

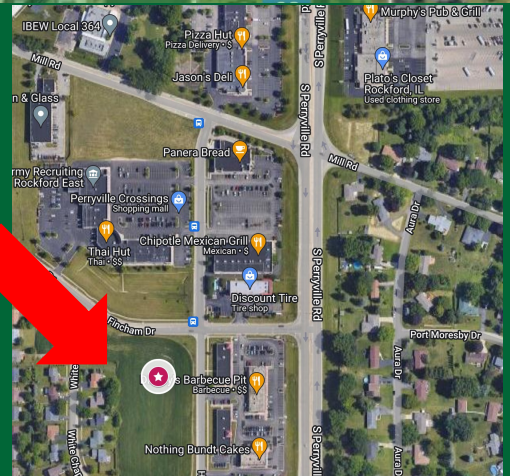


**FOR SALE**  
**+/- 4.23 Acre Commercial Lot Available**  
**Perryville and Fincham**  
**Rockford, Illinois**

**Property Highlights**

**+/- 4.23 acre lot available in dense residential area. Can subdivide.**

- Excellent location amongst retail, commercial, and residential
- Ideal for retail or multi-family
- Additional lots available nearby
- High traffic counts on Perryville
- Close to I-90, I-39, and US Bypass 20



**Property Information**

**Location**

The property is generally located at the southwest corner of Fincham Drive and Perryville Road in Winnebago County, Illinois.

**Improvements**

Electricity, gas, water, sewer nearby.

**Size/Dimensions**

Consist of a single lot of approximately 184,410 square feet



**Dan Flanagan**  
**FLANAGAN REALTY, LLC**  
[www.flanaganland.com](http://www.flanaganland.com)

[dan@flanaganland.com](mailto:dan@flanaganland.com) | (630) 388-8522



### Site Features

#### Wetland/Floodplain

No mapped wetland or floodplain per NWI and FIRM Maps.

#### Access

Located on main roadways with easy access.

### Zoning & Taxes

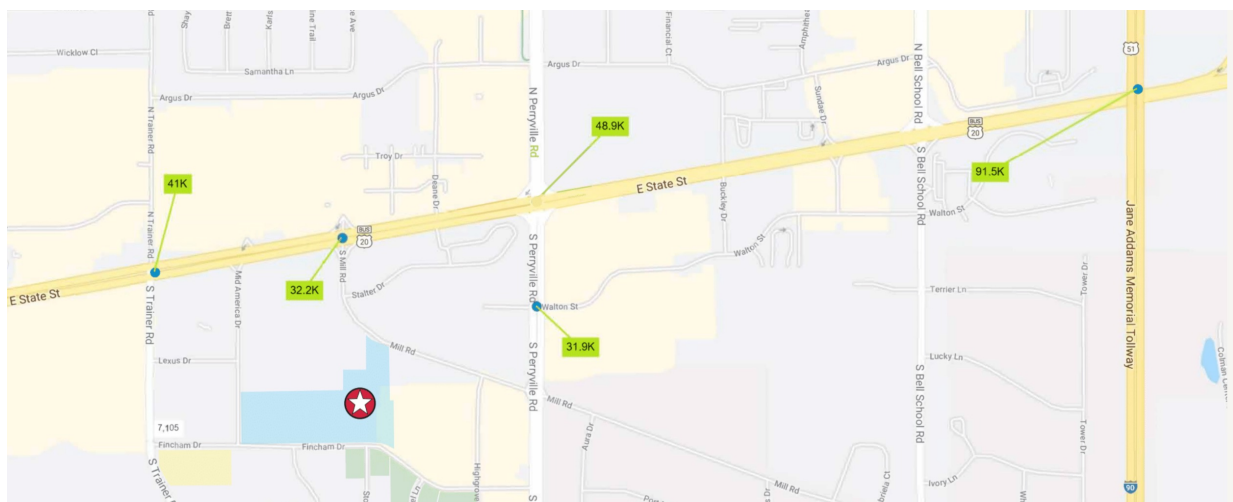
**Taxes:** \$227.72 based on 2021 assessment

