



Offering Memorandum

Rockford, IL Land

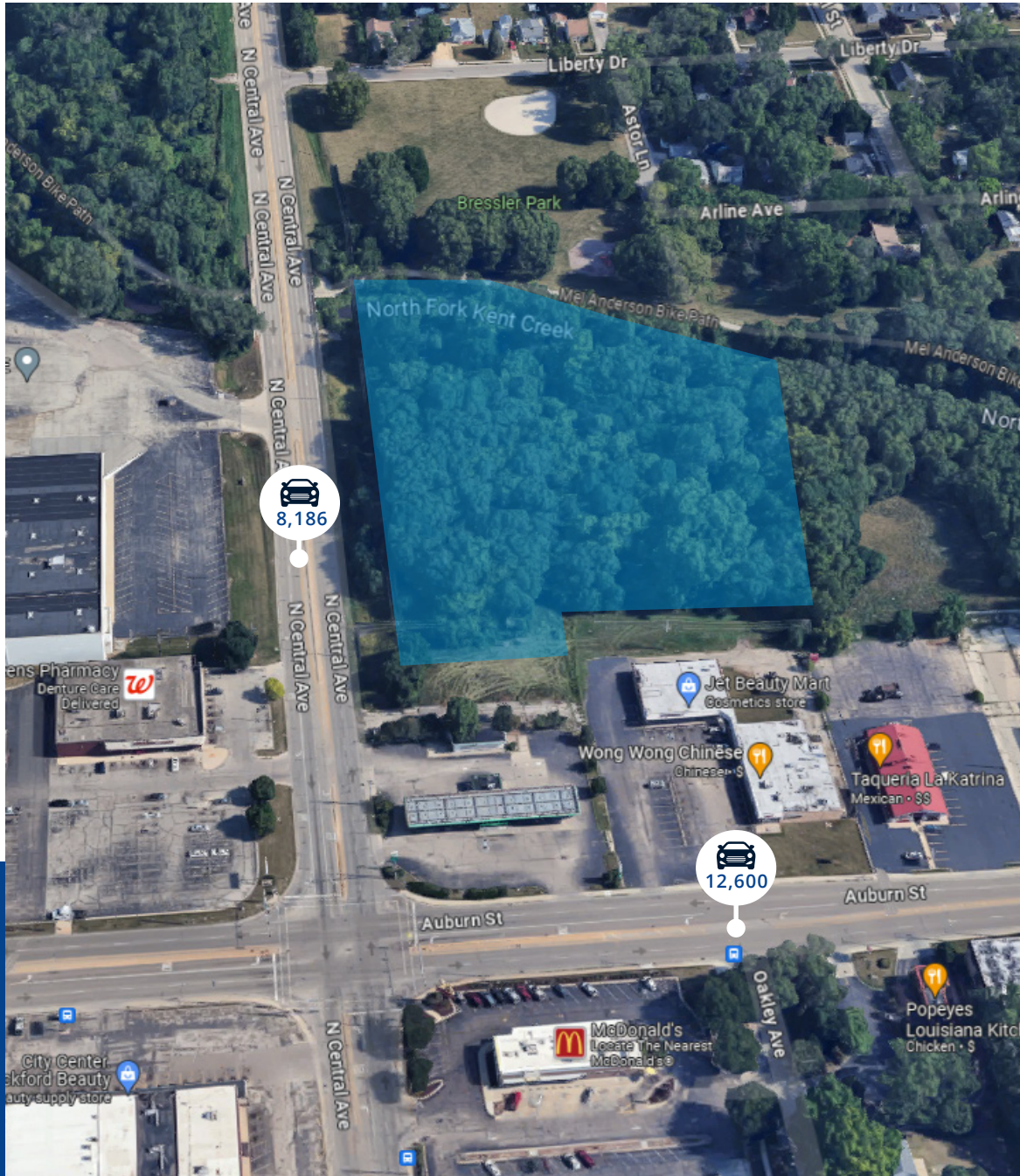
NEC Auburn St & Central Ave | 4.08_{ac}

Peter Block
Executive Vice President
+1 847 384 2840
peter.block@colliers.com

Rachel Patten
Director
+1 317 713 2348
rachel.patten@colliers.com



Rockford



Property Address:

NEC Auburn St & Central Ave
Rockford, IL



Offering Price
Unpriced

Land Size
4.08 AC

Property Detail Profile

Strategic Location

- > Land sits just north of Auburn Street along Central Avenue
- > Auburn Street is main retail corridor with Walgreens, McDonald's,
- > Popeyes in immediate area and a BP Gas station the corner piece to this parcel
- > The site has the North Fort Bent Creek on its northern border
- > The area has retail, industrial and residential surrounding the site

