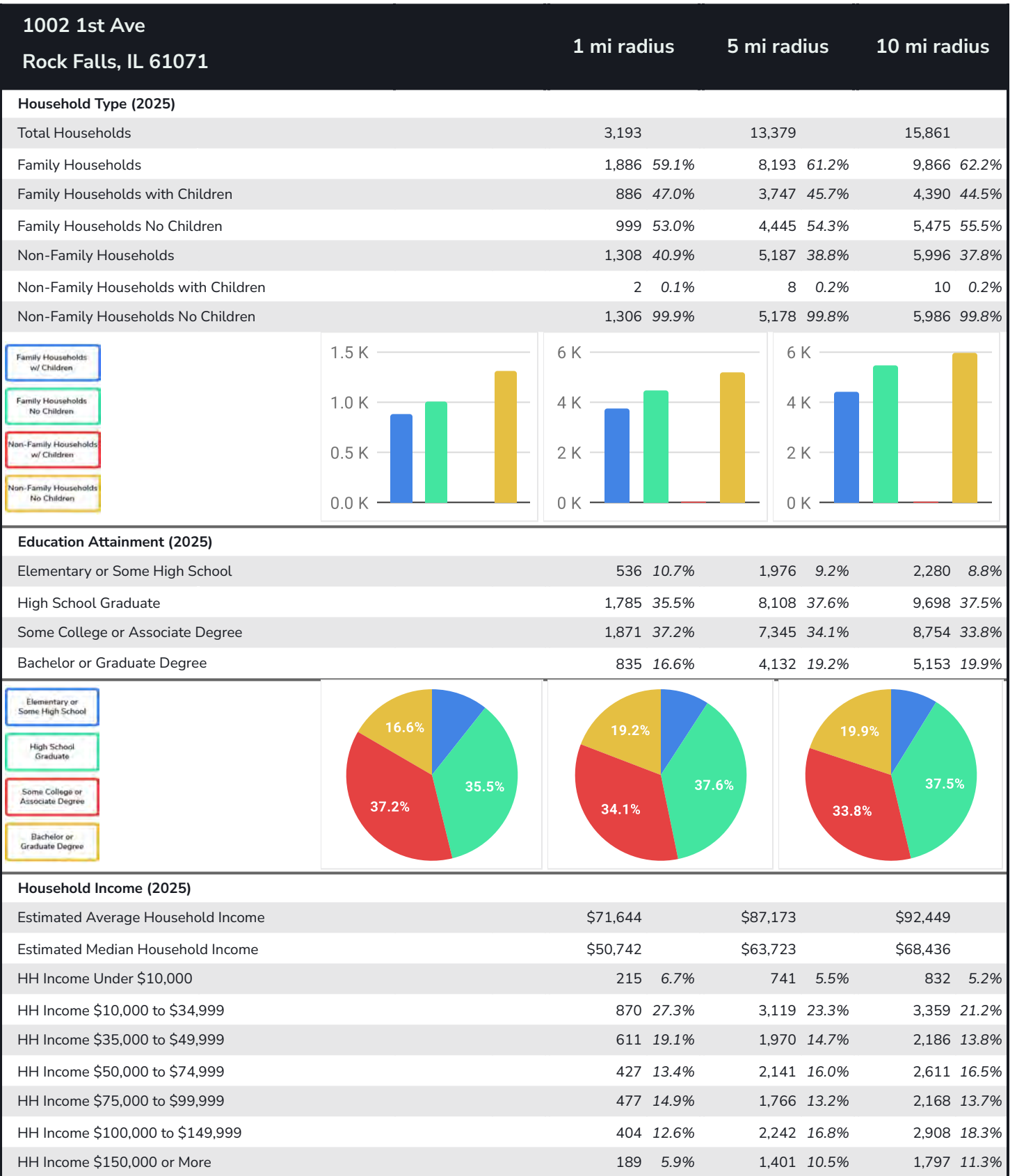
Lat/Lon: 41.772/-89.6907

1002 1st Ave Rock Falls, IL 61071		1 mi radius		5 mi radius		10 mi radius	
Age Distribution (2025)							
Age Under 5 Years	431	5.9%	1,707	5.5%	1,972	5.3%	
Age 5 to 9 Years	424	5.8%	1,901	6.1%	2,284	6.2%	
Age 10 to 14 Years	509	7.0%	2,036	6.6%	2,394	6.5%	
Age 15 to 19 Years	438	6.0%	2,026	6.5%	2,401	6.5%	
Age 20 to 24 Years	441	6.1%	1,848	5.9%	2,112	5.7%	
Age 25 to 29 Years	473	6.5%	1,853	6.0%	2,101	5.7%	
Age 30 to 34 Years	465	6.4%	2,003	6.4%	2,308	6.2%	
Age 35 to 39 Years	420	5.8%	1,792	5.8%	2,118	5.7%	
Age 40 to 44 Years	446	6.1%	1,816	5.8%	2,148	5.8%	
Age 45 to 49 Years	412	5.7%	1,794	5.8%	2,140	5.8%	
Age 50 to 54 Years	430	5.9%	1,832	5.9%	2,218	6.0%	
Age 55 to 59 Years	449	6.2%	1,778	5.7%	2,167	5.8%	
Age 60 to 64 Years	516	7.1%	2,077	6.7%	2,542	6.9%	
Age 65 to 69 Years	484	6.7%	2,061	6.6%	2,561	6.9%	
Age 70 to 74 Years	389	5.4%	1,741	5.6%	2,174	5.9%	
Age 75 to 79 Years	264	3.6%	1,248	4.0%	1,553	4.2%	
Age 80 to 84 Years	159	2.2%	755	2.4%	915	2.5%	
Age 85 Years or Over	120	1.7%	812	2.6%	940	2.5%	
Median Age	39.5		40.5		41.4		
Generation (2025)							
iGeneration (Age Under 15 Years)	1,364	18.8%	5,644	18.2%	6,649	17.9%	
Generation 9/11 Millennials (Age 15 to 34 Years)	1,817	25.0%	7,730	24.9%	8,921	24.1%	
Gen Xers (Age 35 to 49 Years)	1,279	17.6%	5,402	17.4%	6,406	17.3%	
Baby Boomers (Age 50 to 74 Years)	2,268	31.2%	9,488	30.5%	11,662	31.5%	
Silent Generation (Age 75 to 84 Years)	422	5.8%	2,003	6.4%	2,468	6.7%	
G.I. Generation (Age 85 Years or Over)	120	1.7%	812	2.6%	940	2.5%	

Graphic Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.772/-89.6907



Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.772/-89.6907

1002 1st Ave Rock Falls, IL 61071		1 mi radius		5 mi radius		10 mi radius	
Population							
Estimated Population (2025)	7,270		31,081		37,047		
Projected Population (2030)	7,158		30,750		36,651		