#### Zoning:

Commercial zoning

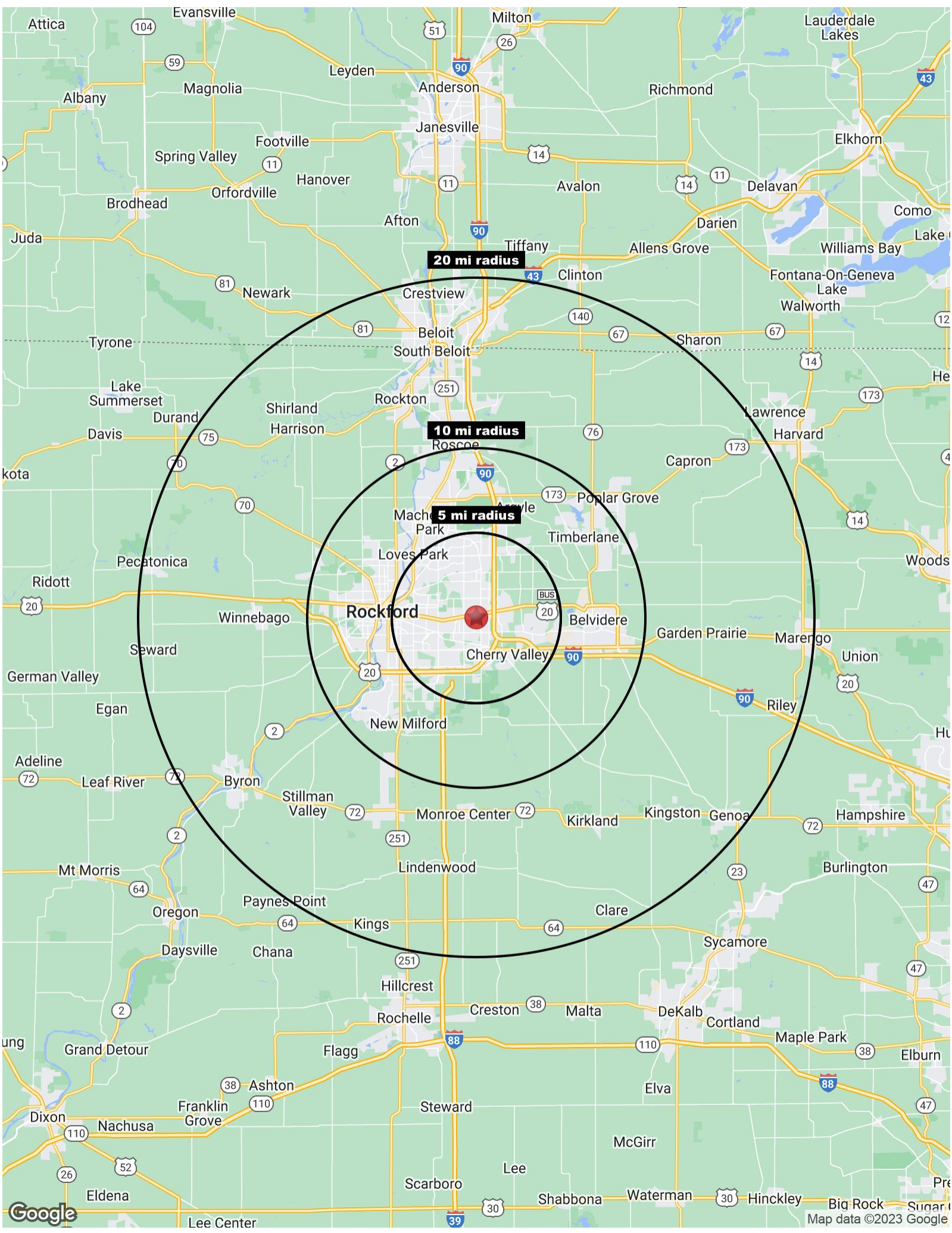
**Price:** \$553,230 (\$3.00 PSF)

