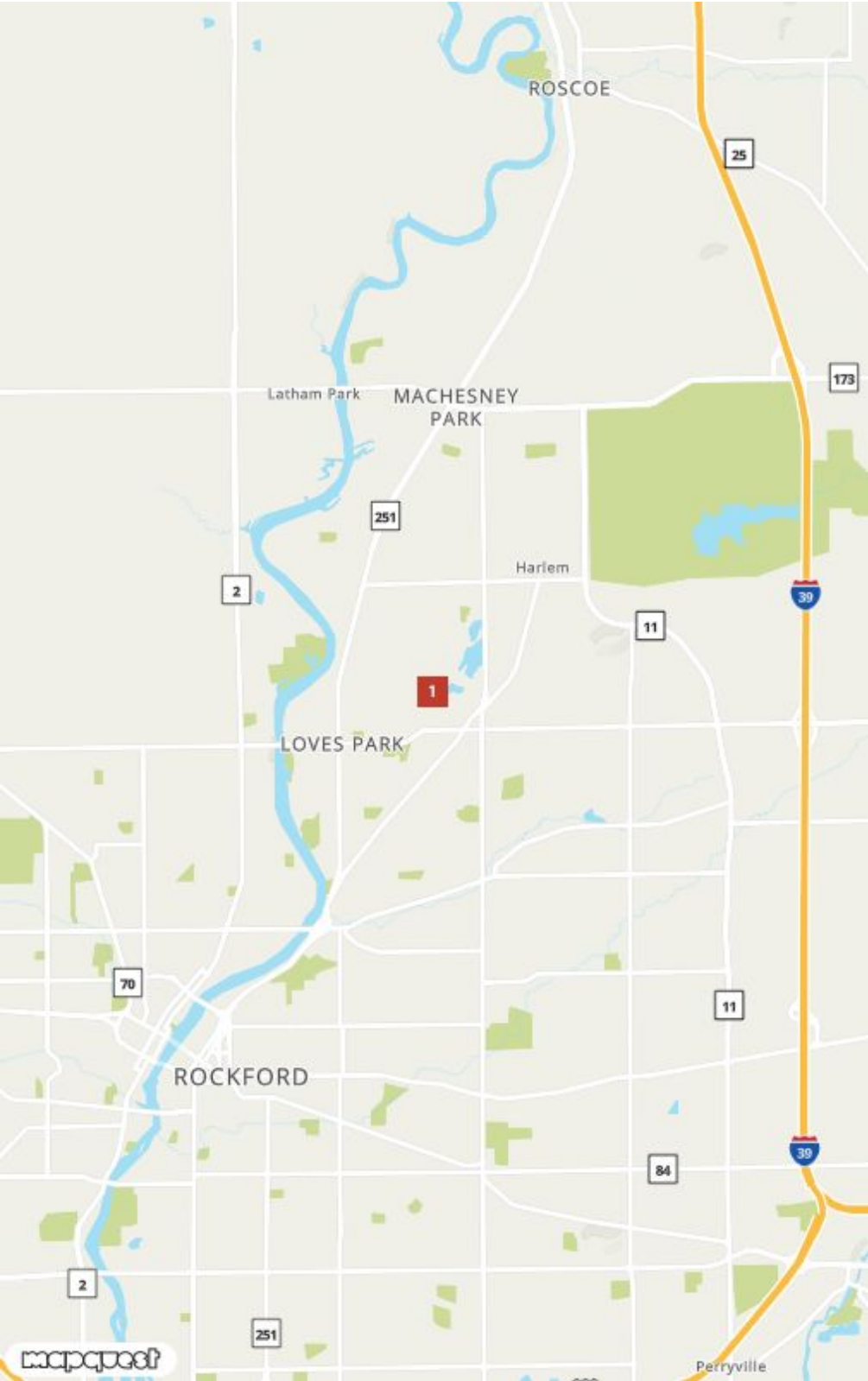


Report for 6320 Material Ave, ...



1



6320 Material Ave
Loves Park, IL 61111

6320 Material Ave.



6320 Material Ave.

6320 Material Ave
Loves Park, IL 61111



Bobby Walsh
bobbyw@dickersonnieman.com
773-551-2366



1

Property Information

6320 Material Ave.
6320 Material Ave
Loves Park, IL 61111
Winnebago /

Type **Industrial**
Building Size **81,600 SF**
Building status: **Existing**
Year Built **1959**
Office SF

Subtype **Warehouse/Distribution**
Clear Height
Grade Doors **2**
Dock Doors **8**
Sprinklers

Zoning **IL**
Land Size **3.25 Acres**
Parcel: **12-05-101-002**

1

AVAILABLE SPACE - For Sale

Type	Condo	Status	Cap Rate	List Price	Avail SF	Price/SQFT	Date Avail
Flex/R&D	No	Available		\$3,785,000	Entire BLDG	\$46.38	Now

Industrial Warehouse / Manufacturing Facility | Loves Park, IL, , 78,900 SF industrial facility situated on approximately 3.27 acres in the established Loves Park industrial corridor, offered for sale at \$3,785,000 (\$47.97/SF). , , This versatile facility is well suited for manufacturing, warehousing, distribution, assembly, contractors, logistics, or other industrial users: , , • ±2,000 SF office space , • 18' clear height , • 7 loading docks , • 3 drive-in / grade-level doors , • Fully sprinklered , • Industrial zoning , • Ample on-site park



6320 Material Ave

Dickerson Nieman Commercial

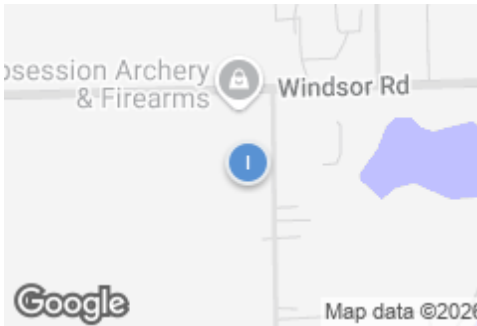
6277 E. Riverside Rockford, IL 61114 | 815-877-5995

6320 Material Ave.

6320 Material Ave, Loves Park, IL, 61111

Industrial: Warehouse/Distribution

Prepared on August 31, 2026



Property Features

Sub Type	Warehouse/Distribution	County	Winnebago
Zoning	IL	Yard	-
Building Status	Existing	Electricity	-
Building Size	81,600 SF	Clear Height	-
Land Size	3.25 Acres / 141,731 SF	Ceiling Height	-
Number of Buildings	1	Dock High Doors	8
Number of Floors	1	Grade Level Doors	2
Year Built	1959	Rail Doors	Not present
Primary Constr. Type	Masonry	Sprinklers	-
Occupancy Type	Single Tenant	Water	Yes
Parcels	12-05-101-002	Sanitary Sewer	Yes
Legal Owner	Big Properties LLC	Floor Size	77,578 SF
Submarket	-		

Listings

1 Listing | --- | \$3,785,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Flex/R&D	-	-	\$3,785,000	Now	-	-	-	-	-	-

Contact



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Flex/R&D For Sale

Industrial Warehouse / Distribution Facility ...