Census Population (2020)	7,313		31,602		37,669		
Census Population (2010)	7,880		33,424		39,863		
Projected Annual Growth (2025 to 2030)	-112	-0.3%	-331	-0.2%	-396	-0.2%	
Historical Annual Growth (2020 to 2025)	-43	-0.1%	-521	-0.3%	-622	-0.3%	
Historical Annual Growth (2010 to 2020)	-567	-1.4%	-1,822	-1.1%	-2,194	-1.1%	
Estimated Population Density (2025)	2,315	psm	396	psm	118	psm	
Trade Area Size	3.1	sq mi	78.5	sq mi	314.0	sq mi	
Households							
Estimated Households (2025)	3,193		13,379		15,861		
Projected Households (2030)	3,170		13,333		15,810		
Census Households (2020)	3,208		13,586		16,047		
Census Households (2010)	3,278		13,609		16,089		
Estimated Households with Children (2025)	888	27.8%	3,756	28.1%	4,400	27.7%	
Estimated Average Household Size (2025)	2.27		2.29		2.31		
Average Household Income							
Estimated Average Household Income (2025)	\$71,644		\$87,173		\$92,449		
Projected Average Household Income (2030)	\$71,345		\$86,802		\$92,019		
Estimated Average Family Income (2025)	\$92,299		\$106,949		\$114,422		
Median Household Income							
Estimated Median Household Income (2025)	\$50,742		\$63,723		\$68,436		
Projected Median Household Income (2030)	\$50,587		\$63,349		\$68,081		
Estimated Median Family Income (2025)	\$62,873		\$80,911		\$84,995		
Per Capita Income							
Estimated Per Capita Income (2025)	\$31,501		\$37,642		\$39,679		
Projected Per Capita Income (2030)	\$31,631		\$37,756		\$39,794		
Estimated Per Capita Income 5 Year Growth	\$130	0.4%	\$115	0.3%	\$115	0.3%	
Estimated Average Household Net Worth (2025)	\$640,457		\$832,325		\$905,865		
Daytime Demos (2025)							
Total Businesses	261		1,047		1,176		
Total Employees	2,917		14,851		15,588		
Company Headquarter Businesses	15	5.7%	53	5.0%	57	4.9%	
Company Headquarter Employees	614	21.1%	3,275	22.0%	3,331	21.4%	
Employee Population per Business	11.2		14.2		13.3		
Residential Population per Business	27.9		29.7		31.5		

Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.772/-89.6907

1002 1st Ave

Rock Falls, IL 61071

1 mi radius

5 mi radius

10 mi radius

Race & Ethnicity

White (2025)	6,102	83.9%	25,750	82.8%	31,167	84.1%
Black or African American (2025)	195	2.7%	916	2.9%	989	2.7%
American Indian or Alaska Native (2025)	31	0.4%	134	0.4%	148	0.4%
Asian (2025)	36	0.5%	307	1.0%	381	1.0%
Hawaiian or Pacific Islander (2025)	-	-	8	-	8	-
Other Race (2025)	273	3.8%	1,365	4.4%	1,469	4.0%
Two or More Races (2025)	632	8.7%	2,600	8.4%	2,884	7.8%
Not Hispanic or Latino Population (2025)	5,985	82.3%	25,299	81.4%	30,746	83.0%
Hispanic or Latino Population (2025)	1,285	17.7%	5,782	18.6%	6,301	17.0%
Not Hispanic or Latino Population (2030)	5,942	83.0%	25,448	82.8%	30,752	83.9%
Hispanic or Latino Population (2030)	1,216	17.0%	5,301	17.2%	5,898	16.1%
Not Hispanic or Latino Population (2020)	6,057	82.8%	25,273	80.0%	30,952	82.2%
Hispanic or Latino Population (2020)	1,256	17.2%	6,329	20.0%	6,717	17.8%
Not Hispanic or Latino Population (2010)	6,694	84.9%	27,588	82.5%	33,698	84.5%
Hispanic or Latino Population (2010)	1,186	15.1%	5,836	17.5%	6,165	15.5%
Projected Hispanic Annual Growth (2025 to 2030)	-69	-1.1%	-480	-1.7%	-403	-1.3%
Historic Hispanic Annual Growth (2010 to 2025)	99	0.6%	-54	-	136	0.1%

Age Distribution (2025)

Age Under 5	431	5.9%	1,707	5.5%	1,972	5.3%
Age 5 to 9 Years	424	5.8%	1,901	6.1%	2,284	6.2%
Age 10 to 14 Years	509	7.0%	2,036	6.6%	2,394	6.5%
Age 15 to 19 Years	438	6.0%	2,026	6.5%	2,401	6.5%
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Age 25 to 29 Years	473	6.5%	1,853	6.0%	2,101	5.7%
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Age 45 to 49 Years	412	5.7%	1,794	5.8%	2,140	5.8%
Age 50 to 54 Years	430	5.9%	1,832	5.9%	2,218	6.0%
Age 55 to 59 Years	449	6.2%	1,778	5.7%	2,167	5.8%
Age 60 to 64 Years	516	7.1%	2,077	6.7%	2,542	6.9%
Age 65 to 74 Years	873	12.0%	3,802	12.2%	4,735	12.8%
Age 75 to 84 Years	422	5.8%	2,003	6.4%	2,468	6.7%
Age 85 Years or Over	120	1.7%	812	2.6%	940	2.5%
Median Age	39.5		40.5		41.4	

Gender Age Distribution (2025)