### Traffic Counts



**Dan Flanagan**  
**FLANAGAN REALTY, LLC**  
[www.flanaganland.com](http://www.flanaganland.com)





20 mi radius

10 mi radius

5 mi radius

Rockford

# Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.2654/-88.9843

6785 Mill Rd Rockford, IL 61108	5 mi radius		5 mi radius		10 mi radius		20 mi radius	
<b>Population</b>								
Estimated Population (2022)	120,988		120,988		274,690		413,096	
Projected Population (2027)	117,290		117,290		269,701		407,820	
Census Population (2020)	122,987		122,987		277,789		416,837	
Census Population (2010)	125,036		125,036		287,683		428,989	
Projected Annual Growth (2022-2027)	-3,698	-0.6%	-3,698	-0.6%	-4,989	-0.4%	-5,277	-0.3%
Historical Annual Growth (2020-2022)	-1,999	-0.8%	-1,999	-0.8%	-3,099	-0.6%	-3,741	-0.4%
Historical Annual Growth (2010-2020)	-2,049	-0.2%	-2,049	-0.2%	-9,894	-0.3%	-12,152	-0.3%
Estimated Population Density (2022)	1,541 <i>psm</i>		1,541 <i>psm</i>		875 <i>psm</i>		329 <i>psm</i>	
Trade Area Size	78.5 <i>sq mi</i>		78.5 <i>sq mi</i>		314.0 <i>sq mi</i>		1,256.5 <i>sq mi</i>	
<b>Households</b>								
Estimated Households (2022)	51,156		51,156		110,550		163,676	
Projected Households (2027)	48,076		48,076		105,908		158,166	
Census Households (2020)	51,793		51,793		111,266		164,335	
Census Households (2010)	51,397		51,397		111,201		163,307	
Projected Annual Growth (2022-2027)	-3,080	-1.2%	-3,080	-1.2%	-4,641	-0.8%	-5,511	-0.7%
Historical Annual Change (2010-2022)	-242	-	-242	-	-652	-	370	-
<b>Average Household Income</b>								
Estimated Average Household Income (2022)	\$86,418		\$86,418		\$77,341		\$80,677	
Projected Average Household Income (2027)	\$118,730		\$118,730		\$105,737		\$107,645	
Census Average Household Income (2010)	\$62,935		\$62,935		\$57,040		\$59,621	
Census Average Household Income (2000)	\$58,925		\$58,925		\$53,355		\$54,626	
Projected Annual Change (2022-2027)	\$32,312	7.5%	\$32,312	7.5%	\$28,396	7.3%	\$26,968	6.7%
Historical Annual Change (2000-2022)	\$27,494	2.1%	\$27,494	2.1%	\$23,986	2.0%	\$26,051	2.2%
<b>Median Household Income</b>								
Estimated Median Household Income (2022)	\$66,370		\$66,370		\$62,420		\$66,346	
Projected Median Household Income (2027)	\$80,149		\$80,149		\$75,204		\$79,943	
Census Median Household Income (2010)	\$52,254		\$52,254		\$48,488		\$51,006	
Census Median Household Income (2000)	\$49,890		\$49,890		\$45,142		\$46,808	
Projected Annual Change (2022-2027)	\$13,778	4.2%	\$13,778	4.2%	\$12,784	4.1%	\$13,597	4.1%
Historical Annual Change (2000-2022)	\$16,480	1.5%	\$16,480	1.5%	\$17,279	1.7%	\$19,538	1.9%
<b>Per Capita Income</b>								
Estimated Per Capita Income (2022)	\$36,629		\$36,629		\$31,235		\$32,071	
Projected Per Capita Income (2027)	\$48,760		\$48,760		\$41,632		\$41,855	
Census Per Capita Income (2010)	\$25,871		\$25,871		\$22,049		\$22,696	
Census Per Capita Income (2000)	\$23,899		\$23,899		\$20,539		\$20,701	
Projected Annual Change (2022-2027)	\$12,130	6.6%	\$12,130	6.6%	\$10,397	6.7%	\$9,784	6.1%
Historical Annual Change (2000-2022)	\$12,731	2.4%	\$12,731	2.4%	\$10,696	2.4%	\$11,370	2.5%
