

6390 E. Riverside Blvd.

Loves Park, IL



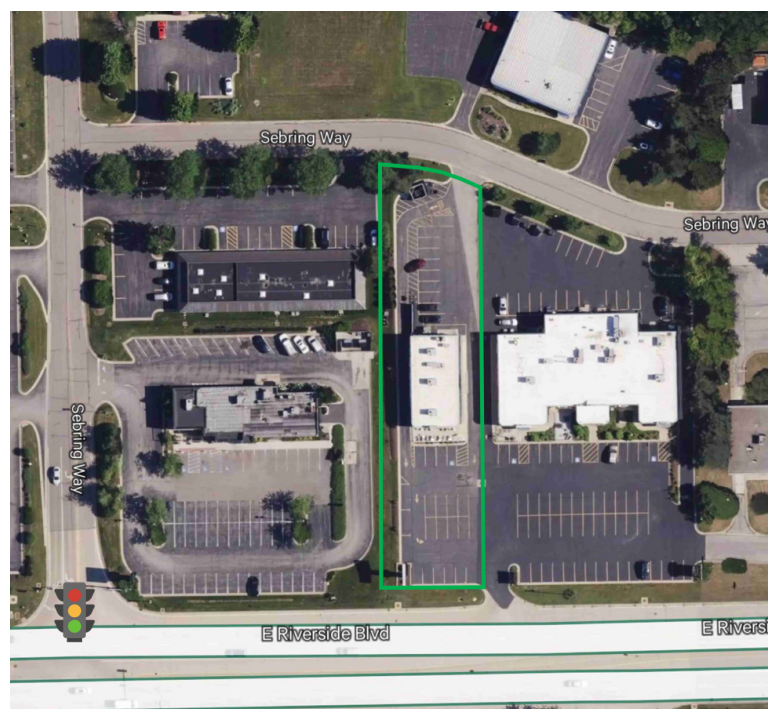
Property Highlights

- + 2,990 SF full service restaurant with drive-thru and grandfathered pylon sign
- + Located on Loves Park's prime retail corridor, the go-to QSR corridor in the Rockford area
- + Retailers on the E. Riverside Blvd. corridor include: Walmart, Costco, Culvers, Subway, McDonald's, Starbucks, Panera, Buona Beef, and many others
- + Approximately 8.70/1,000 SF parking ratio
- + Previously approved for gaming
- + Under 1.5 miles to the I-90/E. Riverside Blvd. interchange

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,095	43,971	113,155
Households	3,229	18,977	47,607
Average Household Income	\$120,178	\$113,559	\$104,632
Daytime Population	8,244	43,799	118,192