Female Population	3,682	50.6%	15,463	49.8%	18,372	49.6%
Age 0 to 19 Years	898	24.4%	3,744	24.2%	4,417	24.0%
Age 20 to 64 Years	2,009	54.6%	8,276	53.5%	9,773	53.2%
Age 65 Years or Over	775	21.0%	3,442	22.3%	4,181	22.8%
Female Median Age	41.0		41.7		42.4	
Male Population	3,588	49.4%	15,618	50.2%	18,675	50.4%
Age 0 to 19 Years	903	25.2%	3,926	25.1%	4,633	24.8%
Age 20 to 64 Years	2,044	57.0%	8,516	54.5%	10,080	54.0%
Age 65 Years or Over	641	17.9%	3,175	20.3%	3,963	21.2%
Male Median Age	38.2		39.6		40.6	

Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.772/-89.6907

1002 1st Ave

Rock Falls, IL 61071

1 mi radius

5 mi radius

10 mi radius

Household Income Distribution (2025)

HH Income \$200,000 or More	55	1.7%	593	4.4%	809	5.1%
HH Income \$150,000 to \$199,999	134	4.2%	807	6.0%	988	6.2%
HH Income \$100,000 to \$149,999	404	12.6%	2,242	16.8%	2,908	18.3%
HH Income \$75,000 to \$99,999	477	14.9%	1,766	13.2%	2,168	13.7%
HH Income \$50,000 to \$74,999	427	13.4%	2,141	16.0%	2,611	16.5%
HH Income \$35,000 to \$49,999	611	19.1%	1,970	14.7%	2,186	13.8%
HH Income \$25,000 to \$34,999	398	12.5%	1,193	8.9%	1,294	8.2%
HH Income \$15,000 to \$24,999	381	11.9%	1,259	9.4%	1,367	8.6%
HH Income Under \$15,000	307	9.6%	1,408	10.5%	1,530	9.6%
HH Income \$35,000 or More	2,108	66.0%	9,519	71.1%	11,670	73.6%
HH Income \$75,000 or More	1,070	33.5%	5,408	40.4%	6,873	43.3%

Housing (2025)

Total Housing Units	3,556		14,827		17,542	
Housing Units Occupied	3,193	89.8%	13,379	90.2%	15,861	90.4%
Housing Units Owner-Occupied	1,951	61.1%	8,873	66.3%	10,973	69.2%
Housing Units, Renter-Occupied	1,242	38.9%	4,506	33.7%	4,889	30.8%
Housing Units, Vacant	363	11.4%	1,447	10.8%	1,681	10.6%

Marital Status (2025)

Never Married	1,902	32.2%	8,658	34.0%	9,758	32.1%
Currently Married	2,307	39.1%	10,286	40.4%	13,180	43.4%
Separated	249	4.2%	946	3.7%	1,232	4.1%
Widowed	461	7.8%	1,985	7.8%	2,272	7.5%
Divorced	987	16.7%	3,561	14.0%	3,956	13.0%

Household Type (2025)

Population Family	5,542	76.2%	24,138	77.7%	29,031	78.4%
Population Non-Family	1,701	23.4%	6,485	20.9%	7,551	20.4%
Population Group Quarters	26	0.4%	457	1.5%	465	1.3%
Family Households	1,886	59.1%	8,193	61.2%	9,866	62.2%
Non-Family Households	1,308	40.9%	5,187	38.8%	5,996	37.8%
Married Couple with Children	402	17.4%	1,999	19.4%	2,475	18.8%
Average Family Household Size	2.9		2.9		2.9	

Household Size (2025)

1 Person Households	1,085	34.0%	4,377	32.7%	5,009	31.6%
2 Person Households	1,151	36.0%	4,862	36.3%	5,928	37.4%
3 Person Households	427	13.4%	1,809	13.5%	2,105	13.3%
4 Person Households	308	9.6%	1,284	9.6%	1,553	9.8%
5 Person Households	126	4.0%	675	5.0%	807	5.1%
6 or More Person Households	96	3.0%	373	2.8%	459	2.9%

Household Vehicles (2025)

Households with 0 Vehicles Available	334	10.5%	1,177	8.8%	1,247	7.9%
Households with 1 Vehicles Available	1,180	36.9%	5,390	40.3%	6,060	38.2%
Households with 2 or More Vehicles Available	1,679	52.6%	6,813	50.9%	8,554	53.9%
Total Vehicles Available	5,142		22,294		27,438	
Average Vehicles Per Household	1.6		1.7		1.7	

