

# 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

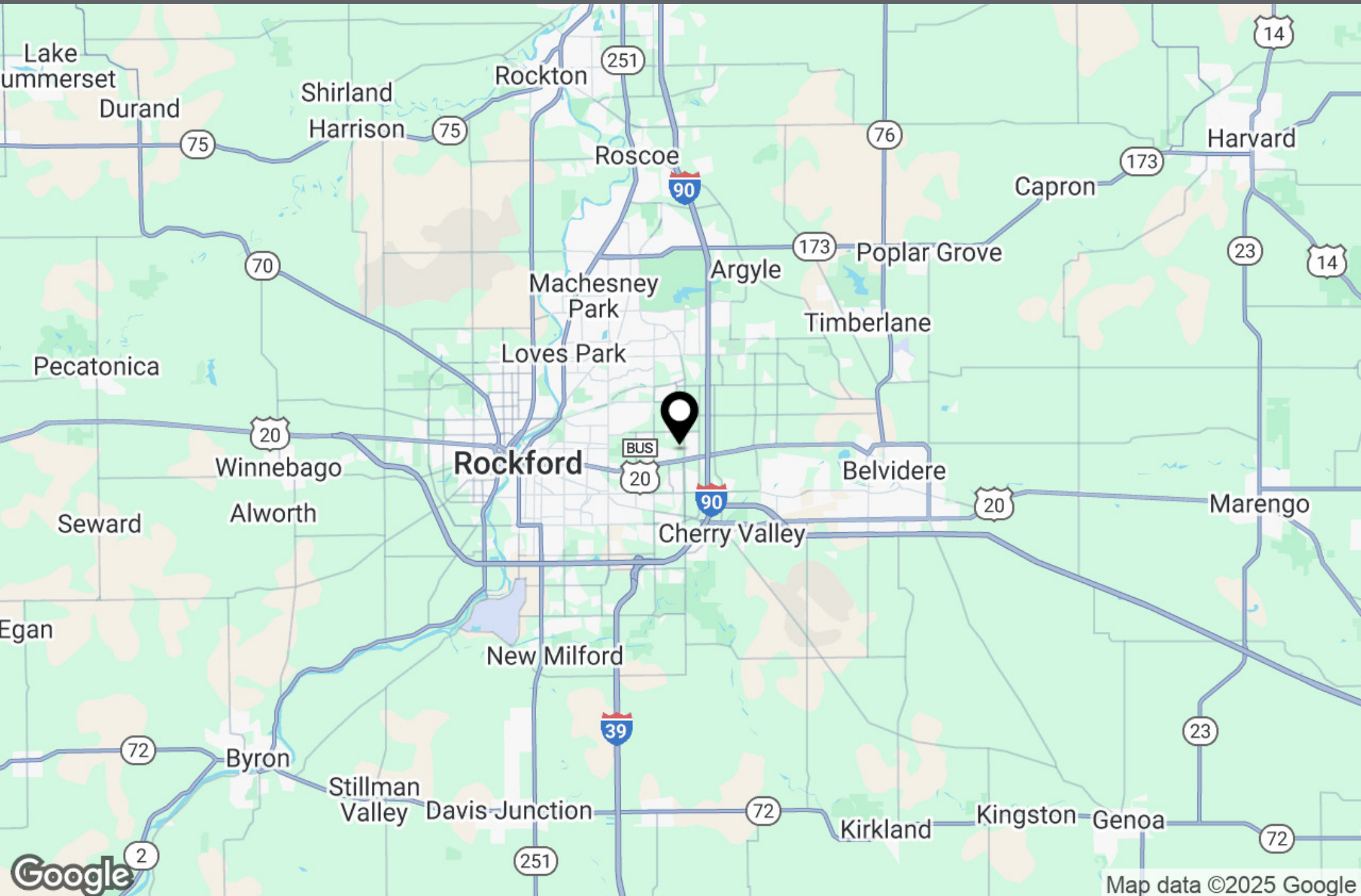
## FORMER HOOTERS - HOME DEPOT OUTPARCEL