Flex/R&D For Sale

6320 Material Ave, Loves Park, IL, 61111

Prepared on August 31, 2026



Listing Details | Flex/R&D For Sale

Total Available Space	Unknown
Asking Price	\$3,785,000
Listing Price Per SF	\$46.38
Cap Rate (Actual)	-
Signage	On Building & Free-Sta...
Show Instructions	Call broker
Vacant	No
Available Date	Now

Date Listed	8/31/2026
Last Modified	8/31/2026
Listing ID	45550687
Clear Height	-
Ceiling Height	-
Dock High Doors	8
Grade Level Doors	2
Parking Spaces	-

Description

Industrial Warehouse / Manufacturing Facility | Loves Park, IL

78,900 SF industrial facility situated on approximately 3.27 acres in the established Loves Park industrial corridor, offered for sale at \$3,785,000 (\$47.97/SF).

This versatile facility is well suited for manufacturing, warehousing, distribution, assembly, contractors, logistics, or other industrial users:

- ±2,000 SF office space
 - 18' clear height
 - 7 loading docks
 - 3 drive-in / grade-level doors
 - Fully sprinklered
 - Industrial zoning
 - Ample on-site parking •
- Convenient access to I-90 and the regional interstate network
- Located in the established I-39 Corridor industrial submarket
 - Loves Park 0% municipal property-tax levy ...

Property Details

Property Type	Industrial
Sub Type	Warehouse/Distribution
Zoning	IL
Building Status	Existing
Building Size	81,600 SF
Land Size	3.25 Acres / 141,731 SF
Number of Buildings	1
Floors	1

Year Built	1959
Primary Construction	Masonry
Occupancy Type	Single Tenant
Parcels	12-05-101-002
Legal Owner	Big Properties Llc
Submarket	-
County	Winnebago
Floor Size	77,578 SF

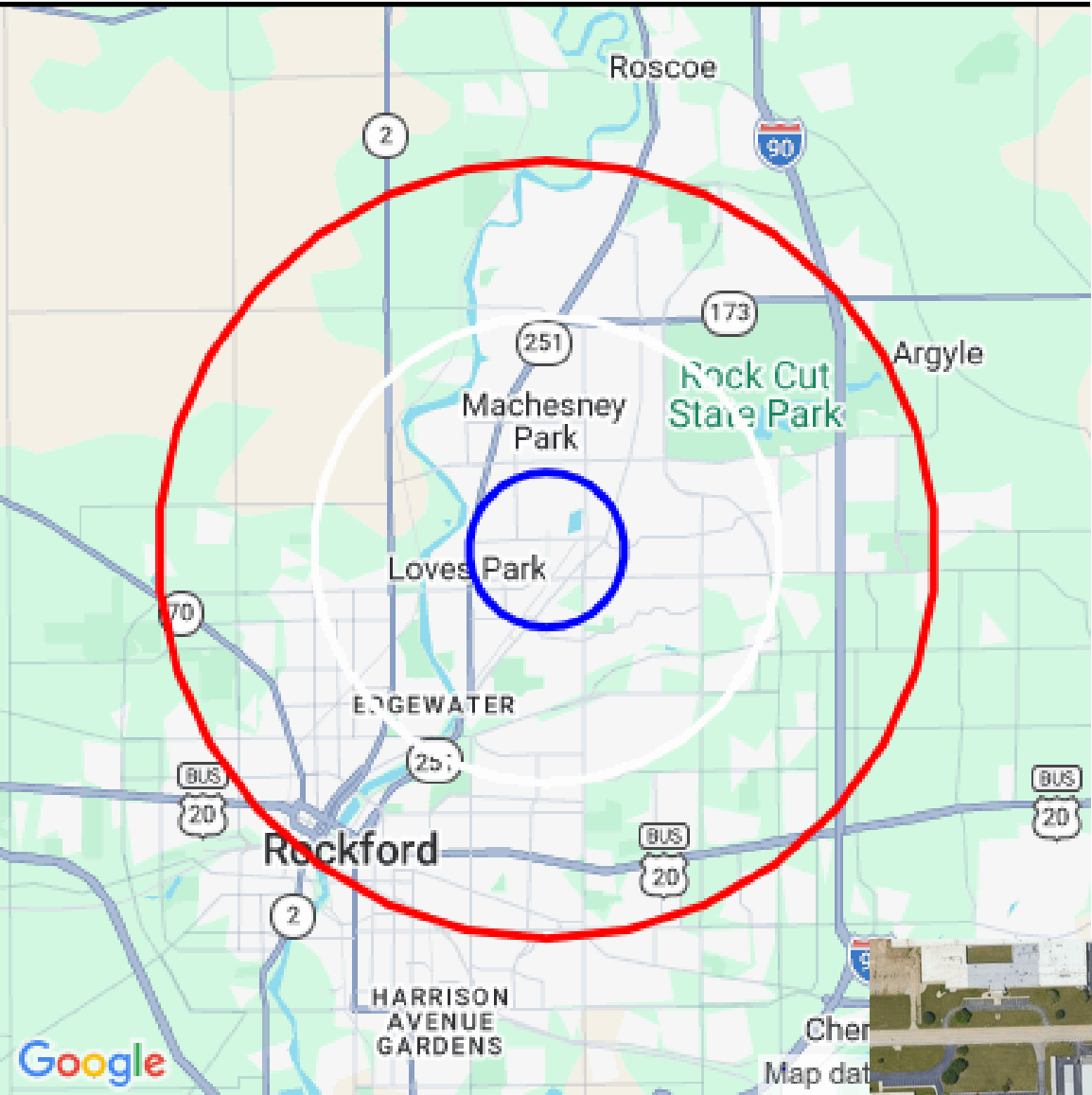
Contact



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6320 Material Ave.