Expanded Profile

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1002 1st Ave

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1 mi radius

5 mi radius

10 mi radius

Labor Force (2025)

Estimated Labor Population Age 16 Years or Over	5,824		25,022		29,921	
Estimated Civilian Employed	3,404	58.4%	14,700	58.7%	17,478	58.4%
Estimated Civilian Unemployed	167	2.9%	711	2.8%	897	3.0%
Estimated in Armed Forces	-	-	-	-	-	-
Estimated Not in Labor Force	2,253	38.7%	9,612	38.4%	11,546	38.6%
Unemployment Rate	2.9%		2.8%		3.0%	

Occupation (2025)

Occupation: Population Age 16 Years or Over	3,404		14,698		17,476	
Management, Business, Financial Operations	235	6.9%	1,502	10.2%	1,878	10.7%
Professional, Related	716	21.0%	3,113	21.2%	3,777	21.6%
Service	609	17.9%	2,607	17.7%	2,973	17.0%
Sales, Office	487	14.3%	2,608	17.7%	3,098	17.7%
Farming, Fishing, Forestry	2	-	51	0.3%	72	0.4%
Construct, Extraction, Maintenance	250	7.3%	1,108	7.5%	1,429	8.2%
Production, Transport Material Moving	1,105	32.5%	3,709	25.2%	4,250	24.3%
White Collar Workers	1,438	42.3%	7,222	49.1%	8,752	50.1%
Blue Collar Workers	1,965	57.7%	7,475	50.9%	8,724	49.9%

Consumer Expenditure (2025)

Total Household Expenditure	\$242.15 M		\$1.13 B		\$1.39 B	
Total Non-Retail Expenditure	\$111.89 M	46.2%	\$536.31 M	47.4%	\$660.53 M	47.6%
Total Retail Expenditure	\$130.26 M	53.8%	\$595.12 M	52.6%	\$728.46 M	52.4%
Alcoholic Beverages	\$1.46 M	0.6%	\$6.87 M	0.6%	\$8.44 M	0.6%
Apparel	\$4.55 M	1.9%	\$21.09 M	1.9%	\$25.8 M	1.9%
Contributions	\$7.06 M	2.9%	\$34.55 M	3.1%	\$42.85 M	3.1%
Education	\$5.19 M	2.1%	\$24.99 M	2.2%	\$30.87 M	2.2%
Entertainment	\$14.17 M	5.9%	\$65.5 M	5.8%	\$80.06 M	5.8%
Food Away From Home	\$10.73 M	4.4%	\$49.95 M	4.4%	\$61.17 M	4.4%
Grocery	\$18.48 M	7.6%	\$80.2 M	7.1%	\$96.36 M	6.9%
Health Care	\$20.78 M	8.6%	\$88.19 M	7.8%	\$105.4 M	7.6%
Household Furnishings and Equipment	\$6.42 M	2.6%	\$30.03 M	2.7%	\$36.83 M	2.7%
Household Operations	\$4.66 M	1.9%	\$21.42 M	1.9%	\$26.12 M	1.9%
Miscellaneous Expenses	\$4.17 M	1.7%	\$19.45 M	1.7%	\$23.85 M	1.7%
Personal Care	\$3.51 M	1.4%	\$15.46 M	1.4%	\$18.66 M	1.3%
Shelter	\$41.41 M	17.1%	\$185.03 M	16.4%	\$223.15 M	16.1%
Tax and Retirement	\$44.28 M	18.3%	\$239.79 M	21.2%	\$303.22 M	21.8%
Tobacco and Related	\$1.69 M	0.7%	\$6.71 M	0.6%	\$7.85 M	0.6%
Transportation	\$40.27 M	16.6%	\$184.63 M	16.3%	\$229.33 M	16.5%
Utilities	\$13.34 M	5.5%	\$57.56 M	5.1%	\$69.04 M	5.0%

Educational Attainment (2025)

Adult Population Age 25 Years or Over	5,027		21,562		25,885	
Elementary (Grade Level 0 to 8)	167	3.3%	737	3.4%	827	3.2%
Some High School (Grade Level 9 to 11)	369	7.3%	1,239	5.7%	1,453	5.6%
High School Graduate	1,785	35.5%	8,108	37.6%	9,698	37.5%
Some College	1,188	23.6%	4,908	22.8%	5,942	23.0%
Associate Degree Only	683	13.6%	2,438	11.3%	2,812	10.9%
Bachelor Degree Only	597	11.9%	2,499	11.6%	3,147	12.2%
Graduate Degree	238	4.7%	1,634	7.6%	2,006	7.7%