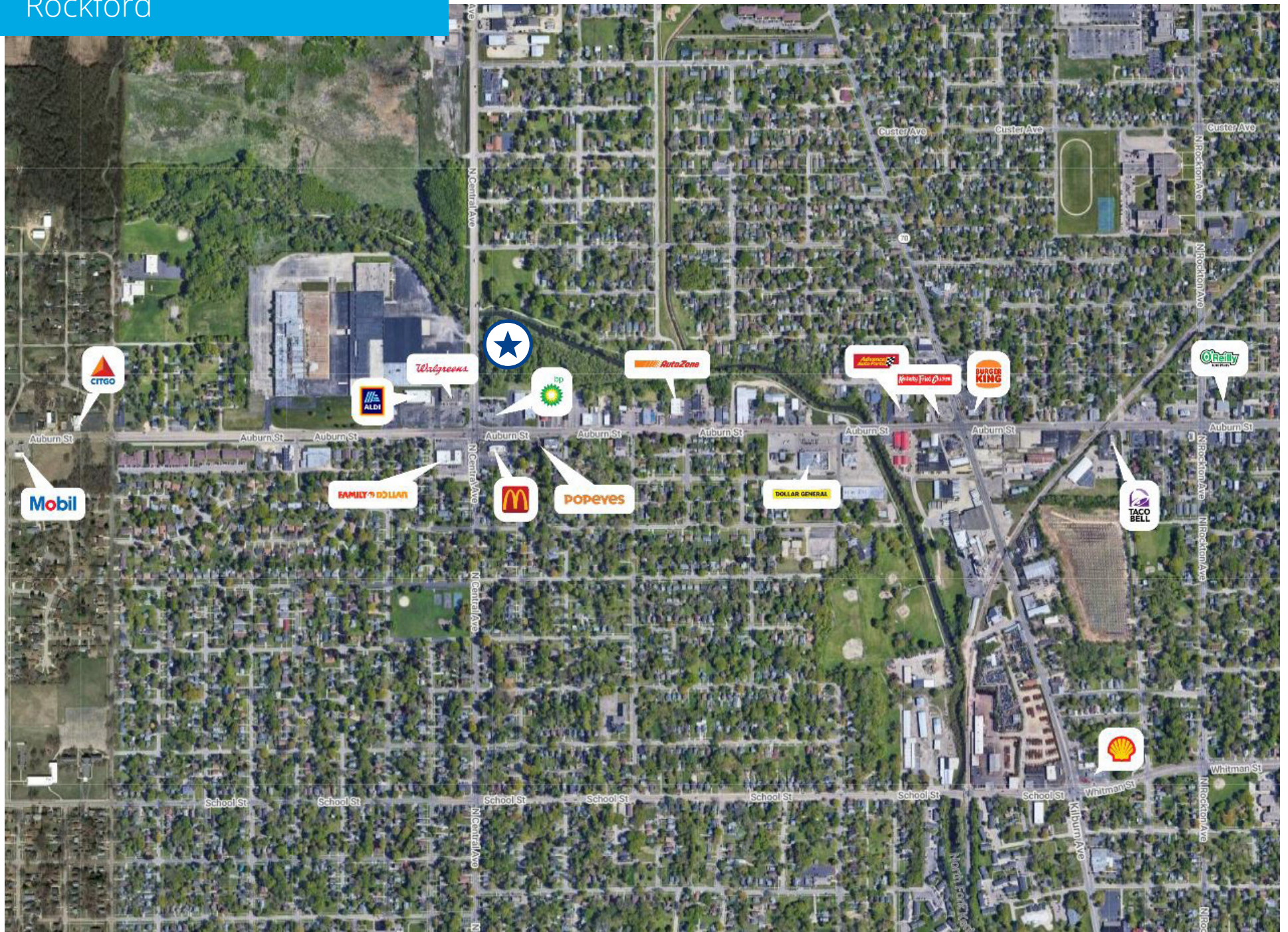
Zoned

C-3

Traffic Counts

12K+ on Auburn St
8K+ on Central Ave

Rockford





Market Overview

Auburn St & N Central Ave, Rockford, Illinois, 61101
3 mile radius

Household & population characteristics



\$35,269

Median household income



\$93,661

Median home value



50.3%

Owner occupied housing units



36.4

Median age



51.3%

Female population



36.8%

% Married (age 15 or older)

