

Former Restaurant Available

6802 Rock Valley Pkwy | Loves Park, IL



Property Highlights

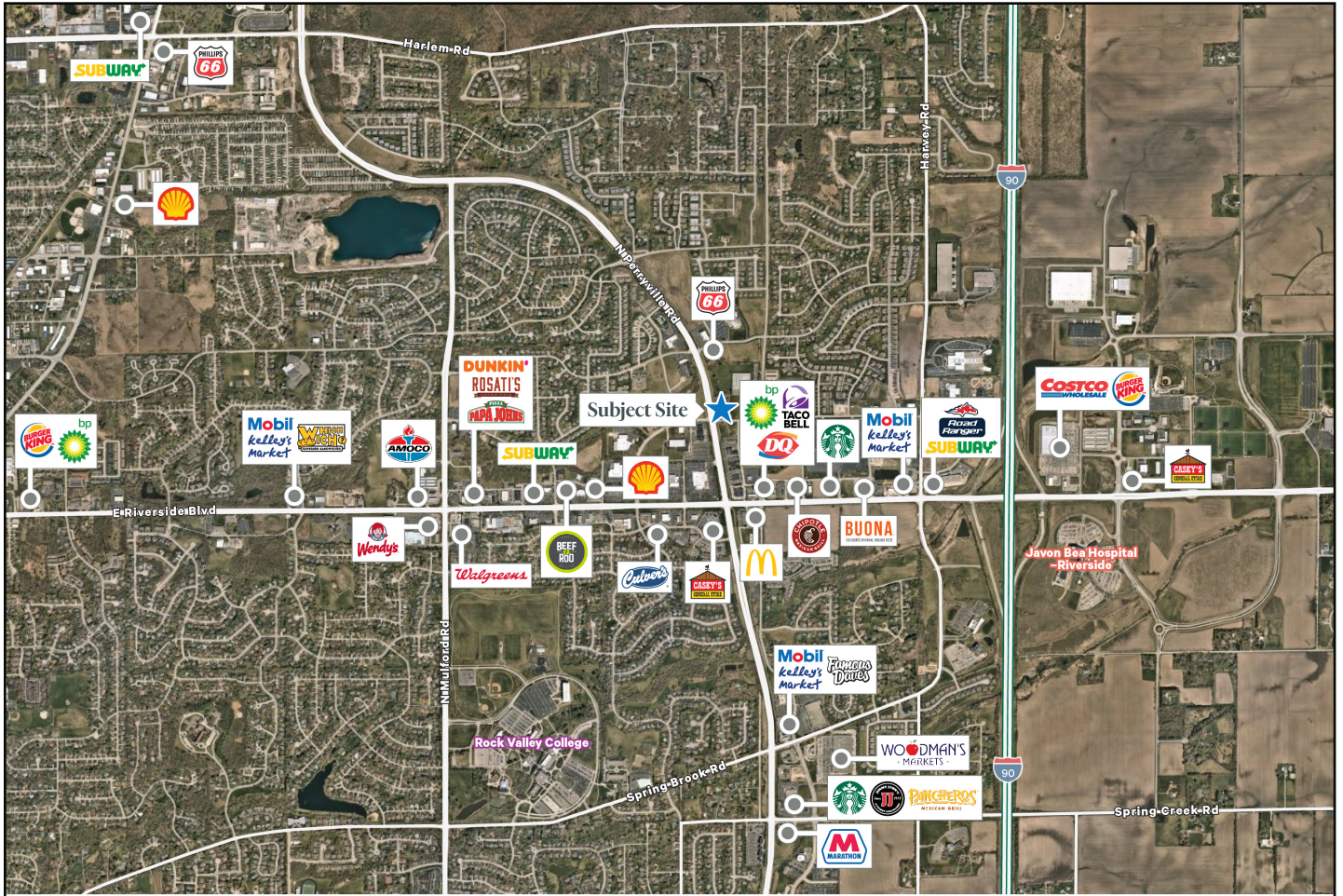
- + 3,319 SF former restaurant with a drive-thru on 1 acre
- + Excellent visibility on the rapidly developing N. Perryville Rd. corridor
- + Area retailers include Costco, Blain's Farm and Fleet, Peak Fitness (area's largest fitness complex), Starbucks, Chipotle, Panera and others on this rapidly developing corridor
- + Suitable for a restaurant or retailer
- + Approximately 15.37/1,000 SF parking ratio
- + Pylon sign available
- + One mile to the I-90/E. Riverside Blvd. interchange

