

For Lease | 2,990 SF

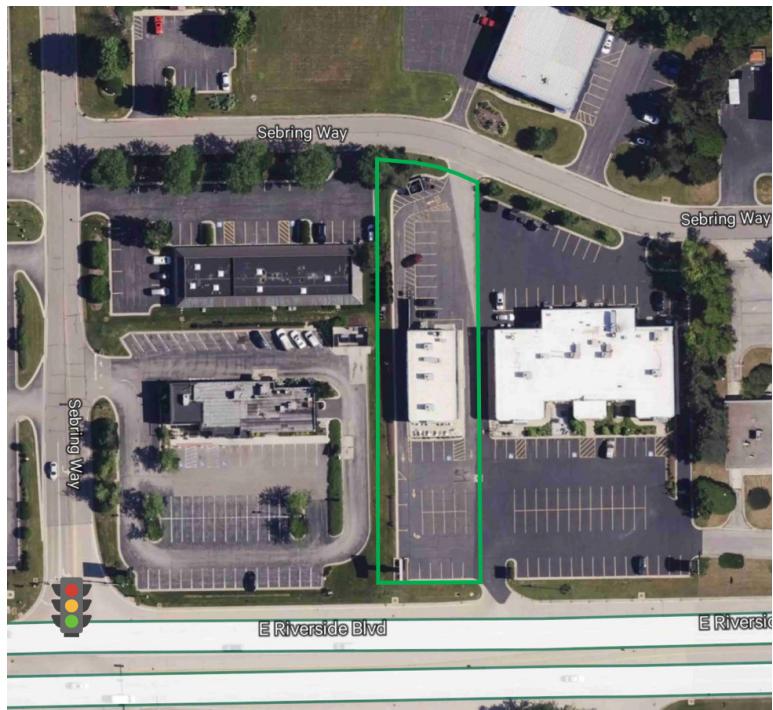
CBRE

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

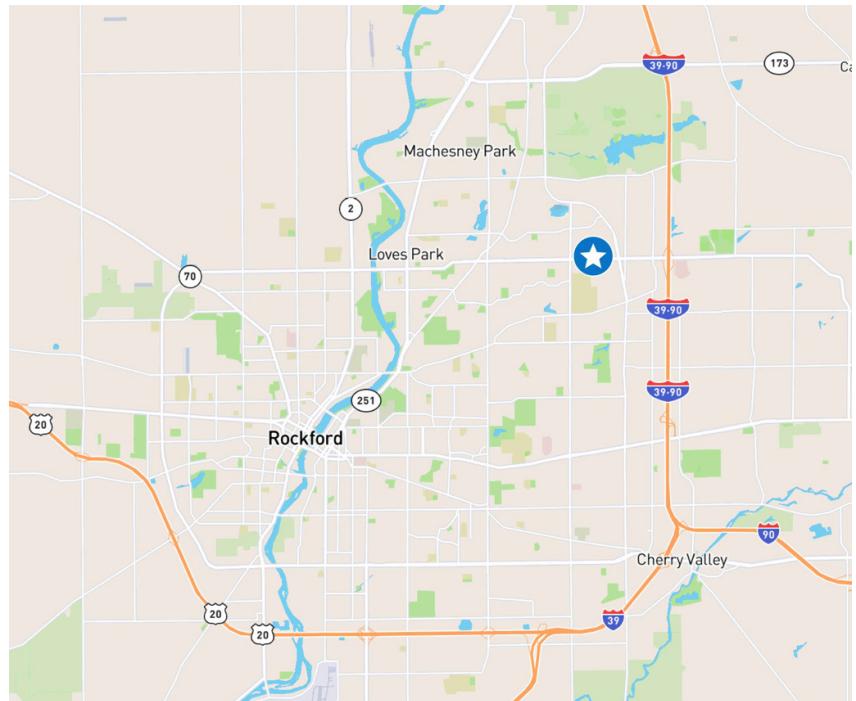
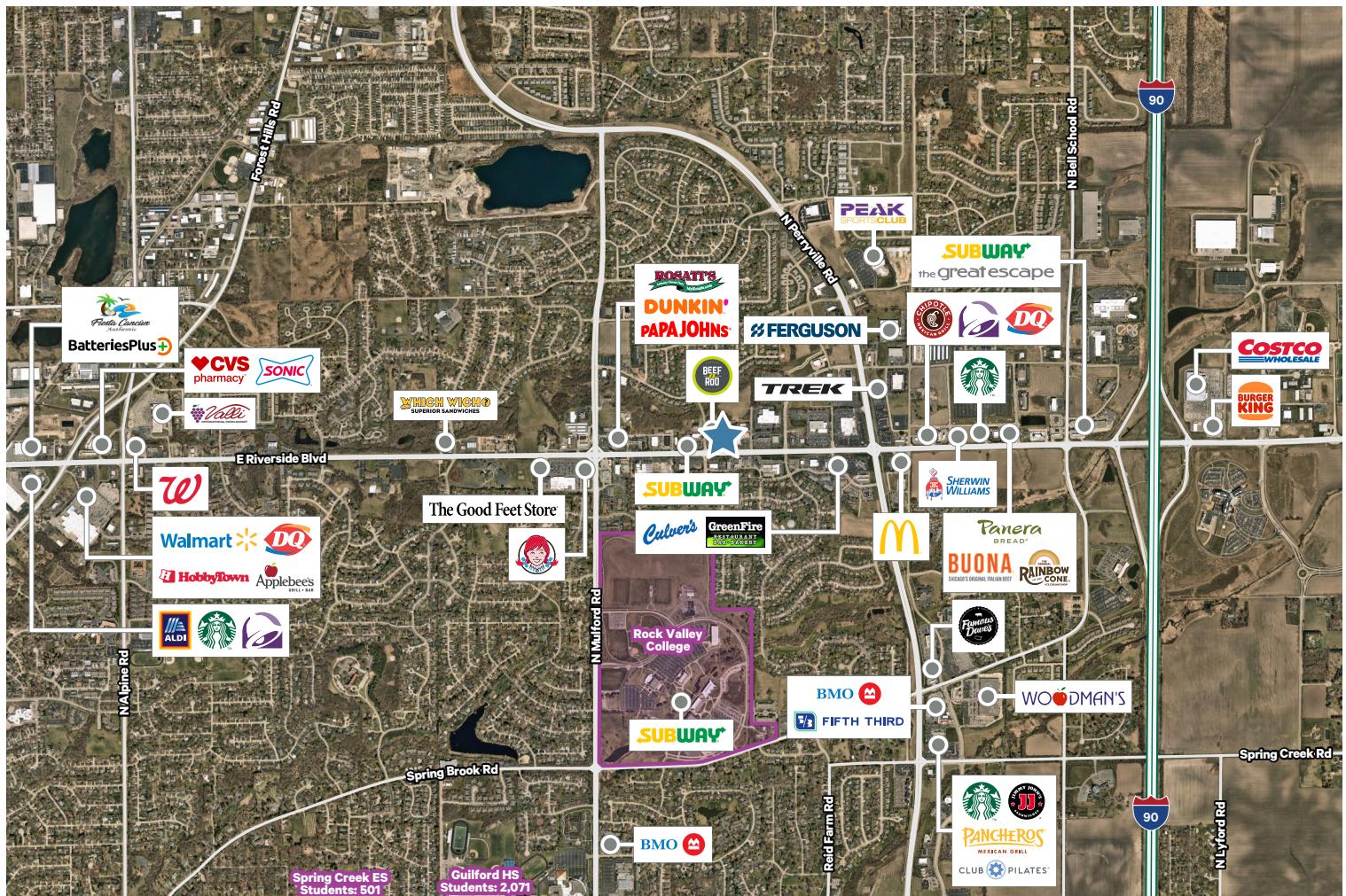
E. Riverside Blvd.