TRAFFIC COUNTS

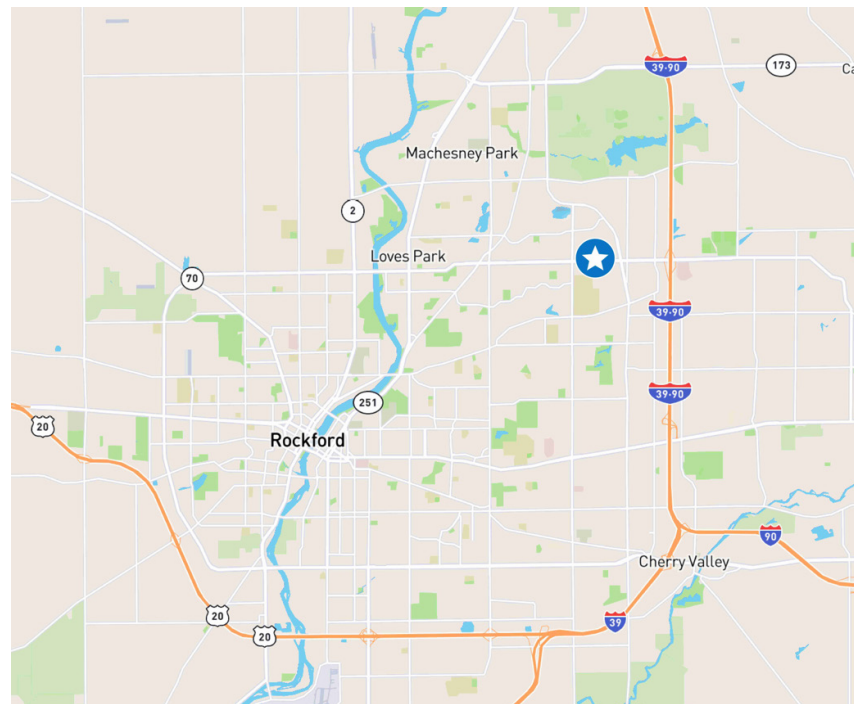
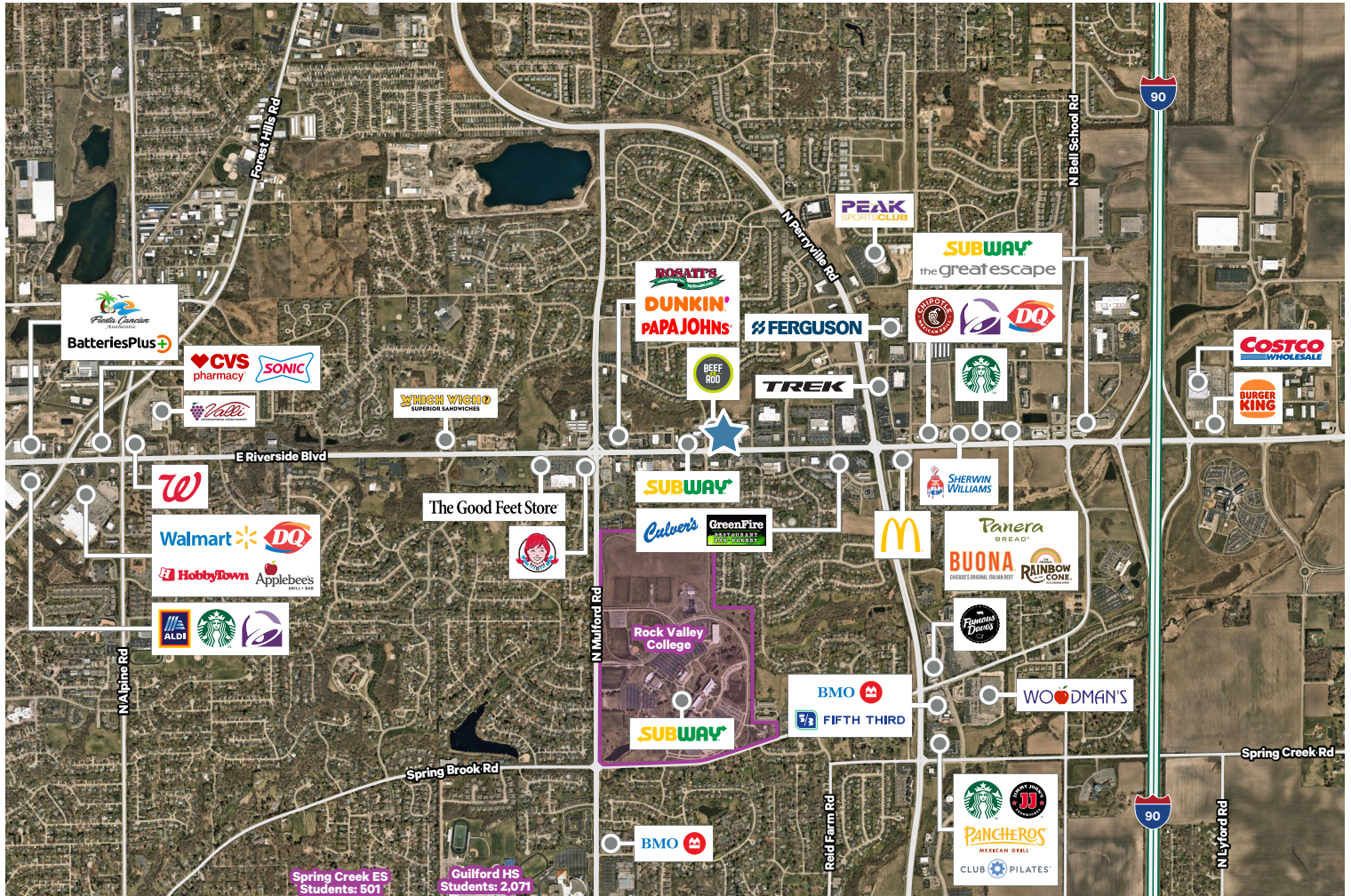
E. Riverside Blvd.	23,700 VPD
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Retail Space

