

FORMER HOOTERS - HOME DEPOT OUTPARCEL

6904 ARGUS DR, ROCKFORD, IL 61107



FORMER HOOTERS FOR SALE OR LEASE



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TABLE OF CONTENTS:

3. Offering Summary
4. Retailer Map
5. Location Map
6. Demographics Map & Report
7. Meet The Team



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OFFERING SUMMARY

FORMER HOOTERS - HOME DEPOT OUTPARCEL

OFFERING SUMMARY:

PRICE:	\$1,900,000
BUILDING SIZE:	4,886 SF
TOTAL LOT SIZE:	1.22 ACRES
LEASE RATE:	\$25/PSF + NNN
GROUND LEASE:	INQUIRE WITHIN
SALE PRICE:	SUBJECT TO OFFER
Sale Price	Subject To Offer

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,488	18,286	52,799
Total Population	5,265	43,954	125,694
Average HH Income	\$96,148	\$96,681	\$88,300



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.

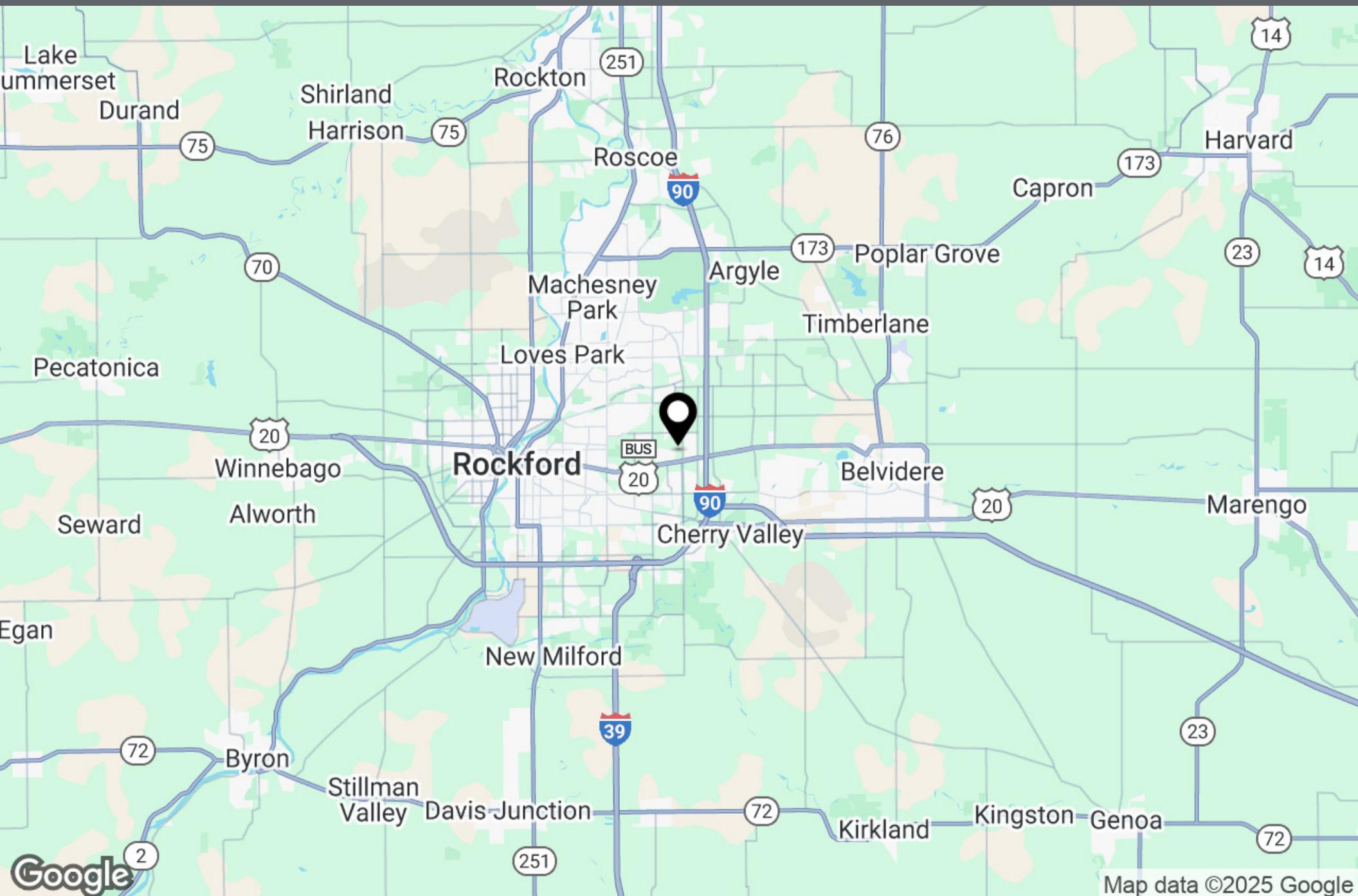
RETAILER MAP

FORMER HOOTERS - HOME DEPOT OUTPARCEL



LOCATION MAP

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Map data ©2025 Google

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

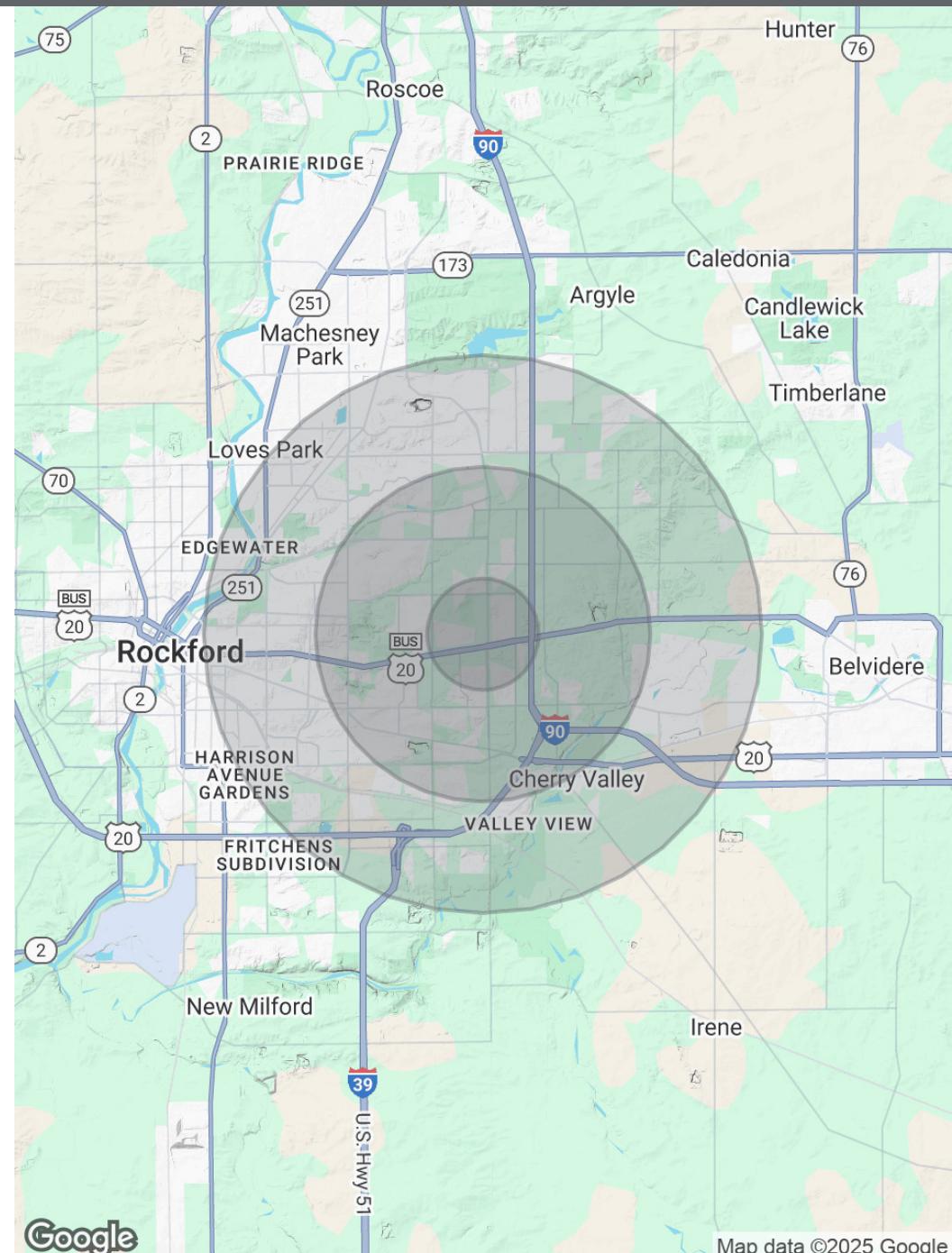
Total Population - Asian 490 2,441 5,324

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



MEET THE TEAM

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