

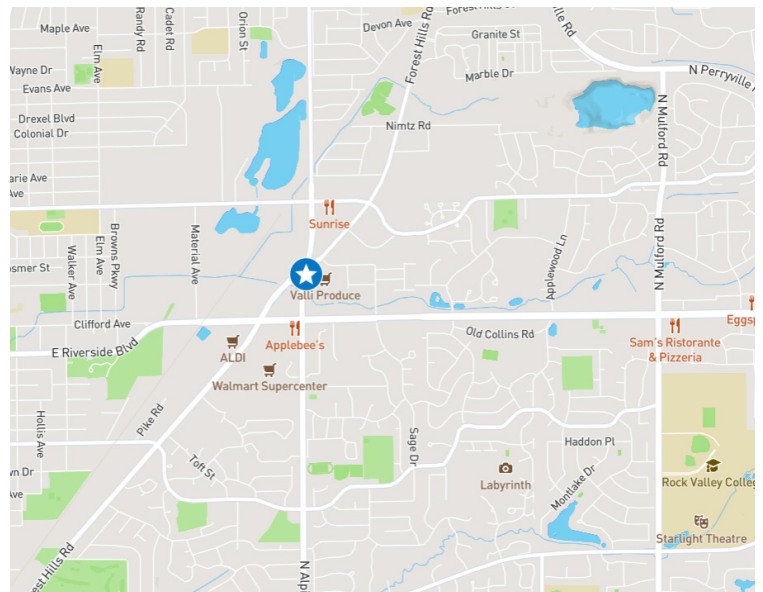
6552 N. Alpine Rd. & 6915 Forest Hills Road

Loves Park, IL



Property Highlights

- + 0.46 & 0.53 Acre Outlots available
- + Cross access and cross parking
- + 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.
- + Grocery anchored center located just north of Walmart
- + Numerous retailers and restaurants nearby

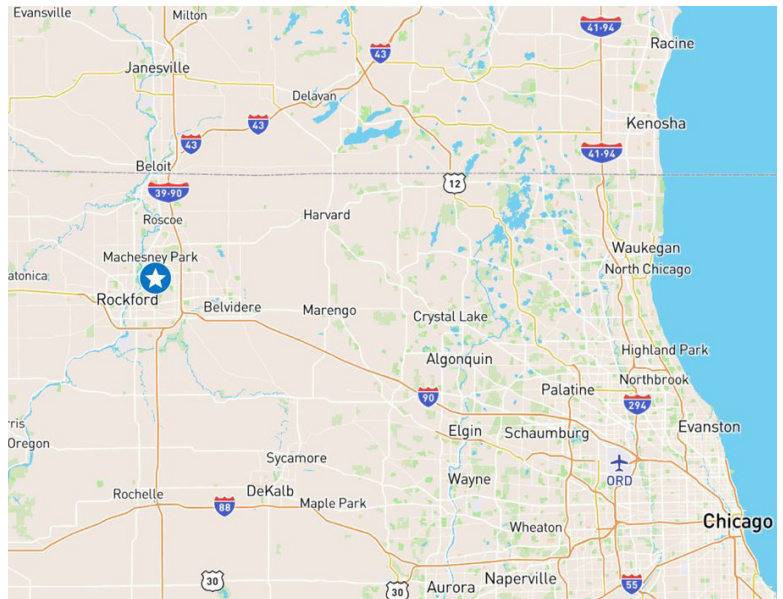


Outlots Available for Ground Lease | 0.46 Acres & 0.53 Acres

Ground Lease

6552 N. Alpine Rd., Loves Park

6915 Forest Hills Rd.



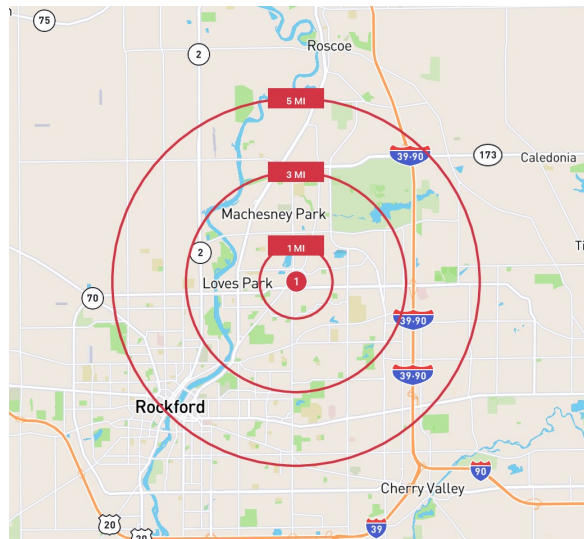
Outlots Available for Ground Lease | 0.46 Acres & 0.53 Acres

Ground Lease

6552 N. Alpine Rd., Loves Park

6915 Forest Hills Rd.

| | 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 93.7% | 27,632 94.6% | 62,516 92.6% |
| 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 | \$78,126 |
| 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% |



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