Demographic Report



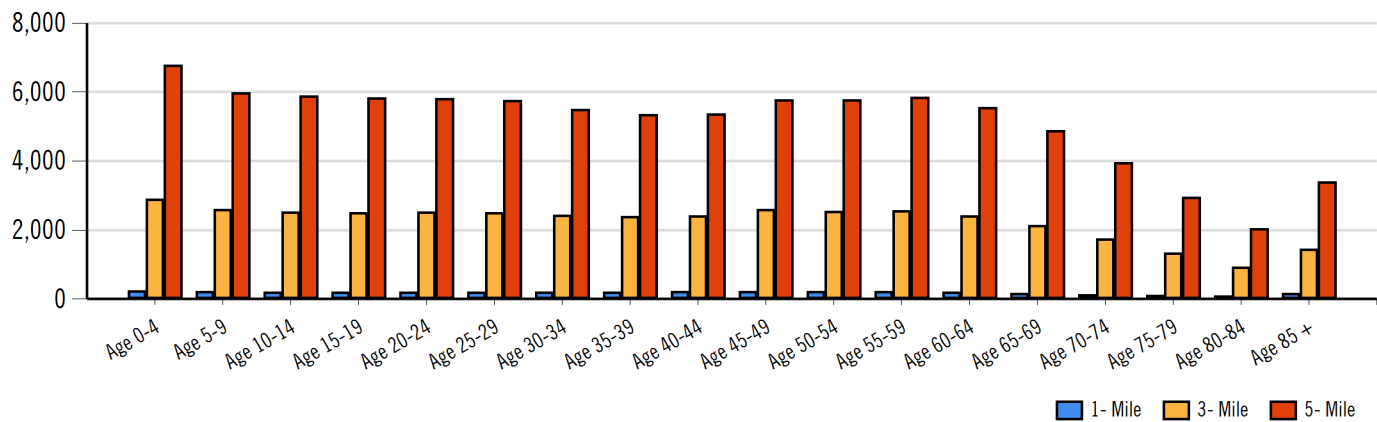
6320 Material Ave.

Population

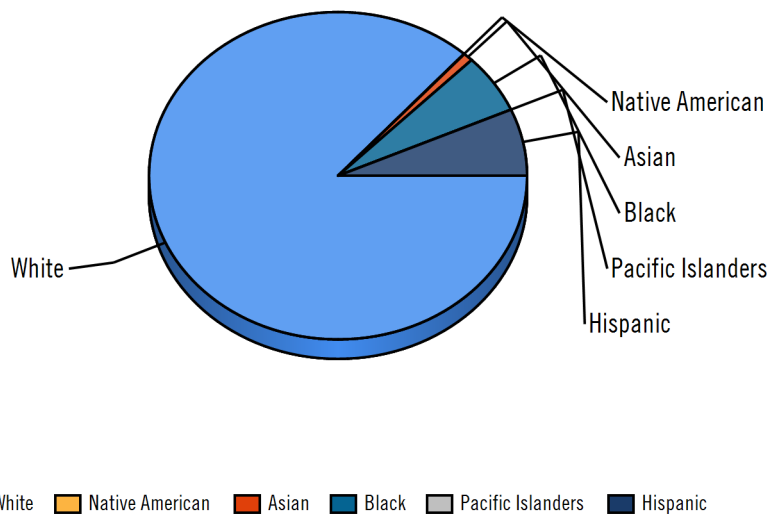
Distance	Male	Female	Total
1- Mile	1,740	1,898	3,638
3- Mile	19,930	20,770	40,700
5- Mile	45,146	47,437	92,583



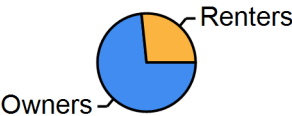
Population by Distance and Age (2020)



Ethnicity within 5 miles



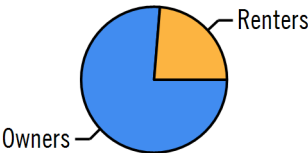
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

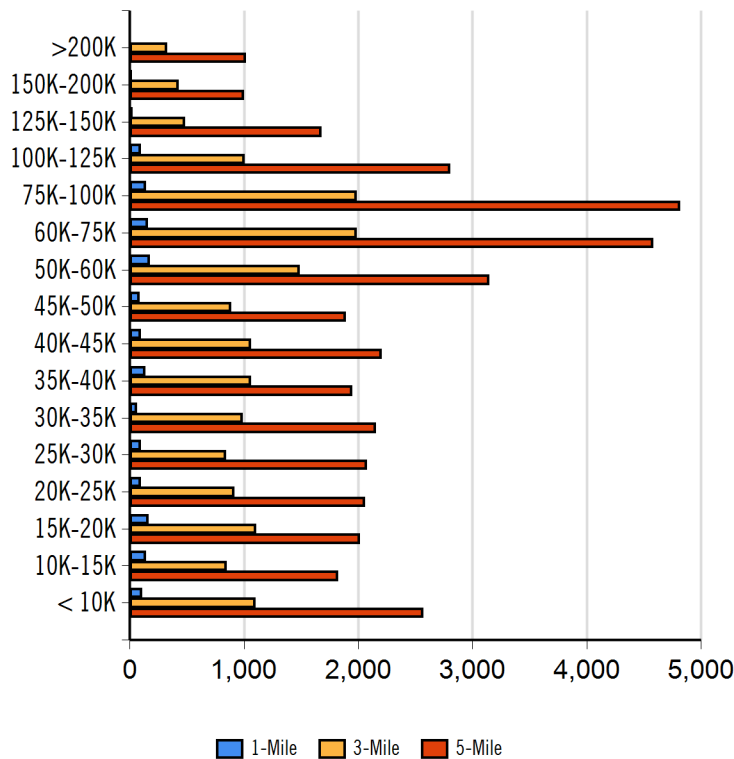
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,847	131	2.38 %
3-Mile	19,542	1,216	4.41 %
5-Mile	44,017	2,383	4.58 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	12	9	103	400	68	203	145	16	144	451	92	21	125
3-Mile	55	57	1,188	3,971	587	2,377	1,025	461	1,655	4,441	1,315	274	1,538
5-Mile	83	106	2,146	8,947	1,346	5,024	2,078	977	3,462	10,636	3,362	982	3,201

Household Income



Radius	Median Household Income
1-Mile	\$40,928.30
3-Mile	\$51,210.40
5-Mile	\$52,387.50

Radius	Average Household Income
1-Mile	\$49,554.10
3-Mile	\$60,399.00
5-Mile	\$62,829.07

Radius	Aggregate Household Income
1-Mile	\$73,515,257.33
3-Mile	\$956,704,640.19
5-Mile	\$2,377,974,946.18

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,509	27,605	62,246
High School Grad	976	9,311	19,133
Some College	571	6,477	14,656
Associates	134	1,885	4,370
Bachelors	202	3,441	9,502
Masters	30	1,153	3,737
Prof. Degree	23	636	1,681
Doctorate	4	43	189

