

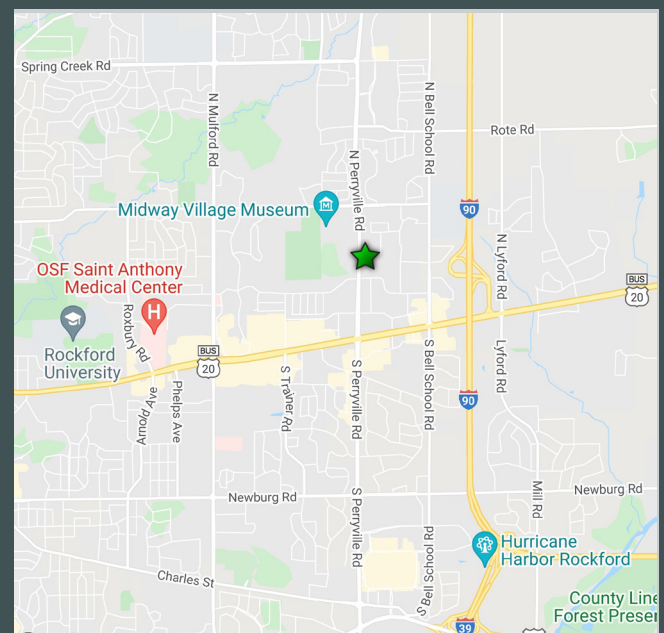
Crimson Ridge

735 N. Perryville Rd.

Rockford, IL

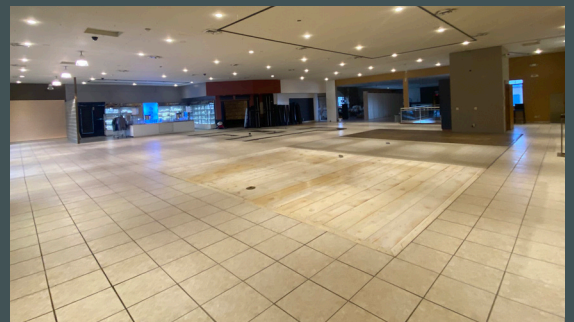
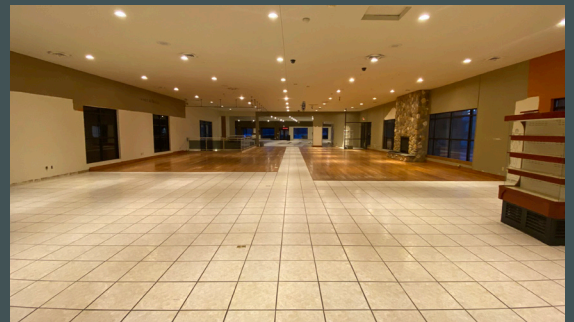


- + First level - 1,400 - 9,932 SF available
- + Lower level - 5,161 SF available
- + Multi-tenant building with office, medical and retail tenants
- + Located at signalized SE corner of N. Perryville Rd. and Crimson Ridge Dr.
- + Excellent visibility on high traffic N. Perryville corridor
- + Monument and building signage available
- + Plentiful parking
- + Attractive masonry facade
- + Under 5 minutes to I-90/E. State St. interchange



735 N. Perryville Rd.
Rockford, IL

For Lease



CBRE

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Rockford, IL

For Lease



N. PERRYVILLE RD.



N. PERRYVILLE RD.

CBRE

	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population - Current Year Estimate	4,200	40,698	121,869
2028 Population - Five Year Projection	4,178	41,123	122,584
2020 Population - Census	4,298	41,444	123,732
2010 Population - Census	4,178	40,761	123,092
2020-2023 Annual Population Growth Rate	-0.71%	-0.56%	-0.47%
2023-2028 Annual Population Growth Rate	-0.10%	0.21%	0.12%
HOUSEHOLDS			
2023 Households - Current Year Estimate	1,941	17,169	51,186
2028 Households - Five Year Projection	1,930	17,293	51,274
2010 Households - Census	1,851	16,882	50,505
2020 Households - Census	1,967	17,247	51,357
	93.6%	94.4%	94.0%
2020-2023 Compound Annual Household Growth Rate	-0.41%	-0.14%	-0.10%
2023-2028 Annual Household Growth Rate	-0.11%	0.14%	0.03%
2023 Average Household Size	2.16	2.30	2.35
HOUSEHOLD INCOME			
2023 Average Household Income	\$96,273	\$101,873	\$89,764
2028 Average Household Income	\$106,594	\$114,205	\$101,225
2023 Median Household Income	\$68,232	\$74,517	\$61,912
2028 Median Household Income	\$75,620	\$80,667	\$69,465
2023 Per Capita Income	\$47,026	\$42,947	\$37,798
2028 Per Capita Income	\$51,934	\$47,973	\$42,445
HOUSING UNITS			
2023 Housing Units	2,089	18,261	54,610
2023 Vacant Housing Units	148	1,092	3,424
	7.1%	6.0%	6.3%
2023 Occupied Housing Units	1,941	17,169	51,186
	92.9%	94.0%	93.7%
2023 Owner Occupied Housing Units	1,146	12,592	35,541
	54.9%	69.0%	65.1%
2023 Renter Occupied Housing Units	795	4,577	15,645
	38.1%	25.1%	28.6%
EDUCATION			
2023 Population 25 and Over	3,175	30,618	87,585
HS and Associates Degrees	1,489	16,270	52,467
	46.9%	53.1%	59.9%
Bachelor's Degree or Higher	1,557	12,040	27,478
	49.0%	39.3%	31.4%
PLACE OF WORK			
2023 Businesses	430	2,152	4,363
2023 Employees	8,041	35,328	78,187

Contact

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