6390 E. Riverside Blvd., Loves Park

For Lease



Retail Space

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For Lease

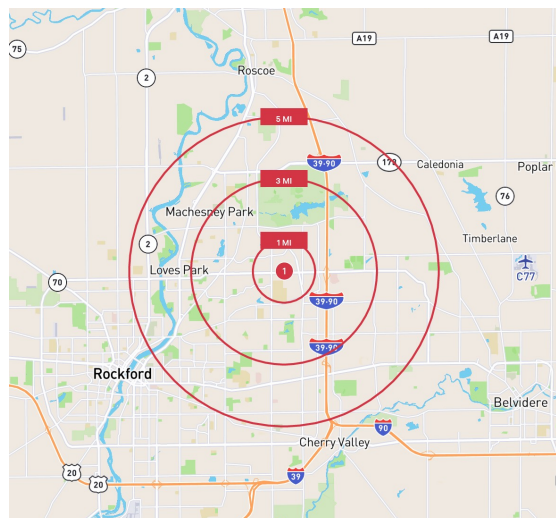


Retail Space

6390 E. Riverside Blvd., Loves Park

For Lease

 POPULATION	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	7,095	43,971	113,155
2029 Population - Five Year Projection	6,970	43,090	111,116
2020 Population - Census	7,199	44,781	115,550
2010 Population - Census	7,248	45,114	116,283
2020-2024 Annual Population Growth Rate	-0.34%	-0.43%	-0.49%
2024-2029 Annual Population Growth Rate	-0.35%	-0.40%	-0.36%
 HOUSEHOLDS			
2024 Households - Current Year Estimate	3,229	18,977	47,607
2029 Households - Five Year Projection	3,255	19,033	47,792
2020 Households - Census	3,221	19,045	47,837
2010 Households - Census	3,059	18,592	46,954
2020-2024 Compound Annual Household Growth Rate	0.06%	-0.08%	-0.11%
2024-2029 Annual Household Growth Rate	0.16%	0.06%	0.08%
2024 Average Household Size	2.19	2.29	2.34
 HOUSEHOLD INCOME			
2024 Average Household Income	\$120,178	\$113,559	\$104,632
2029 Average Household Income	\$136,071	\$129,263	\$119,614
2024 Median Household Income	\$87,114	\$80,895	\$75,934
2029 Median Household Income	\$95,628	\$90,772	\$85,790
2024 Per Capita Income	\$53,182	\$48,850	\$44,215
2029 Per Capita Income	\$61,741	\$56,912	\$51,671
 HOUSING UNITS			
2024 Housing Units	3,372	20,037	50,803
2024 Vacant Housing Units	143 4.2%	1,060 5.3%	3,196 6.3%
2024 Occupied Housing Units	3,229 95.8%	18,977 94.7%	47,607 93.7%
2024 Owner Occupied Housing Units	2,354 69.8%	13,924 69.5%	34,458 67.8%
2024 Renter Occupied Housing Units	875 25.9%	5,053 25.2%	13,149 25.9%
 EDUCATION			
2024 Population 25 and Over	5,315	32,382	81,778
HS and Associates Degrees	2,639 49.7%	17,981 55.5%	49,252 60.2%
Bachelor's Degree or Higher	2,400 45.2%	12,387 38.3%	26,765 32.7%
 PLACE OF WORK			
2024 Businesses	399	1,660	4,396
2024 Employees	5,874	21,824	62,034



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