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	52 %	97 %	123 %
Teen's	34 %	68 %	82 %
Expensive Homes	0 %	7 %	9 %
Mobile Homes	8 %	16 %	11 %
New Homes	0 %	33 %	52 %
New Households	30 %	56 %	69 %
Military Households	0 %	7 %	4 %
Households with 4+ Cars	53 %	69 %	76 %
Public Transportation Users	6 %	6 %	12 %
Young Wealthy Households	0 %	4 %	11 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	63,555,286		730,641,880		1,728,721,868	
Average annual household	41,414		45,353		46,014	
Food	5,506	13.30 %	5,939	13.10 %	6,016	13.07 %
Food at home	3,734		3,945		3,982	
Cereals and bakery products	530		559		565	
Cereals and cereal products	189		199		201	
Bakery products	340		360		363	
Meats poultry fish and eggs	761		794		800	
Beef	178		186		187	
Pork	140		145		145	
Poultry	143		149		150	
Fish and seafood	119		125		127	
Eggs	62		65		65	
Dairy products	366		392		397	
Fruits and vegetables	748		794		803	
Fresh fruits	110		117		118	
Processed vegetables	148		155		156	
Sugar and other sweets	137		146		147	
Fats and oils	119		125		126	
Miscellaneous foods	704		744		751	
Nonalcoholic beverages	326		341		343	
Food away from home	1,772		1,993		2,033	
Alcoholic beverages	274		317		324	
Housing	15,499	37.42 %	16,614	36.63 %	16,792	36.49 %
Shelter	9,298		10,000		10,108	
Owned dwellings	5,237		5,855		5,944	
Mortgage interest and charges	2,517		2,891		2,953	
Property taxes	1,757		1,966		1,995	
Maintenance repairs	962		997		995	
Rented dwellings	3,422		3,397		3,397	
Other lodging	638		748		766	
Utilities fuels	3,828		4,005		4,028	
Natural gas	345		368		372	
Electricity	1,568		1,616		1,622	
Fuel oil	144		153		154	
Telephone services	1,180		1,243		1,250	
Water and other public services	588		624		629	
Household operations	996	2.40 %	1,103	2.43 %	1,122	2.44 %
Personal services	261		303		313	
Other household expenses	735		799		808	
Housekeeping supplies	525		558		564	
Laundry and cleaning supplies	146		153		155	
Other household products	300		323		328	
Postage and stationery	78		81		81	
Household furnishings	850		945		967	
Household textiles	63		69		71	
Furniture	164		194		202	
Floor coverings	20		23		23	
Major appliances	132		138		137	
Small appliances	78		83		84	
Miscellaneous	390		436		447	
Apparel and services	1,084	2.62 %	1,189	2.62 %	1,217	2.64 %
Men and boys	194		221		229	
Men 16 and over	158		183		190	
Boys 2 to 15	35		38		39	
Women and girls	408		436		442	



6320 Material Ave.



Dickerson Nieman Commercial		6277 E. Riverside Rockford, IL 61114 815-877-5995	
Women 16 and over	337	362	368
Girls 2 to 15	71	73	73
Children under 2	83	86	87

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	63,555,286		730,641,880		1,728,721,868	
Average annual household	41,414		45,353		46,014	
Transportation	5,731	13.84 %	6,246	13.77 %	6,332	13.76 %
Vehicle purchases	1,236		1,395		1,429	
Cars and trucks new	633		714		725	
Cars and trucks used	572		643		666	
Gasoline and motor oil	1,910		2,032		2,050	
Other vehicle expenses	2,228		2,408		2,431	
Vehicle finance charges	144		162		165	
Maintenance and repairs	756		821		831	
Vehicle insurance	1,068		1,136		1,141	
Vehicle rental leases	258		287		293	
Public transportation	357		409		420	
Health care	3,396	8.20 %	3,625	7.99 %	3,650	7.93 %
Health insurance	2,274		2,401		2,413	
Medical services	671		741		751	
Drugs	343		366		368	
Medical supplies	108		116		117	
Entertainment	2,449	5.91 %	2,697	5.95 %	2,739	5.95 %
Fees and admissions	398		476		490	
Television radios	948		1,000		1,006	
Pets toys	898		982		998	
Personal care products	524		577		588	
Reading	49		51		52	
Education	904		1,065		1,100	
Tobacco products	406		404		402	
Miscellaneous	672	1.62 %	743	1.64 %	748	1.63 %
Cash contributions	1,164		1,271		1,276	
Personal insurance	3,750		4,612		4,772	
Life and other personal insurance	138		157		160	
Pensions and Social Security	3,612		4,454		4,612	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	5,239	4,806	8.58 %	1,771	3,145	3,498	1,741	819
3-Mile	2020	27,910	25,484	8.91 %	7,711	18,534	20,667	7,243	4,123
5-Mile	2020	52,410	47,900	8.65 %	14,977	34,290	38,506	13,904	8,076
1-Mile	2023	4,338	4,806	-10.19 %	1,463	2,608	3,085	1,253	1,964
3-Mile	2023	23,097	25,484	-9.87 %	6,362	15,355	18,132	4,965	10,252
5-Mile	2023	43,508	47,900	-9.73 %	12,412	28,477	33,655	9,853	19,487