Annual lifestyle spending



\$1,064

Travel



\$13

Tickets to Movies



\$26

Theatre/Operas/Concerts



\$31

Admission to Sports Events



\$5

Online Gaming Services

Households & population



62,155

Current total population



62,733

5 Year total population



25,557

Current total households



25,693

5 year total households

Education

16%

No high school diploma



36%

High school graduate



31%

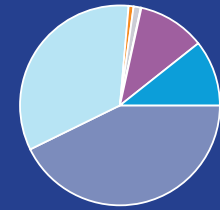
Some college



16%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



1,761

Total businesses



41,558

Total employees

Employment



50%

White collar



35%

Blue collar



16%

Services

11.6%

Unemployment rate

Annual household spending



\$1,152

Apparel & Services



\$127

Computers & Hardware



\$1,881

Eating Out



\$3,530

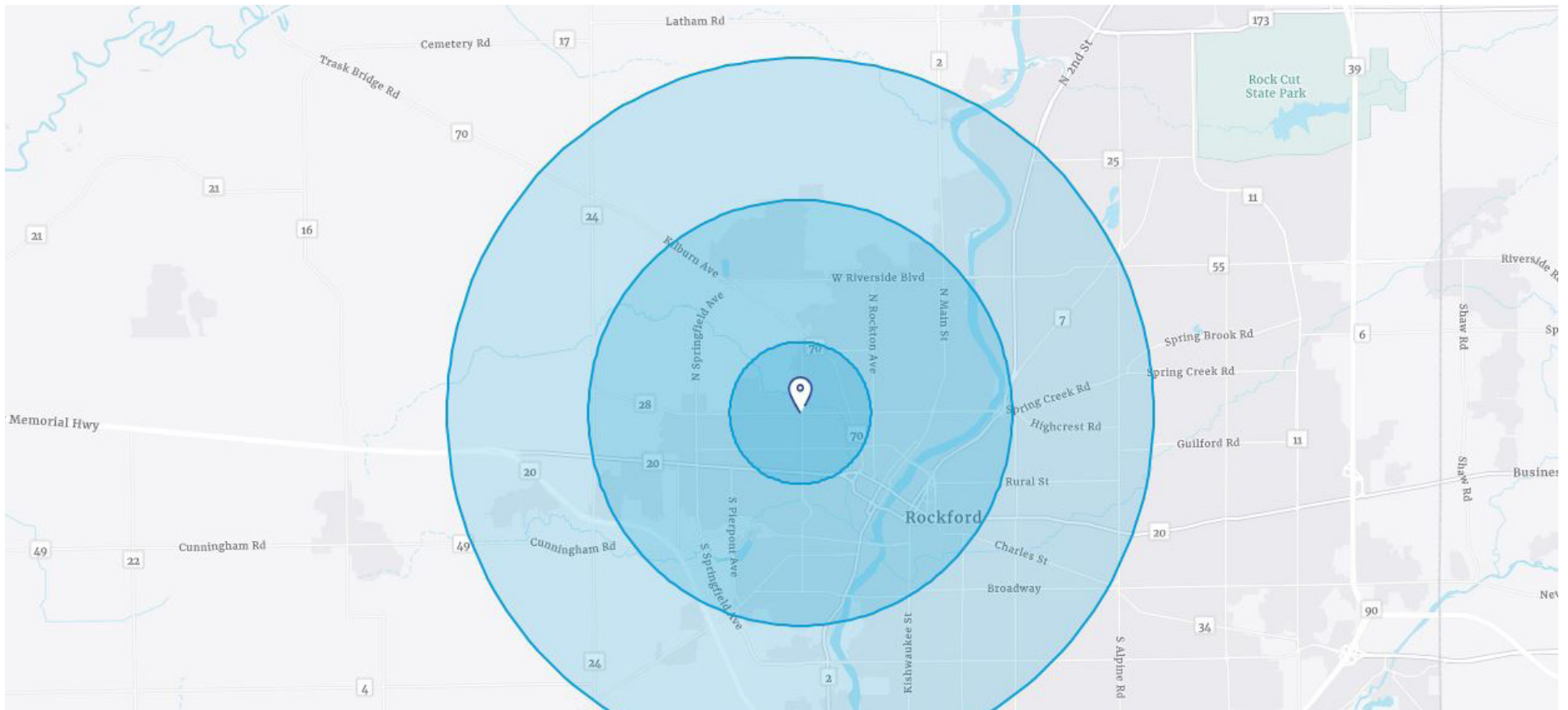
Groceries



\$3,848

Health Care

Demographics



1 mile

3 mile

5 mile



10,202
people



62,155
people



125,639
people



7,849
daytime pop



73,605
daytime pop



132,918
daytime pop



\$46,766
average HHI



\$52,569
average HHI



\$62,822
average

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



Colliers

6250 N. River Road
Rosemont, IL 60018

Peter Block

Executive Vice President
+1 847 384 2840
peter.block@colliers.com

Rachel Patten

Financial Analyst
+1 317 713 2348
rachel.patten@colliers.com

colliers.com