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	6,932	37,149	100,012
Households	3,098	15,815	42,063
Average Household Income	\$121,437	\$120,494	\$107,654
Daytime Population	7,459	36,590	106,569

TRAFFIC COUNTS	
N. Perryville Rd.	16,900 VPD



For Sale/Lease - 6802 Rock Valley Pkwy.



For Lease - 6802 Rock Valley Pkwy.



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	6,932	37,149	100,012
2029 Population - Five Year Projection	6,882	36,489	98,248
2020 Population - Census	6,936	37,700	102,001
2010 Population - Census	6,751	38,208	102,827
2020-2024 Annual Population Growth Rate	-0.01%	-0.35%	-0.46%
2024-2029 Annual Population Growth Rate	-0.14%	-0.36%	-0.36%



HOUSEHOLDS

2024 Households - Current Year Estimate	3,098	15,815	42,063
2029 Households - Five Year Projection	3,159	15,907	42,264
2020 Households - Census	3,061	15,828	42,251
2010 Households - Census	2,817	15,442	41,326
2020-2024 Compound Annual Household Growth Rate	0.28%	-0.02%	-0.10%
2024-2029 Annual Household Growth Rate	0.39%	0.12%	0.10%
2024 Average Household Size	2.23	2.32	2.34



HOUSEHOLD INCOME

2024 Average Household Income	\$121,437	\$120,494	\$107,654
2029 Average Household Income	\$138,114	\$136,861	\$122,891
2024 Median Household Income	\$87,733	\$86,743	\$78,114
2029 Median Household Income	\$97,638	\$98,639	\$88,820
2024 Per Capita Income	\$54,884	\$51,432	\$45,396
2029 Per Capita Income	\$64,051	\$59,825	\$52,992



HOUSING UNITS

2024 Housing Units	3,231	16,653	44,795
2024 Vacant Housing Units	133 4.1%	838 5.0%	2,732 6.1%
2024 Occupied Housing Units	3,098 95.9%	15,815 95.0%	42,063 93.9%
2024 Owner Occupied Housing Units	2,207 68.3%	11,734 70.5%	30,755 68.7%
2024 Renter Occupied Housing Units	891 27.6%	4,081 24.5%	11,308 25.2%



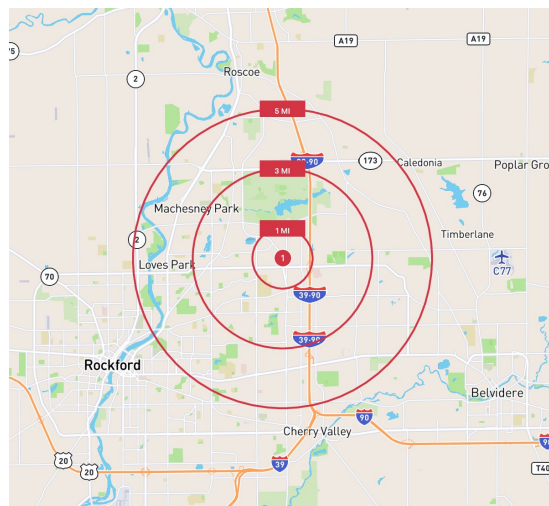
EDUCATION

2024 Population 25 and Over	5,251	27,456	72,556
HS and Associates Degrees	2,717 51.7%	14,526 52.9%	43,469 59.9%
Bachelor's Degree or Higher	2,368 45.1%	11,321 41.2%	24,162 33.3%