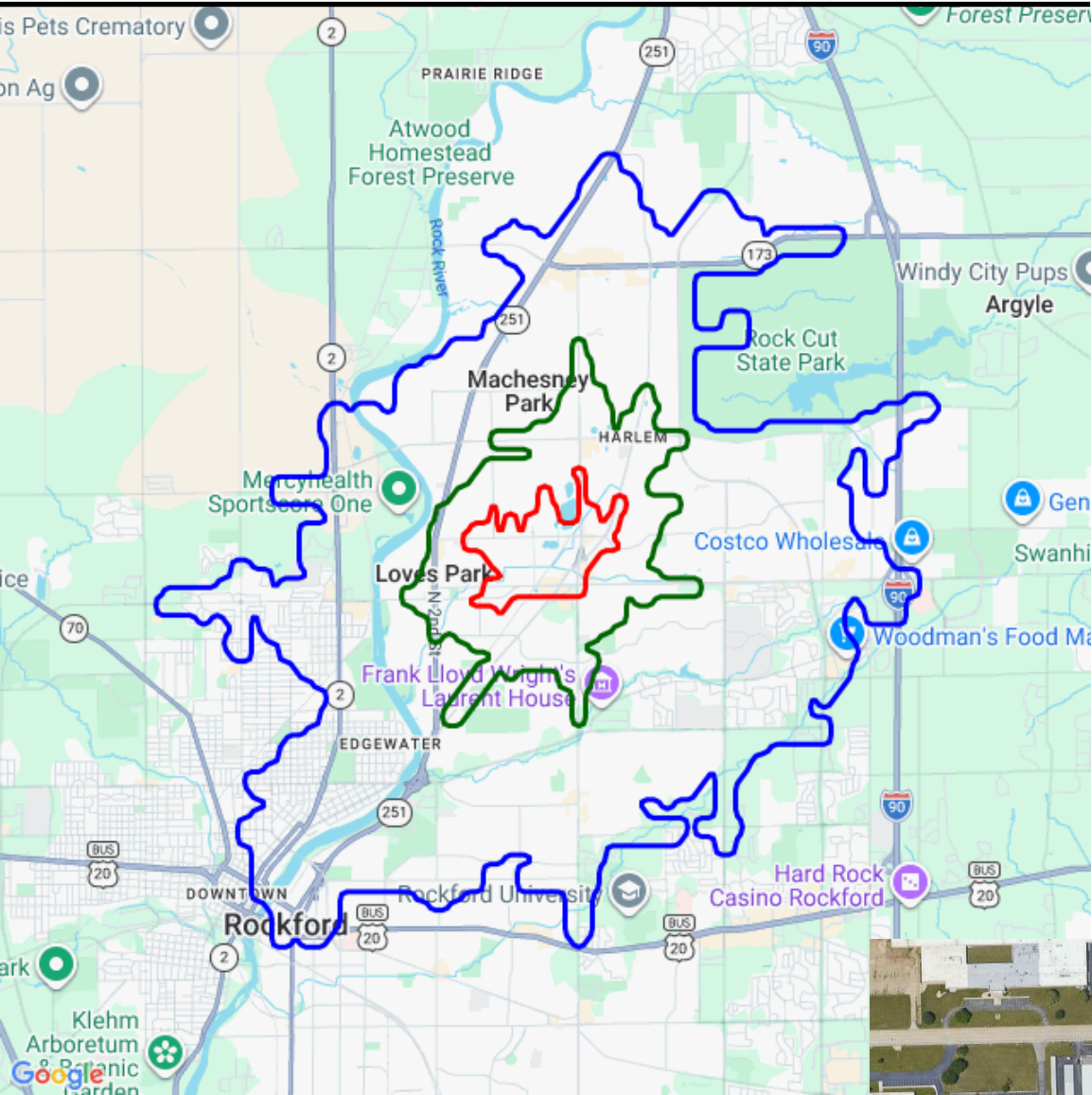
Bobby Walsh
bobbyw@dickersonnieman.com
773-551-2366



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6320 Material Ave.

Demographic Report



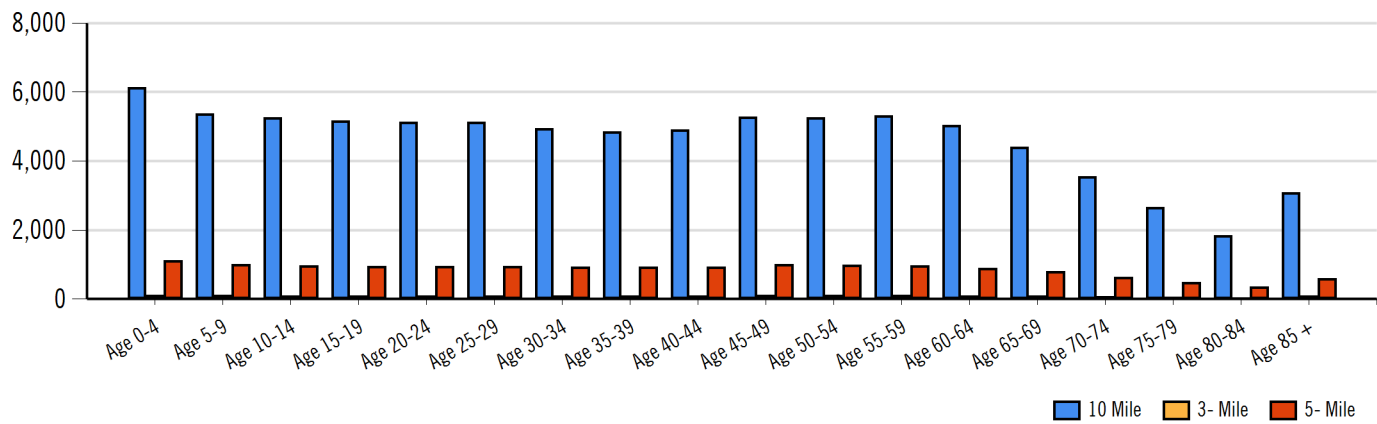
6320 Material Ave.

Population

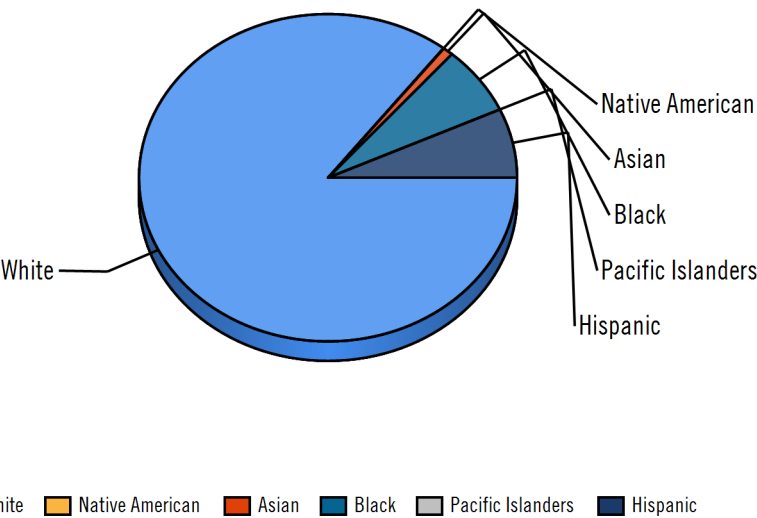
Distance	Male	Female	Total
3- Minute	837	930	1,767
5- Minute	7,500	8,086	15,586
10 Minute	40,703	42,716	83,419



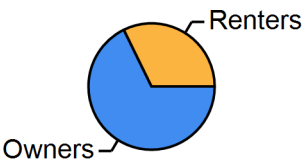
Population by Distance and Age (2020)



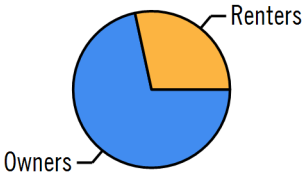
Ethnicity within 5 Minute



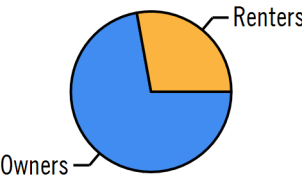
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