# LOCATION MAP

FORMER HOOTERS - HOME DEPOT OUTPARCEL



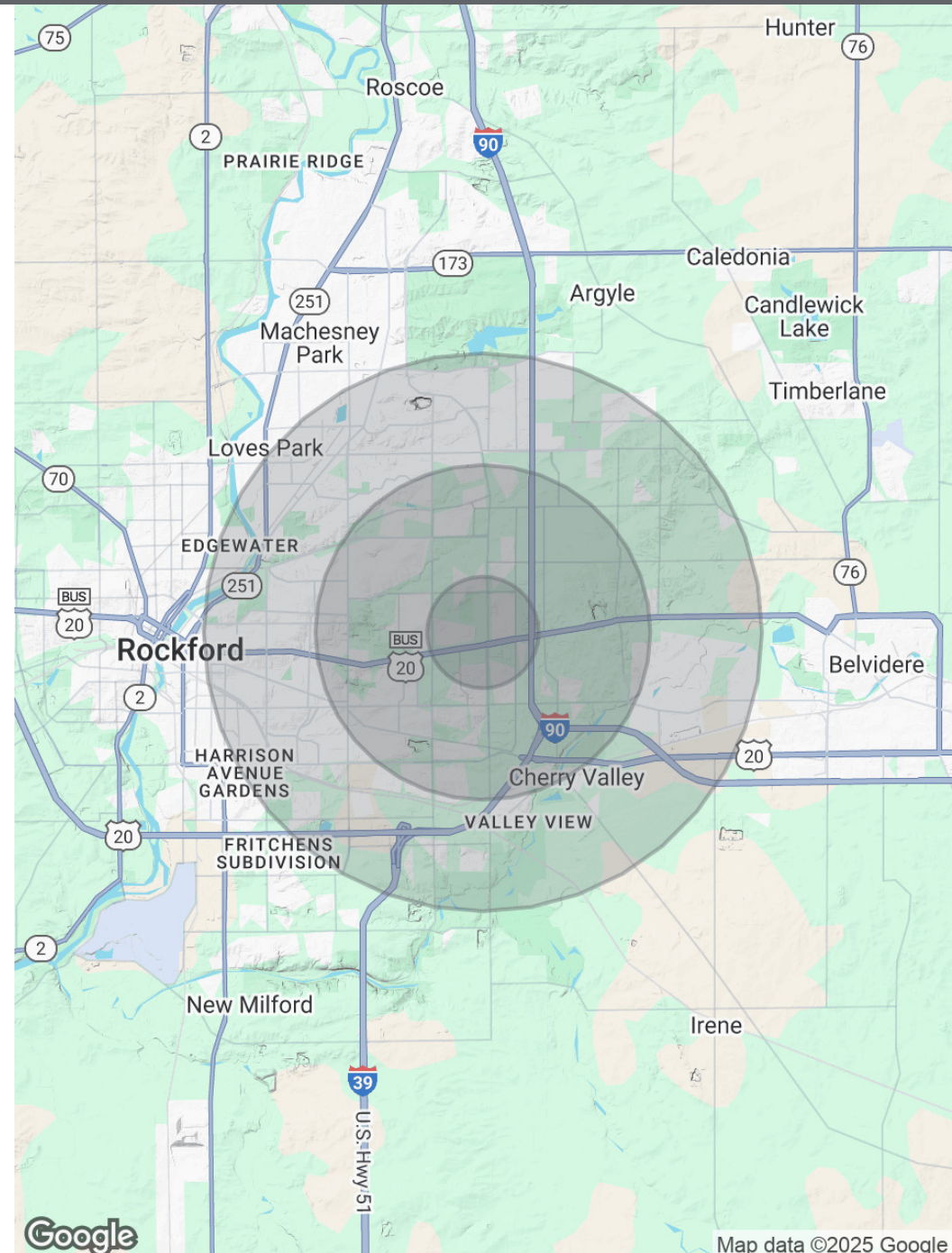


# DEMOGRAPHICS MAP & REPORT

## 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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