23,700 VPD

Retail Space

6390 E. Riverside Blvd., Loves Park

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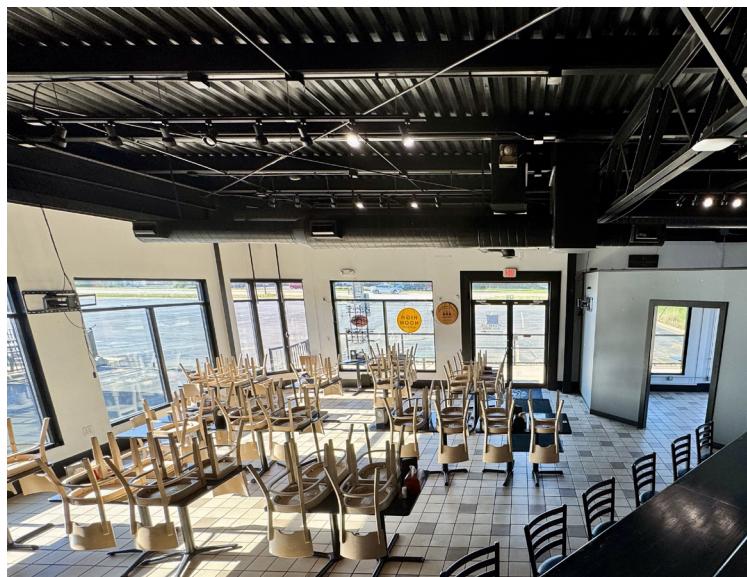


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Retail Space

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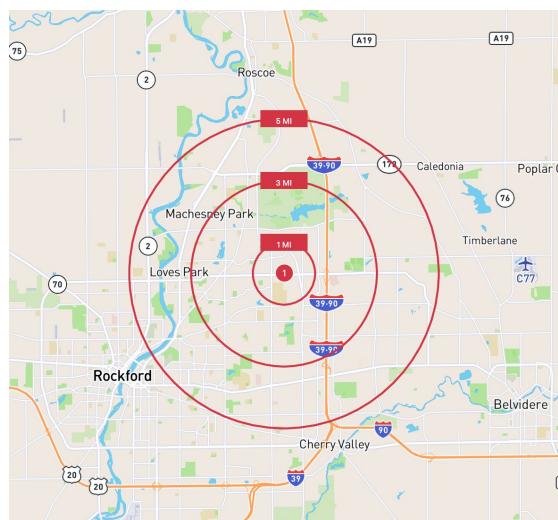
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Retail Space

6390 E. Riverside Blvd., Loves Park

For Lease

| | 1 MILE | 3 MILES | 5 MILES |
|---|-------------|--------------|--------------|
| POPULATION | | | |
| 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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