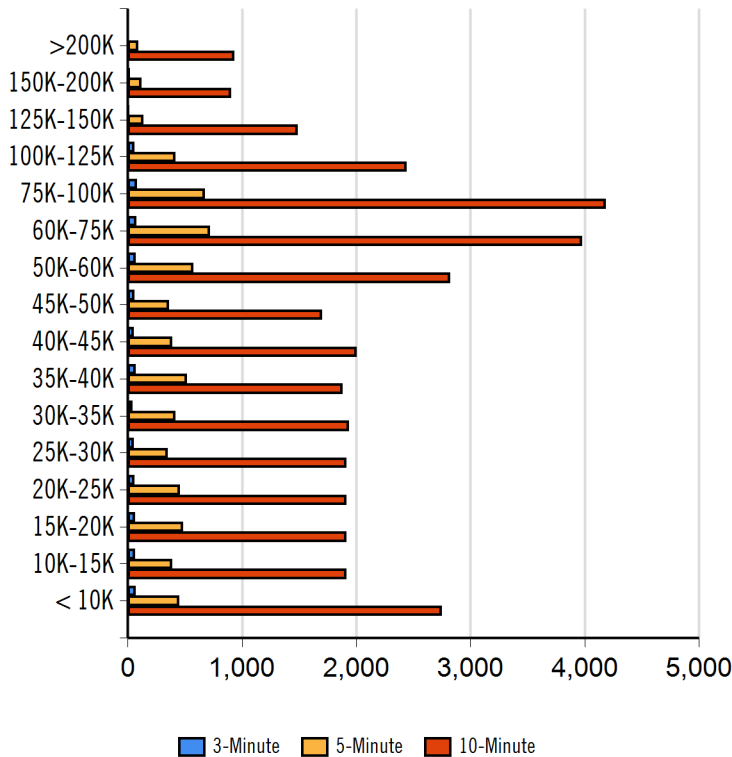
Distance	Employed	Unemployed	Unemployment Rate
3-Minute	844	61	1.22 %
5-Minute	7,607	470	3.00 %
10-Minute	39,727	2,230	4.32 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	3	1	38	147	31	95	61	10	75	223	44	11	70
5-Minute	28	27	401	1,489	269	987	521	193	657	1,708	448	87	573
10-Minute	81	103	1,920	7,957	1,199	4,498	1,889	1,003	3,214	9,598	2,980	961	2,875

Household Income



Radius Median Household Income

3-Minute	\$41,301.13
10-Minute	\$50,649.20
5-Minute	\$51,672.52

Radius Average Household Income

3-Minute	\$51,590.50
5-Minute	\$58,160.41
10-Minute	\$60,350.58

Radius Aggregate Household Income

3-Minute	\$39,038,674.67
5-Minute	\$345,138,709.11
10-Minute	\$2,122,613,636.84

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	1,238	10,564	56,311
High School Grad	454	3,774	17,064
Some College	289	2,433	13,229
Associates	79	694	3,916
Bachelors	136	1,164	8,510
Masters	23	289	3,364
Prof. Degree	16	195	1,534
Doctorate	2	15	171

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	25 %	70 %	112 %
Teen's	16 %	49 %	72 %
Expensive Homes	0 %	1 %	5 %
Mobile Homes	14 %	15 %	10 %
New Homes	1 %	10 %	44 %
New Households	19 %	43 %	67 %
Military Households	0 %	4 %	3 %
Households with 4+ Cars	16 %	47 %	67 %
Public Transportation Users	5 %	9 %	17 %
Young Wealthy Households	0 %	0 %	11 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	32,849,205		277,020,112		1,566,729,406	
Average annual household	42,155		44,558		45,121	
Food	5,602	13.29 %	5,855	13.14 %	5,921	13.12 %
Food at home	3,785		3,908		3,934	
Cereals and bakery products	537		554		557	
Cereals and cereal products	192		198		198	
Bakery products	345		356		358	
Meats poultry fish and eggs	770		786		792	
Beef	181		184		185	
Pork	140		144		143	
Poultry	145		147		149	
Fish and seafood	122		124		126	
Eggs	63		64		64	
Dairy products	374		388		392	
Fruits and vegetables	760		788		792	
Fresh fruits	111		116		116	
Processed vegetables	150		154		154	
Sugar and other sweets	140		144		145	
Fats and oils	120		124		124	
Miscellaneous foods	711		737		742	
Nonalcoholic beverages	329		338		340	
Food away from home	1,817		1,946		1,987	
Alcoholic beverages	280		307		316	
Housing	15,678	37.19 %	16,385	36.77 %	16,528	36.63 %
Shelter	9,411		9,859		9,948	
Owned dwellings	5,339		5,757		5,791	
Mortgage interest and charges	2,575		2,835		2,873	
Property taxes	1,799		1,926		1,941	
Maintenance repairs	964		995		976	
Rented dwellings	3,406		3,391		3,410	
Other lodging	665		711		747	
Utilities fuels	3,848		3,978		3,972	
Natural gas	352		364		365	
Electricity	1,571		1,607		1,605	
Fuel oil	146		152		151	
Telephone services	1,184		1,236		1,230	
Water and other public services	594		618		619	
Household operations	1,011	2.40 %	1,075	2.41 %	1,096	2.43 %
Personal services	266		291		304	
Other household expenses	744		784		792	
Housekeeping supplies	535		546		558	
Laundry and cleaning supplies	149		151		154	
Other household products	306		315		322	
Postage and stationery	79		79		81	
Household furnishings	872		925		952	
Household textiles	65		68		71	
Furniture	173		184		198	
Floor coverings	20		22		23	
Major appliances	132		141		134	
Small appliances	80		81		83	
Miscellaneous	400		427		441	
Apparel and services	1,116	2.65 %	1,151	2.58 %	1,204	2.67 %
Men and boys	204		213		226	
Men 16 and over	167		176		186	
Boys 2 to 15	37		37		39	
Women and girls	418		428		438	



6320 Material Ave.



Dickerson Nieman Commercial		6277 E. Riverside Rockford, IL 61114 815-877-5995	
Women 16 and over	347	354	365
Girls 2 to 15	71	73	72
Children under 2	84	84	86

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	32,849,205		277,020,112		1,566,729,406	
Average annual household	42,155		44,558		45,121	
Transportation	5,815	13.79 %	6,177	13.86 %	6,197	13.73 %
Vehicle purchases	1,282		1,387		1,392	
Cars and trucks new	651		715		699	
Cars and trucks used	598		633		655	
Gasoline and motor oil	1,923		2,020		2,015	
Other vehicle expenses	2,238		2,374		2,377	
Vehicle finance charges	145		159		160	
Maintenance and repairs	766		811		814	
Vehicle insurance	1,062		1,119		1,114	
Vehicle rental leases	265		283		287	
Public transportation	370		395		411	
Health care	3,431	8.14 %	3,601	8.08 %	3,569	7.91 %
Health insurance	2,298		2,386		2,365	
Medical services	680		734		730	
Drugs	343		365		359	
Medical supplies	109		114		114	
Entertainment	2,484	5.89 %	2,653	5.95 %	2,677	5.93 %
Fees and admissions	414		460		475	
Television radios	950		991		990	
Pets toys	910		967		975	
Personal care products	537		566		577	
Reading	50		50		51	
Education	968		998		1,090	
Tobacco products	402		405		400	
Miscellaneous	679	1.61 %	725	1.63 %	729	1.62 %
Cash contributions	1,184		1,256		1,246	
Personal insurance	3,924		4,421		4,609	
Life and other personal insurance	140		154		156	
Pensions and Social Security	3,783		4,267		4,453	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	911	841	12.51 %	345	511	602	310	121
5-Minute	2020	7,498	6,826	148.98 %	2,309	4,729	5,211	2,287	1,091
10-Minute	2020	39,972	37,104	628.84 %	12,378	25,184	28,127	11,845	7,011
3-Minute	2023	753	841	-16.35 %	284	423	530	224	322
5-Minute	2023	6,220	6,826	-132.43 %	1,911	3,928	4,600	1,620	2,716
10-Minute	2023	33,109	37,104	-899.45 %	10,206	20,899	24,460	8,649	15,873



