

XXXX Royal Oaks Rd. and 79XX Brixman Rd.

Rockford, IL



Features

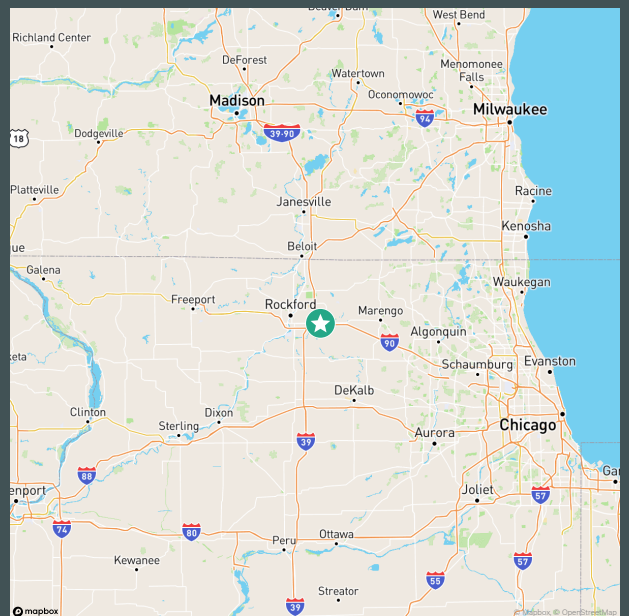
- + Up to 10.84 acres with visibility to I-90 (64,800 VPD)
- + May be divided
- + Located just north I-90/E. State St. exit, Rockford's busiest interchange
- + Easy access to E. State St. from signalized Lyford Rd. intersection
- + Located 1/2 mile north of the Hard Rock Casino opening in 2024
- + Priced to sell at just under \$600,000 for the entire site

Site Plan and Aerials



Contact

Karen Walsh
Senior Vice President
+1 815 218 3438
karen.walsh@cbre.com



Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population - Current Year Estimate	3,221	29,188	96,009
2028 Population - Five Year Projection	3,284	29,589	96,582
2020 Population - Census	3,279	29,722	97,362
2010 Population - Census	3,179	29,395	96,111
2020-2023 Annual Population Growth Rate	-0.55%	-0.56%	-0.43%
2023-2028 Annual Population Growth Rate	0.39%	0.27%	0.12%
HOUSEHOLDS			
2023 Households - Current Year Estimate	1,586	12,303	39,975
2028 Households - Five Year Projection	1,617	12,462	40,106
2010 Households - Census	1,510	12,067	39,154
2020 Households - Census	1,610 94.3%	12,368 94.9%	40,096 95.0%
2020-2023 Compound Annual Household Growth Rate	-0.46%	-0.16%	-0.09%
2023-2028 Annual Household Growth Rate	0.39%	0.26%	0.07%
2023 Average Household Size	2.02	2.31	2.36
HOUSEHOLD INCOME			
2023 Average Household Income	\$90,434	\$108,552	\$98,261
2028 Average Household Income	\$101,338	\$121,710	\$110,776
2023 Median Household Income	\$58,905	\$76,717	\$69,417
2028 Median Household Income	\$64,418	\$83,371	\$77,301
2023 Per Capita Income	\$45,923	\$46,350	\$41,076
2028 Per Capita Income	\$51,318	\$51,904	\$46,178
HOUSING UNITS			
2023 Housing Units	1,697	13,031	42,228
2023 Vacant Housing Units	111 6.5%	728 5.6%	2,253 5.3%
2023 Occupied Housing Units	1,586 93.5%	12,303 94.4%	39,975 94.7%
2023 Owner Occupied Housing Units	943 55.6%	9,037 69.4%	29,673 70.3%
2023 Renter Occupied Housing Units	643 37.9%	3,266 25.1%	10,302 24.4%
EDUCATION			
2023 Population 25 and Over	2,494	22,004	70,165
HS and Associates Degrees	1,208 48.4%	11,514 52.3%	39,779 56.7%
Bachelor's Degree or Higher	1,234 49.5%	9,137 41.5%	24,592 35.0%
PLACE OF WORK			
2023 Businesses	195	1,717	3,746
2023 Employees	3,681	30,444	63,266

