

For Sale - 2.15 Acres

CBRE

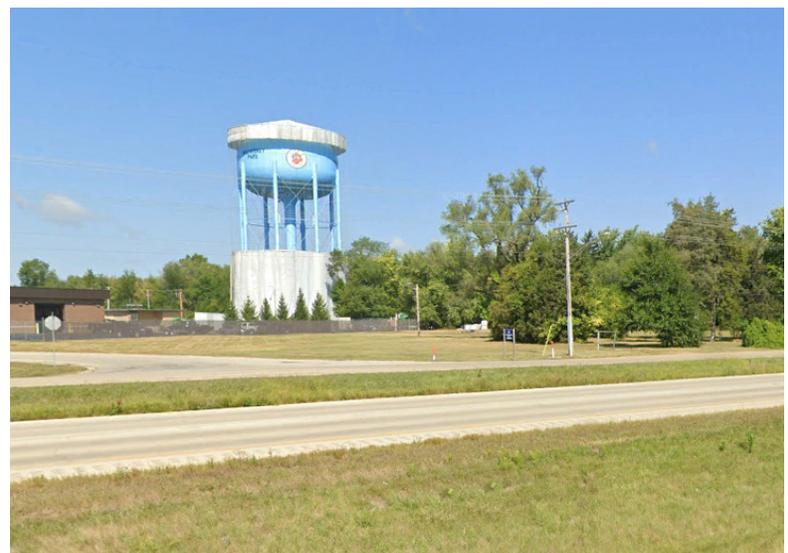
11024 N. 2nd St.