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This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6320 Material Ave, Loves Park, IL 61111

CITY, STATE

Loves Park, IL

POPULATION

83,419

AVG. HH SIZE

2.38

MEDIAN HH INCOME

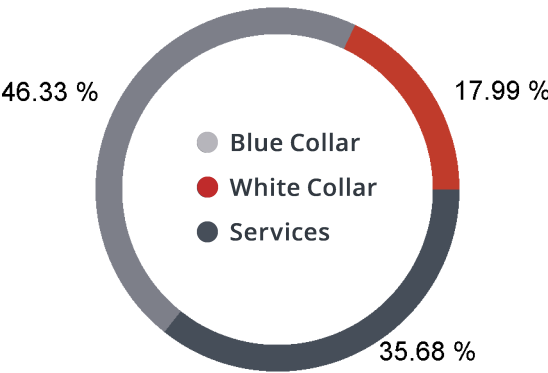
\$50,649

HOME OWNERSHIP

Renters: 9,643

Owners: 24,976

EMPLOYMENT



47.62 %

Employed

2.67 %

Unemployed

EDUCATION

High School Grad: 30.30 %

Some College: 23.49 %

Associates: 6.95 %

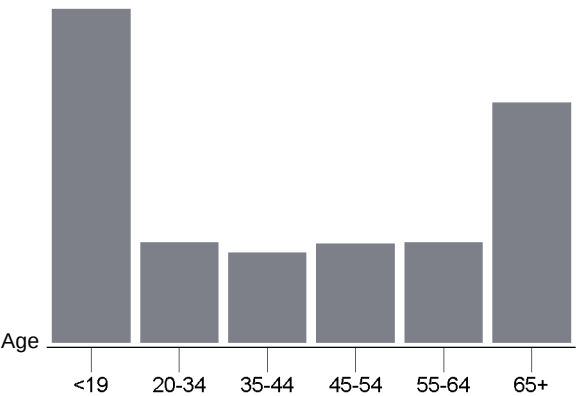
Bachelors: 27.36 %

GENDER & AGE

48.79 %



51.21 %



RACE & ETHNICITY

White: 86.32 %

Asian: 0.66 %

Native American: 0.02 %

Pacific Islanders: 0.00 %

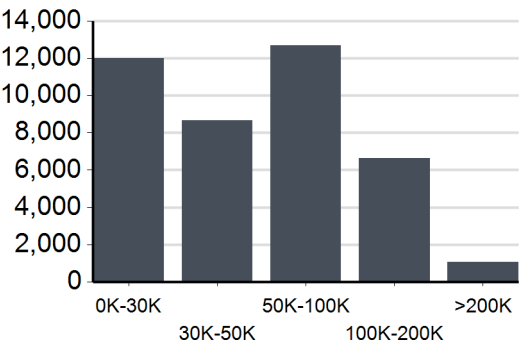
African-American: 3.69 %

Hispanic: 6.09 %

Two or More Races: 3.22 %

MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$16,528



Grocery

\$5,921



Travel

\$6,197



Entertainment

\$2,677



Electricity

\$1,605



Apparel

\$1,204



Furniture

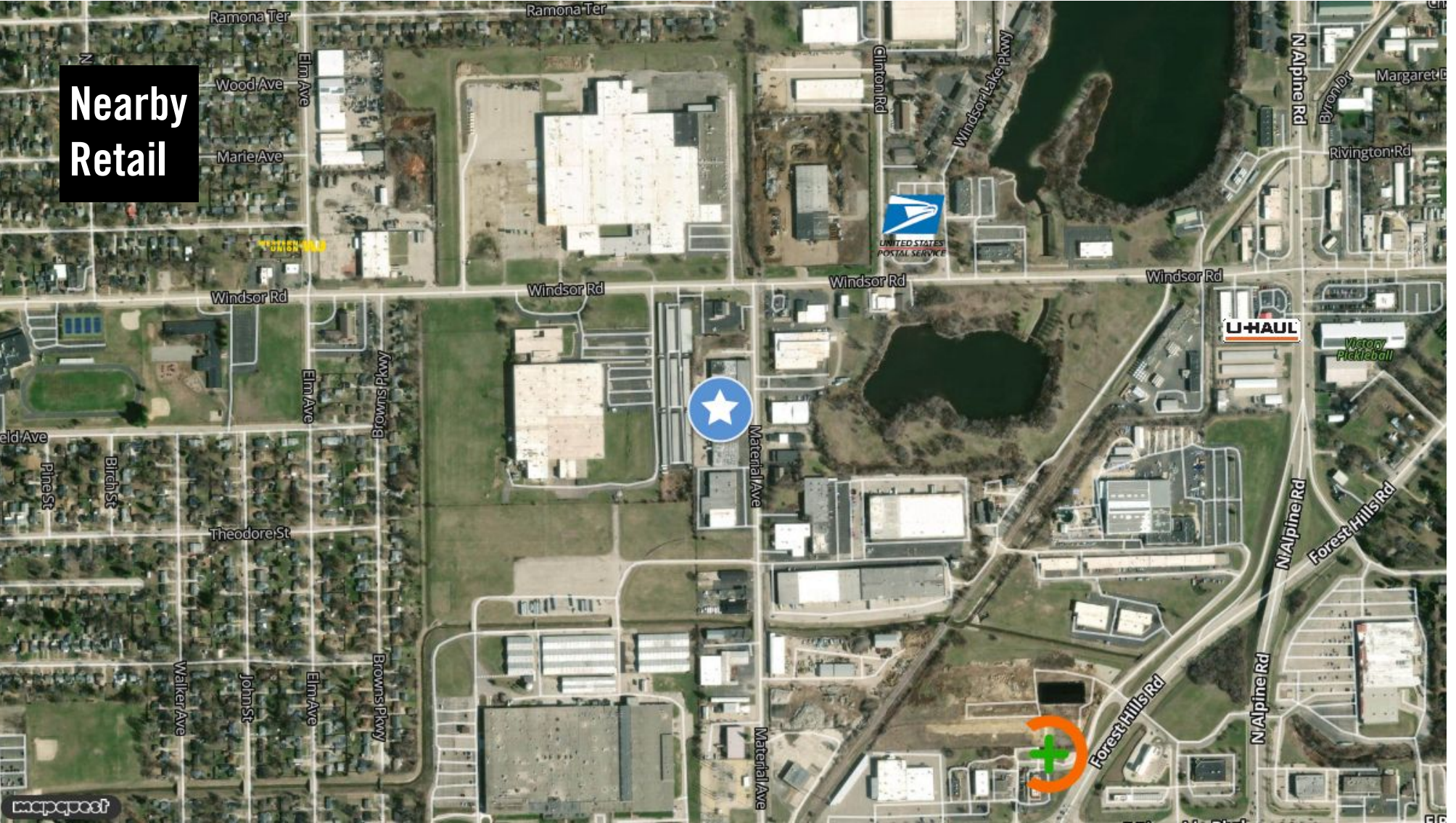
\$198



Gas

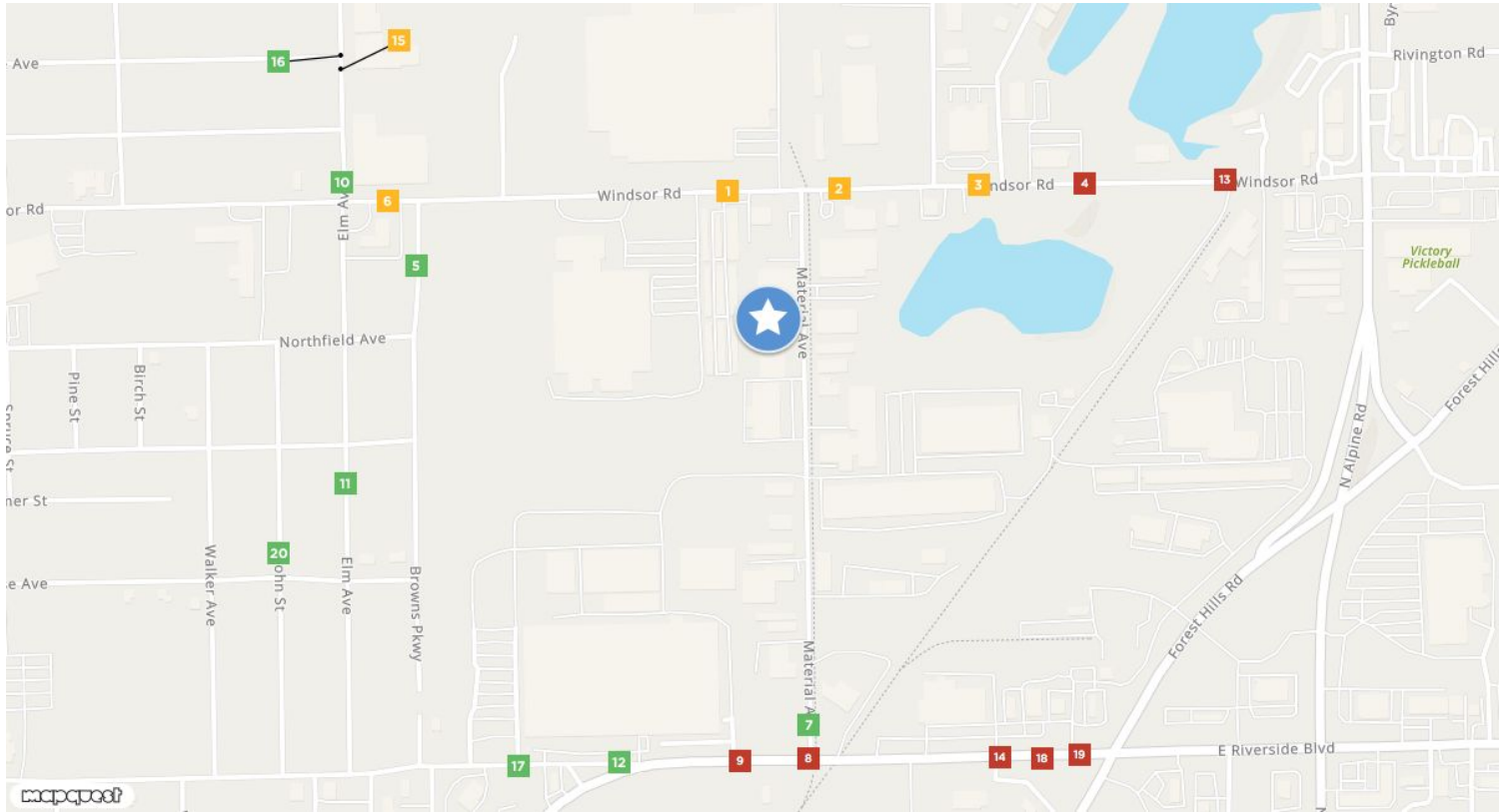
\$365

