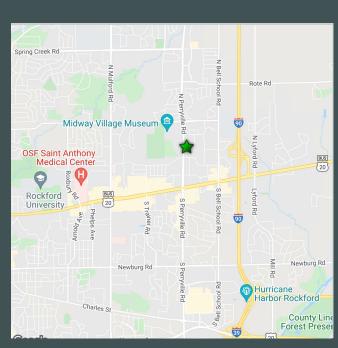


## Crimson Ridge 735 N. Perryville Rd. Rockford, IL



- + 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



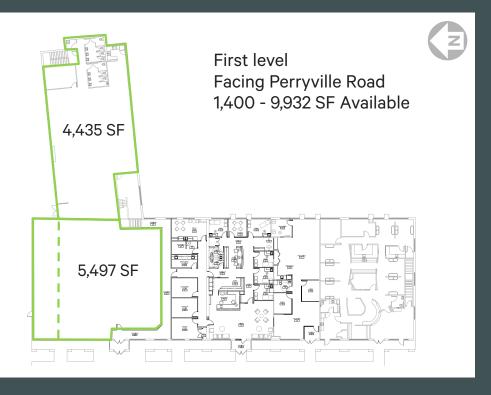








**CBRE** 







## N. PERRYVILLE RD.





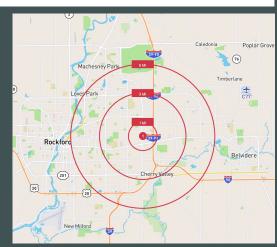
N. PERRYVILLE RD.

**CBRE** 

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

## Contact

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



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