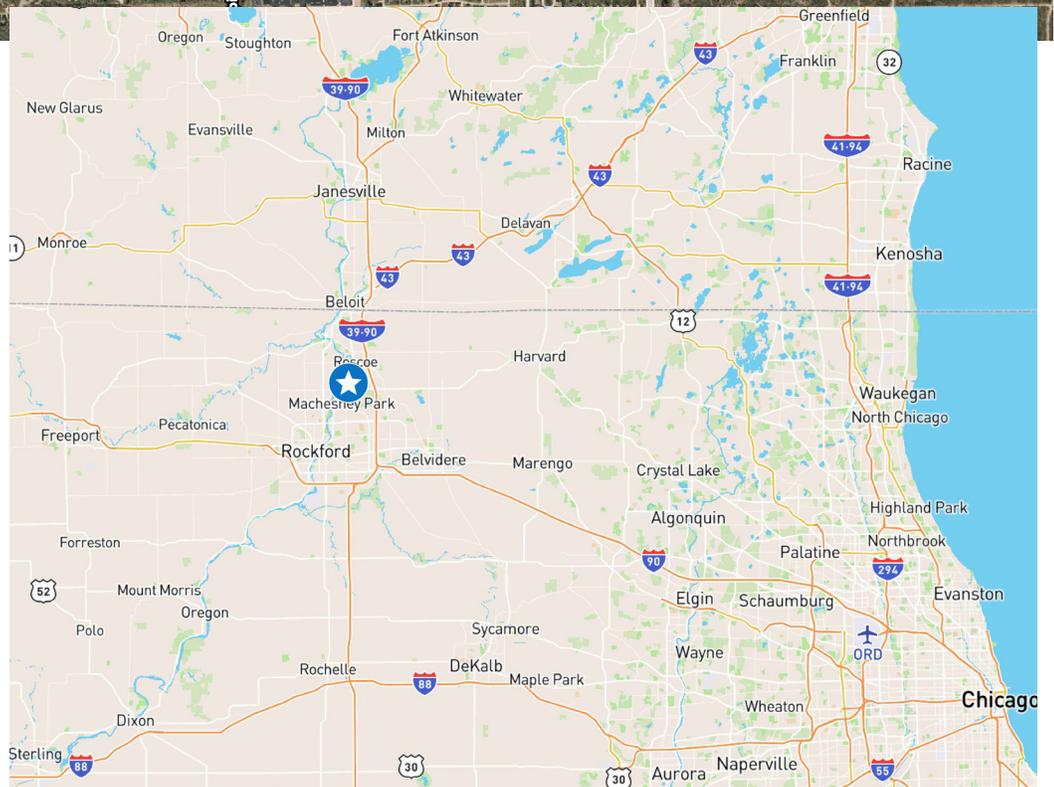
Machesney Park, IL



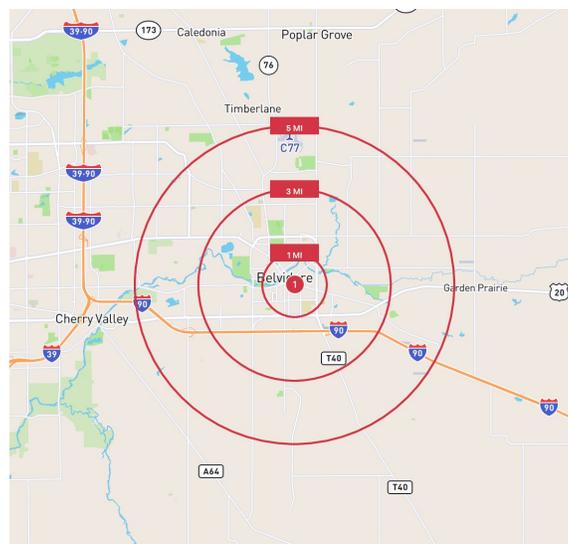
Property Highlights

- + Industrial/Commercial Development Opportunity
- + 2.15 Acres
- + Situated in North Park Industrial Park and adjacent to Willow Creek Business Park
- + Great proximity to West Lane Rd./Rte. 173, Machesney Park's prime retail corridor
- + High visibility on high traffic Rte. 251 with high 16,400 VPD traffic count
- + In Machesney Park's Enterprise Zone
- + Low Machesney Park taxes
- + Easy access to IL-251/N 2nd via Forest Hills Rd./IL 251 signalized intersection
- + Under 10 min. to I-90/Rte. 173 Interchange





	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	11,908	25,521	31,631
2029 Population - Five Year Projection	11,599	24,908	30,925
2020 Population - Census	12,118	26,022	32,238
2010 Population - Census	12,702	26,580	32,843
2020-2024 Annual Population Growth Rate	-0.41%	-0.46%	-0.45%
2024-2029 Annual Population Growth Rate	-0.52%	-0.49%	-0.45%
HOUSEHOLDS			
2024 Households - Current Year Estimate	4,525	9,404	11,642
2029 Households - Five Year Projection	4,533	9,421	11,682
2020 Households - Census	4,530	9,421	11,654
2010 Households - Census	4,514	9,194	11,369
2020-2024 Compound Annual Household Growth Rate	-0.03%	-0.04%	-0.02%
2024-2029 Annual Household Growth Rate	0.04%	0.04%	0.07%
2024 Average Household Size	2.60	2.69	2.70
HOUSEHOLD INCOME			
2024 Average Household Income	\$74,247	\$80,805	\$92,452
2029 Average Household Income	\$84,834	\$92,405	\$105,244
2024 Median Household Income	\$60,317	\$66,676	\$75,830
2029 Median Household Income	\$71,511	\$78,136	\$85,895
2024 Per Capita Income	\$27,634	\$29,788	\$34,064
2029 Per Capita Income	\$32,467	\$34,970	\$39,811
HOUSING UNITS			
2024 Housing Units	4,835	9,952	12,292
2024 Vacant Housing Units	310 6.4%	548 5.5%	650 5.3%
2024 Occupied Housing Units	4,525 93.6%	9,404 94.5%	11,642 94.7%
2024 Owner Occupied Housing Units	2,901 60.0%	6,476 65.1%	8,570 69.7%
2024 Renter Occupied Housing Units	1,624 33.6%	2,928 29.4%	3,072 25.0%
EDUCATION			
2024 Population 25 and Over	7,881	16,902	21,182
HS and Associates Degrees	5,175 65.7%	10,893 64.4%	13,651 64.4%
Bachelor's Degree or Higher	1,059 13.4%	2,200 13.0%	3,567 16.8%
PLACE OF WORK			
2024 Businesses	356	703	830
2024 Employees	4,032	11,963	16,287



Contact

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