6320 Material Ave.



6320 Material Ave.

Traffic Counts



1		2		3		4		5	
Material Ave		Material Ave		Windsor Lake Pkwy		Windsor Lake Pkwy		Northfield Ave	
Year: 2022	6,950	Year: 2004	9,600	Year: 2022	9,150	Year: 2004	12,100	Year: 1994	3,350
				Year: 2004		12,100			
6		7		8		9		10	
Browns Pkwy		E Riverside Blvd		East Riverside Boulevard		Material Ave		Windsor Rd	
Year: 2004	9,600	Year: 2022	2,300	Year: 2024	16,943	Year: 2022	16,500	Year: 2022	2,750
Year: 1994	10,500	Year: 2017	1,900	Year: 2022	12,800	Year: 2004	23,700	Year: 1994	7,900
				Year: 2012		18,000		Year: 1994	
						26,600			
11		12		13		14		15	
Theodore St		E Riverside Blvd		N Alpine Rd		Material Ave		Marie Ave	
Year: 2022	1,350	Year: 2022	2,900	Year: 2004	12,100	Year: 2022	16,300	Year: 2004	5,200
Year: 2004	2,250			Year: 1994	12,000	Year: 2004	24,100		
16		17		18		19		20	
Marie Ave		Brown's Pkwy		Forest Hills Rd		Forest Hills Rd		E Renrose Ave	
Year: 2022	2,750	Year: 2022	2,900	Year: 2004	24,100	Year: 2022	16,300	Year: 2022	150
		Year: 2004	5,700	Year: 1994	25,500				
		Year: 1994	6,500						