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1 mi radius

5 mi radius

10 mi radius

Units In Structure (2025)

1 Detached Unit	2,566	78.3%	10,186	74.8%	12,317	76.6%
1 Attached Unit	42	1.3%	153	1.1%	203	1.3%
2 to 4 Units	331	10.1%	1,448	10.6%	1,496	9.3%
5 to 9 Units	32	1.0%	496	3.6%	540	3.4%
10 to 19 Units	44	1.4%	200	1.5%	243	1.5%
20 to 49 Units	4	0.1%	210	1.5%	213	1.3%
50 or More Units	171	5.2%	515	3.8%	520	3.2%
Mobile Home or Trailer	2	-	101	0.7%	257	1.6%
Other Structure	1	-	72	0.5%	72	0.4%

Homes Built By Year (2025)

Homes Built 2010 or later	8	0.2%	333	2.4%	506	3.1%
Homes Built 2000 to 2009	82	2.5%	767	5.6%	1,100	6.8%
Homes Built 1990 to 1999	190	5.8%	959	7.0%	1,214	7.5%
Homes Built 1980 to 1989	105	3.2%	689	5.1%	812	5.0%
Homes Built 1970 to 1979	610	18.6%	2,247	16.5%	2,750	17.1%
Homes Built 1960 to 1969	412	12.6%	1,634	12.0%	1,891	11.8%
Homes Built 1950 to 1959	699	21.3%	2,799	20.6%	3,009	18.7%
Homes Built Before 1949	1,087	33.1%	3,951	29.0%	4,579	28.5%

Home Values (2025)

Home Values \$1,000,000 or More	-	-	21	0.2%	48	0.4%
Home Values \$500,000 to \$999,999	2	-	132	1.5%	231	2.1%
Home Values \$400,000 to \$499,999	16	0.8%	122	1.4%	240	2.2%
Home Values \$300,000 to \$399,999	14	0.7%	255	2.9%	417	3.8%
Home Values \$200,000 to \$299,999	121	6.2%	914	10.3%	1,575	14.4%
Home Values \$150,000 to \$199,999	177	9.1%	1,371	15.5%	1,693	15.4%
Home Values \$100,000 to \$149,999	393	20.1%	2,362	26.6%	2,657	24.2%
Home Values \$70,000 to \$99,999	714	36.6%	2,199	24.8%	2,351	21.4%
Home Values \$50,000 to \$69,999	308	15.8%	788	8.9%	892	8.1%
Home Values \$25,000 to \$49,999	158	8.1%	451	5.1%	500	4.6%
Home Values Under \$25,000	49	2.5%	258	2.9%	369	3.4%
Owner-Occupied Median Home Value	\$88,174		\$121,979		\$137,742	
Renter-Occupied Median Rent	\$594		\$636		\$634	

Transportation To Work (2025)

Drive to Work Alone	2,847	83.6%	11,803	80.3%	13,982	80.0%
Drive to Work in Carpool	329	9.7%	1,502	10.2%	1,897	10.9%
Travel to Work by Public Transportation	22	0.6%	73	0.5%	97	0.6%
Drive to Work on Motorcycle	1	-	4	-	6	-
Walk or Bicycle to Work	37	1.1%	677	4.6%	721	4.1%
Other Means	3	0.1%	50	0.3%	74	0.4%
Work at Home	164	4.8%	590	4.0%	699	4.0%

Travel Time (2025)

Travel to Work in 14 Minutes or Less	1,682	49.4%	7,407	50.4%	8,324	47.6%
Travel to Work in 15 to 29 Minutes	1,006	29.5%	4,361	29.7%	5,365	30.7%
Travel to Work in 30 to 59 Minutes	503	14.8%	1,569	10.7%	1,989	11.4%
Travel to Work in 60 Minutes or More	49	1.4%	770	5.2%	1,099	6.3%
Average Minutes Travel to Work	13.9		13.5		14.2	