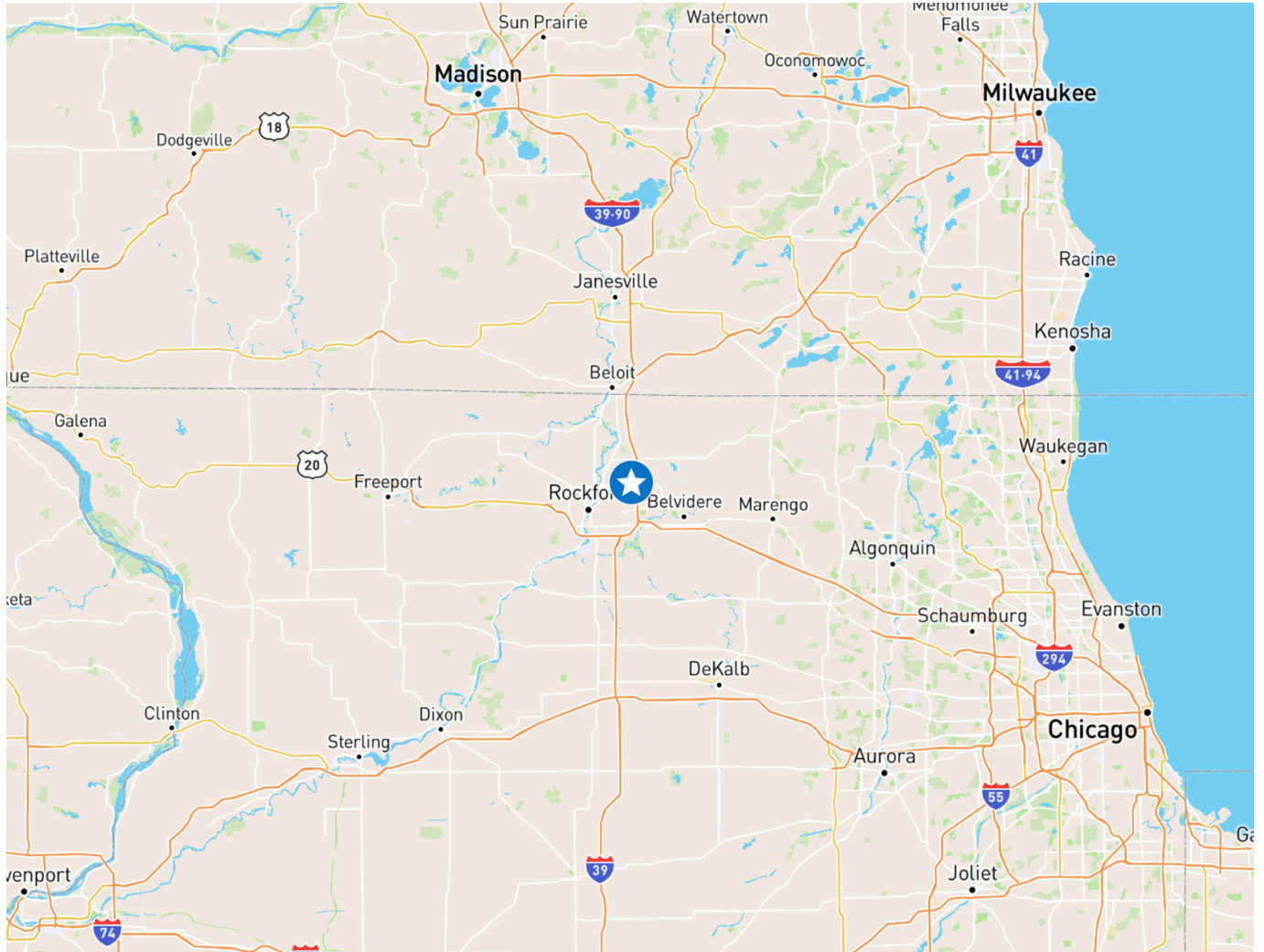


PLACE OF WORK

2024 Businesses	377	1,360	4,121
2024 Employees	5,656	18,133	58,486



For Sale/Lease - 6802 Rock Valley Pkwy.



Contact

Karen Walsh
Senior Vice President
815 218 3438
karen.walsh@cbre.com