Estimated Average Household Net Worth (2022)	\$416,991		\$416,991		\$362,272		\$387,828	

# Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.2654/-88.9843

6785 Mill Rd Rockford, IL 61108		5 mi radius		5 mi radius		10 mi radius		20 mi radius	
<b>Race and Ethnicity</b>									
Total Population (2022)		120,988		120,988		274,690		413,096	
White (2022)	82,310	68.0%	82,310	68.0%	182,256	66.3%	294,410	71.3%	
Black or African American (2022)	15,260	12.6%	15,260	12.6%	40,383	14.7%	47,715	11.6%	
American Indian or Alaska Native (2022)	581	0.5%	581	0.5%	1,520	0.6%	2,129	0.5%	
Asian (2022)	5,808	4.8%	5,808	4.8%	8,403	3.1%	10,996	2.7%	
Hawaiian or Pacific Islander (2022)	28	-	28	-	78	-	104	-	
Other Race (2022)	5,365	4.4%	5,365	4.4%	14,449	5.3%	20,415	4.9%	
Two or More Races (2022)	11,635	9.6%	11,635	9.6%	27,600	10.0%	37,327	9.0%	
Population < 18 (2022)	26,939	22.3%	26,939	22.3%	64,889	23.6%	97,746	23.7%	
White Not Hispanic	12,504	46.4%	12,504	46.4%	29,358	45.2%	51,584	52.8%	
Black or African American	4,876	18.1%	4,876	18.1%	13,109	20.2%	15,423	15.8%	
Asian	1,411	5.2%	1,411	5.2%	2,004	3.1%	2,279	2.3%	
Other Race Not Hispanic	1,671	6.2%	1,671	6.2%	3,737	5.8%	5,611	5.7%	
Hispanic	6,476	24.0%	6,476	24.0%	16,681	25.7%	22,849	23.4%	
Not Hispanic or Latino Population (2022)	102,164	84.4%	102,164	84.4%	227,155	82.7%	348,710	84.4%	
Not Hispanic White	75,107	73.5%	75,107	73.5%	165,175	72.7%	267,415	76.7%	
Not Hispanic Black or African American	13,550	13.3%	13,550	13.3%	36,200	15.9%	42,424	12.2%	
Not Hispanic American Indian or Alaska Native	354	0.3%	354	0.3%	866	0.4%	1,325	0.4%	
Not Hispanic Asian	5,082	5.0%	5,082	5.0%	7,488	3.3%	9,923	2.8%	
Not Hispanic Hawaiian or Pacific Islander	19	-	19	-	51	-	73	-	
Not Hispanic Other Race	1,301	1.3%	1,301	1.3%	2,938	1.3%	6,505	1.9%	
Not Hispanic Two or More Races	6,749	6.6%	6,749	6.6%	14,436	6.4%	21,046	6.0%	
Hispanic or Latino Population (2022)	18,824	15.6%	18,824	15.6%	47,535	17.3%	64,386	15.6%	
Hispanic White	7,203	38.3%	7,203	38.3%	17,081	35.9%	26,994	41.9%	
Hispanic Black or African American	1,710	9.1%	1,710	9.1%	4,183	8.8%	5,291	8.2%	
Hispanic American Indian or Alaska Native	227	1.2%	227	1.2%	655	1.4%	804	1.2%	
Hispanic Asian	725	3.9%	725	3.9%	915	1.9%	1,073	1.7%	
Hispanic Hawaiian or Pacific Islander	9	-	9	-	27	-	32	-	
Hispanic Other Race	4,064	21.6%	4,064	21.6%	11,511	24.2%	13,910	21.6%	
Hispanic Two or More Races	4,886	26.0%	4,886	26.0%	13,165	27.7%	16,281	25.3%	
Not Hispanic or Latino Population (2020)	103,693	84.3%	103,693	84.3%	228,490	82.3%	350,482	84.1%	
Hispanic or Latino Population (2020)	19,294	15.7%	19,294	15.7%	49,300	17.7%	66,355	15.9%	
Not Hispanic or Latino Population (2010)	110,524	88.4%	110,524	88.4%	247,817	86.1%	375,827	87.6%	
Hispanic or Latino Population (2010)	14,512	11.6%	14,512	11.6%	39,866	13.9%	53,162	12.4%	
Not Hispanic or Latino Population (2027)	99,065	84.5%	99,065	84.5%	223,068	82.7%	344,292	84.4%	
Hispanic or Latino Population (2027)	18,224	15.5%	18,224	15.5%	46,633	17.3%	63,528	15.6%	
Projected Annual Growth (2022-2027)	-600	-0.6%	-600	-0.6%	-902	-0.4%	-858	-0.3%	
Historical Annual Growth (2010-2020)	4,782	3.3%	4,782	3.3%	9,433	2.4%	13,193	2.5%	

# Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.2654/-88.9843

6785 Mill Rd		5 mi radius		5 mi radius		10 mi radius		20 mi radius	
Rockford, IL 61108									
<b>Total Age Distribution (2022)</b>									
Total Population		120,988		120,988		274,690		413,096	
Age Under 5 Years	7,179	5.9%	7,179	5.9%	16,934	6.2%	24,585	6.0%	
Age 5 to 9 Years	7,359	6.1%	7,359	6.1%	17,543	6.4%	26,513	6.4%	
Age 10 to 14 Years	7,669	6.3%	7,669	6.3%	18,725	6.8%	28,710	6.9%	
Age 15 to 19 Years	7,302	6.0%	7,302	6.0%	18,163	6.6%	28,178	6.8%	
Age 20 to 24 Years	7,426	6.1%	7,426	6.1%	17,238	6.3%	25,385	6.1%	
Age 25 to 29 Years	8,026	6.6%	8,026	6.6%	17,840	6.5%	25,281	6.1%	
Age 30 to 34 Years	7,519	6.2%	7,519	6.2%	17,082	6.2%	25,340	6.1%	
Age 35 to 39 Years	6,943	5.7%	6,943	5.7%	16,229	5.9%	25,131	6.1%	
Age 40 to 44 Years	6,652	5.5%	6,652	5.5%	15,908	5.8%	24,726	6.0%	
Age 45 to 49 Years	6,789	5.6%	6,789	5.6%	15,757	5.7%	24,284	5.9%	
Age 50 to 54 Years	7,618	6.3%	7,618	6.3%	17,381	6.3%	26,715	6.5%	
Age 55 to 59 Years	8,276	6.8%	8,276	6.8%	18,242	6.6%	27,953	6.8%	
Age 60 to 64 Years	8,426	7.0%	8,426	7.0%	18,027	6.6%	27,473	6.7%	
Age 65 to 69 Years	7,271	6.0%	7,271	6.0%	15,821	5.8%	23,815	5.8%	
Age 70 to 74 Years	6,145	5.1%	6,145	5.1%	13,085	4.8%	19,568	4.7%	
Age 75 to 79 Years	4,272	3.5%	4,272	3.5%	9,054	3.3%	13,117	3.2%	
Age 80 to 84 Years	2,993	2.5%	2,993	2.5%	5,871	2.1%	8,355	2.0%	
Age 85 Years or Over	3,122	2.6%	3,122	2.6%	5,790	2.1%	7,967	1.9%	
Median Age	40.6		40.6		38.9		39.0		
Age 19 Years or Less	29,509	24.4%	29,509	24.4%	71,365	26.0%	107,986	26.1%	
Age 20 to 64 Years	67,675	55.9%	67,675	55.9%	153,705	56.0%	232,288	56.2%	
Age 65 Years or Over	23,804	19.7%	23,804	19.7%	49,620	18.1%	72,822	17.6%	
<b>Female Age Distribution (2022)</b>									
Female Population	61,981	51.2%	61,981	51.2%	139,883	50.9%	209,633	50.7%	
Age Under 5 Years	3,519	5.7%	3,519	5.7%	8,291	5.9%	12,030	5.7%	
Age 5 to 9 Years	3,586	5.8%	3,586	5.8%	8,507	6.1%	12,898	6.2%	
Age 10 to 14 Years	3,717	6.0%	3,717	6.0%	9,029	6.5%	13,946	6.7%	
Age 15 to 19 Years	3,501	5.6%	3,501	5.6%	8,763	6.3%	13,712	6.5%	
Age 20 to 24 Years	3,668	5.9%	3,668	5.9%	8,610	6.2%	12,570	6.0%	
Age 25 to 29 Years	4,049	6.5%	4,049	6.5%	9,062	6.5%	12,822	6.1%	
Age 30 to 34 Years	3,814	6.2%	3,814	6.2%	8,759	6.3%	13,009	6.2%	
Age 35 to 39 Years	3,497	5.6%	3,497	5.6%	8,241	5.9%	12,842	6.1%	
Age 40 to 44 Years	3,350	5.4%	3,350	5.4%	8,060	5.8%	12,485	6.0%	
Age 45 to 49 Years	3,461	5.6%	3,461	5.6%	7,884	5.6%	12,160	5.8%	
Age 50 to 54 Years	3,875	6.3%	3,875	6.3%	8,688	6.2%	13,324	6.4%	
Age 55 to 59 Years	4,254	6.9%	4,254	6.9%	9,259	6.6%	14,069	6.7%	
Age 60 to 64 Years	4,391	7.1%	4,391	7.1%	9,245	6.6%	13,931	6.6%	
Age 65 to 69 Years	3,859	6.2%	3,859	6.2%	8,260	5.9%	12,365	5.9%	
Age 70 to 74 Years	3,299	5.3%	3,299	5.3%	7,089	5.1%	10,415	5.0%	
Age 75 to 79 Years	2,380	3.8%	2,380	3.8%	4,969	3.6%	7,097	3.4%	
Age 80 to 84 Years	1,691	2.7%	1,691	2.7%	3,379	2.4%	4,803	2.3%	
Age 85 Years or Over	2,067	3.3%	2,067	3.3%	3,787	2.7%	5,155	2.5%	
Female Median Age	42.1		42.1		40.1		40.0		
Age 19 Years or Less	14,324	23.1%	14,324	23.1%	34,590	24.7%	52,586	25.1%	
Age 20 to 64 Years	34,361	55.4%	34,361	55.4%	77,809	55.6%	117,212	55.9%	
Age 65 Years or Over	13,296	21.5%	13,296	21.5%	27,484	19.6%	39,835	19.0%	

# Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.2654/-88.9843

6785 Mill Rd Rockford, IL 61108		5 mi radius		5 mi radius		10 mi radius		20 mi radius	
<b>Male Age Distribution (2022)</b>									
Male Population	59,007	48.8%	59,007	48.8%	134,807	49.1%	203,463	49.3%	
Age Under 5 Years	3,660	6.2%	3,660	6.2%	8,643	6.4%	12,554	6.2%	
Age 5 to 9 Years	3,773	6.4%	3,773	6.4%	9,036	6.7%	13,615	6.7%	
Age 10 to 14 Years	3,952	6.7%	3,952	6.7%	9,696	7.2%	14,764	7.3%	
Age 15 to 19 Years	3,800	6.4%	3,800	6.4%	9,400	7.0%	14,466	7.1%	
Age 20 to 24 Years	3,758	6.4%	3,758	6.4%	8,628	6.4%	12,815	6.3%	
Age 25 to 29 Years	3,976	6.7%	3,976	6.7%	8,778	6.5%	12,459	6.1%	
Age 30 to 34 Years	3,704	6.3%	3,704	6.3%	8,323	6.2%	12,330	6.1%	
Age 35 to 39 Years	3,446	5.8%	3,446	5.8%	7,988	5.9%	12,289	6.0%	
Age 40 to 44 Years	3,302	5.6%	3,302	5.6%	7,848	5.8%	12,241	6.0%	
Age 45 to 49 Years	3,328	5.6%	3,328	5.6%	7,873	5.8%	12,124	6.0%	
Age 50 to 54 Years	3,743	6.3%	3,743	6.3%	8,693	6.4%	13,391	6.6%	
Age 55 to 59 Years	4,021	6.8%	4,021	6.8%	8,983	6.7%	13,884	6.8%	
Age 60 to 64 Years	4,035	6.8%	4,035	6.8%	8,782	6.5%	13,542	6.7%	
Age 65 to 69 Years	3,412	5.8%	3,412	5.8%	7,561	5.6%	11,451	5.6%	
Age 70 to 74 Years	2,846	4.8%	2,846	4.8%	5,996	4.4%	9,153	4.5%	
Age 75 to 79 Years	1,892	3.2%	1,892	3.2%	4,085	3.0%	6,020	3.0%	
Age 80 to 84 Years	1,303	2.2%	1,303	2.2%	2,492	1.8%	3,552	1.7%	
Age 85 Years or Over	1,055	1.8%	1,055	1.8%	2,003	1.5%	2,812	1.4%	
Male Median Age	39.1		39.1		37.6		38.0		
Age 19 Years or Less	15,185	25.7%	15,185	25.7%	36,775	27.3%	55,399	27.2%	
Age 20 to 64 Years	33,314	56.5%	33,314	56.5%	75,896	56.3%	115,076	56.6%	
Age 65 Years or Over	10,508	17.8%	10,508	17.8%	22,136	16.4%	32,987	16.2%	
<b>Males per 100 Females (2022)</b>									
Overall Comparison	95		95		96		97		
Age Under 5 Years	104	51.0%	104	51.0%	104	51.0%	104	51.1%	
Age 5 to 9 Years	105	51.3%	105	51.3%	106	51.5%	106	51.4%	
Age 10 to 14 Years	106	51.5%	106	51.5%	107	51.8%	106	51.4%	
Age 15 to 19 Years	109	52.0%	109	52.0%	107	51.8%	106	51.3%	
Age 20 to 24 Years	102	50.6%	102	50.6%	100	50.1%	102	50.5%	
Age 25 to 29 Years	98	49.5%	98	49.5%	97	49.2%	97	49.3%	
Age 30 to 34 Years	97	49.3%	97	49.3%	95	48.7%	95	48.7%	
Age 35 to 39 Years	99	49.6%	99	49.6%	97	49.2%	96	48.9%	
Age 40 to 44 Years	99	49.6%	99	49.6%	97	49.3%	98	49.5%	
Age 45 to 49 Years	96	49.0%	96	49.0%	100	50.0%	100	49.9%	
Age 50 to 54 Years	97	49.1%	97	49.1%	100	50.0%	100	50.1%	
Age 55 to 59 Years	95	48.6%	95	48.6%	97	49.2%	99	49.7%	
Age 60 to 64 Years	92	47.9%	92	47.9%	95	48.7%	97	49.3%	
Age 65 to 69 Years	88	46.9%	88	46.9%	92	47.8%	93	48.1%	
Age 70 to 74 Years	86	46.3%	86	46.3%	85	45.8%	88	46.8%	
Age 75 to 79 Years	80	44.3%	80	44.3%	82	45.1%	85	45.9%	
Age 80 to 84 Years	77	43.5%	77	43.5%	74	42.4%	74	42.5%	
Age 85 Years or Over	51	33.8%	51	33.8%	53	34.6%	55	35.3%	
Age 19 Years or Less	106	51.5%	106	51.5%	106	51.5%	105	51.3%	
Age 20 to 39 Years	99	49.8%	99	49.8%	97	49.3%	97	49.3%	
Age 40 to 64 Years	95	48.8%	95	48.8%	98	49.4%	99	49.7%	
Age 65 Years or Over	79	44.1%	79	44.1%	81	44.6%	83	45.3%	



# Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.2654/-88.9843

6785 Mill Rd Rockford, IL 61108		5 mi radius		5 mi radius		10 mi radius		20 mi radius	
<b>Household Type (2022)</b>									
Total Households		51,156		51,156		110,550		163,676	
Households with Children		14,217	27.8%	14,217	27.8%	33,569	30.4%	51,576	31.5%
Average Household Size		2.3		2.3		2.5		2.5	
Household Density per Square Mile		651		651		352		130	
Population Family		95,987	79.3%	95,987	79.3%	223,393	81.3%	340,899	82.5%
Population Non-Family		23,223	19.2%	23,223	19.2%	47,667	17.4%	66,705	16.1%
Population Group Quarters		1,778	1.5%	1,778	1.5%	3,630	1.3%	5,492	1.3%
Family Households		32,174	62.9%	32,174	62.9%	71,955	65.1%	109,779	67.1%
Married Couple Households		23,324	72.5%	23,324	72.5%	48,454	67.3%	77,209	70.3%
Other Family Households with Children		8,850	27.5%	8,850	27.5%	23,501	32.7%	32,570	29.7%
Family Households with Children		14,192	44.1%	14,192	44.1%	33,503	46.6%	51,473	46.9%
Married Couple with Children		8,724	61.5%	8,724	61.5%	19,261	57.5%	31,256	60.7%
Other Family Households with Children		5,469	38.5%	5,469	38.5%	14,242	42.5%	20,217	39.3%
Family Households No Children		17,982	55.9%	17,982	55.9%	38,452	53.4%	58,306	53.1%
Married Couple No Children		14,600	81.2%	14,600	81.2%	29,193	75.9%	45,953	78.8%
Other Family Households No Children		3,382	18.8%	3,382	18.8%	9,260	24.1%	12,353	21.2%
Non-Family Households		18,981	37.1%	18,981	37.1%	38,594	34.9%	53,897	32.9%
Non-Family Households with Children		25	0.1%	25	0.1%	66	0.2%	104	0.2%
Non-Family Households No Children		18,956	99.9%	18,956	99.9%	38,529	99.8%	53,794	99.8%
Average Family Household Size		3.0		3.0		3.1		3.1	
Average Family Income		\$103,128		\$103,128		\$91,336		\$94,377	
Median Family Income		\$82,630		\$82,630		\$77,438		\$81,142	
Average Non-Family Household Size		1.2		1.2		1.2		1.2	
<b>Marital Status (2022)</b>									
Population Age 15 Years or Over		98,781		98,781		221,488		333,289	
Never Married		32,489	32.9%	32,489	32.9%	77,902	35.2%	111,223	33.4%
Currently Married		43,592	44.1%	43,592	44.1%	94,396	42.6%	150,902	45.3%
Previously Married		22,700	23.0%	22,700	23.0%	49,190	22.2%	71,164	21.4%
Separated		3,198	14.1%	3,198	14.1%	7,678	15.6%	10,925	15.4%
Widowed		5,976	26.3%	5,976	26.3%	12,727	25.9%	18,628	26.2%
Divorced		13,526	59.6%	13,526	59.6%	28,785	58.5%	41,611	58.5%
<b>Educational Attainment (2022)</b>									
Adult Population Age 25 Years or Over		84,053		84,053		186,086		279,725	
Elementary (Grade Level 0 to 8)		2,990	3.6%	2,990	3.6%	8,537	4.6%	11,323	4.0%
Some High School (Grade Level 9 to 11)		5,089	6.1%	5,089	6.1%	14,440	7.8%	19,229	6.9%
High School Graduate		23,526	28.0%	23,526	28.0%	58,455	31.4%	88,514	31.6%
Some College		19,097	22.7%	19,097	22.7%	42,749	23.0%	64,432	23.0%
Associate Degree Only		7,952	9.5%	7,952	9.5%	16,935	9.1%	27,612	9.9%
Bachelor Degree Only		15,855	18.9%	15,855	18.9%	28,066	15.1%	43,731	15.6%
Graduate Degree		9,542	11.4%	9,542	11.4%	16,906	9.1%	24,883	8.9%
Any College (Some College or Higher)		52,447	62.4%	52,447	62.4%	104,655	56.2%	160,659	57.4%
College Degree + (Bachelor Degree or Higher)		25,397	30.2%	25,397	30.2%	44,972	24.2%	68,615	24.5%

# Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.2654/-88.9843

6785 Mill Rd		5 mi radius		5 mi radius		10 mi radius		20 mi radius	
Rockford, IL 61108									
<b>Housing</b>									
Total Housing Units (2022)		55,184		55,184		120,300		177,034	
Total Housing Units (2020)		55,593		55,593		120,379		176,680	
Historical Annual Growth (2020-2022)		-410	-0.4%	-410	-0.4%	-79	-	354	0.1%
Housing Units Occupied (2022)		51,156	92.7%	51,156	92.7%	110,550	91.9%	163,676	92.5%
Housing Units Owner-Occupied		35,395	69.2%	35,395	69.2%	74,396	67.3%	114,061	69.7%
Housing Units Renter-Occupied		15,761	30.8%	15,761	30.8%	36,154	32.7%	49,615	30.3%
Housing Units Vacant (2022)		4,028	7.3%	4,028	7.3%	9,750	8.1%	13,358	7.5%
<b>Household Size (2022)</b>									
Total Households		51,156		51,156		110,550		163,676	
1 Person Households		15,845	31.0%	15,845	31.0%	32,352	29.3%	45,118	27.6%
2 Person Households		19,157	37.4%	19,157	37.4%	39,543	35.8%	59,437	36.3%
3 Person Households		7,047	13.8%	7,047	13.8%	16,172	14.6%	24,275	14.8%
4 Person Households		5,427	10.6%	5,427	10.6%	12,718	11.5%	20,036	12.2%
5 Person Households		2,345	4.6%	2,345	4.6%	6,058	5.5%	9,429	5.8%
6 Person Households		928	1.8%	928	1.8%	2,470	2.2%	3,664	2.2%
7 or More Person Households		407	0.8%	407	0.8%	1,237	1.1%	1,717	1.0%
<b>Household Income Distribution (2022)</b>									
HH Income \$200,000 or More		3,083	6.0%	3,083	6.0%	5,024	4.5%	8,100	4.9%
HH Income \$150,000 to \$199,999		2,613	5.1%	2,613	5.1%	5,517	5.0%	9,628	5.9%
HH Income \$125,000 to \$149,999		3,270	6.4%	3,270	6.4%	6,811	6.2%	10,995	6.7%
HH Income \$100,000 to \$124,999		4,339	8.5%	4,339	8.5%	9,031	8.2%	14,576	8.9%
HH Income \$75,000 to \$99,999		7,147	14.0%	7,147	14.0%	14,670	13.3%	22,591	13.8%
HH Income \$50,000 to \$74,999		10,639	20.8%	10,639	20.8%	21,968	19.9%	32,181	19.7%
HH Income \$35,000 to \$49,999		6,546	12.8%	6,546	12.8%	14,231	12.9%	20,521	12.5%
HH Income \$25,000 to \$34,999		5,044	9.9%	5,044	9.9%	11,397	10.3%	15,447	9.4%
HH Income \$15,000 to \$24,999		4,312	8.4%	4,312	8.4%	10,021	9.1%	13,711	8.4%
HH Income \$10,000 to \$14,999		1,582	3.1%	1,582	3.1%	4,501	4.1%	6,346	3.9%
HH Income Under \$10,000		2,580	5.0%	2,580	5.0%	7,380	6.7%	9,580	5.9%
<b>Household Vehicles (2022)</b>									
Households 0 Vehicles Available		3,520	6.9%	3,520	6.9%	8,957	8.1%	11,290	6.9%
Households 1 Vehicle Available		18,886	36.9%	18,886	36.9%	38,971	35.3%	53,215	32.5%
Households 2 Vehicles Available		19,411	37.9%	19,411	37.9%	40,465	36.6%	62,808	38.4%
Households 3 or More Vehicles Available		9,339	18.3%	9,339	18.3%	22,156	20.0%	36,362	22.2%
Total Vehicles Available		88,669		88,669		194,175		301,835	
Average Vehicles per Household		1.7		1.7		1.8		1.8	
Owner-Occupied Household Vehicles		69,121	78.0%	69,121	78.0%	149,658	77.1%	238,119	78.9%
Average Vehicles per Owner-Occupied Household		2.0		2.0		2.0		2.1	
Renter-Occupied Household Vehicles		19,548	22.0%	19,548	22.0%	44,516	22.9%	63,716	21.1%
Average Vehicles per Renter-Occupied Household		1.2		1.2		1.2		1.3	
<b>Travel Time (2022)</b>									
Worker Base Age 16 years or Over		56,814		56,814		126,967		197,101	
Travel to Work in 14 Minutes or Less		17,153	30.2%	17,153	30.2%	35,418	27.9%	52,242	26.5%
Travel to Work in 15 to 29 Minutes		22,195	39.1%	22,195	39.1%	50,424	39.7%	75,592	38.4%
Travel to Work in 30 to 59 Minutes		6,878	12.1%	6,878	12.1%	19,433	15.3%	36,491	18.5%
Travel to Work in 60 Minutes or More		3,321	5.8%	3,321	5.8%	8,424	6.6%	12,833	6.5%
Work at Home		7,266	12.8%	7,266	12.8%	13,268	10.5%	19,943	10.1%
Average Minutes Travel to Work		17.4		17.4		18.7		20.0	

# Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.2654/-88.9843

6785 Mill Rd Rockford, IL 61108		5 mi radius		5 mi radius		10 mi radius		20 mi radius	
<b>Transportation To Work (2022)</b>									
Worker Base Age 16 years or Over		56,814		56,814		126,967		197,101	
Drive to Work Alone		43,241	76.1%	43,241	76.1%	98,263	77.4%	153,553	77.9%
Drive to Work in Carpool		4,663	8.2%	4,663	8.2%	11,892	9.4%	17,884	9.1%
Travel to Work by Public Transportation		656	1.2%	656	1.2%	1,376	1.1%	1,728	0.9%
Drive to Work on Motorcycle		82	0.1%	82	0.1%	211	0.2%	311	0.2%
Bicycle to Work		35	-	35	-	157	0.1%	212	0.1%
Walk to Work		530	0.9%	530	0.9%	1,066	0.8%	2,077	1.1%
Other Means		342	0.6%	342	0.6%	734	0.6%	1,393	0.7%
Work at Home		7,266	12.8%	7,266	12.8%	13,268	10.5%	19,943	10.1%
<b>Daytime Demographics (2022)</b>									
Total Businesses		4,702		4,702		8,966		12,262	
Total Employees		69,302		69,302		142,940		187,691	
Company Headquarter Businesses		198	4.2%	198	4.2%	386	4.3%	549	4.5%
Company Headquarter Employees		12,426	17.9%	12,426	17.9%	21,354	14.9%	30,596	16.3%
Employee Population per Business		14.7 to 1		14.7 to 1		15.9 to 1		15.3 to 1	
Residential Population per Business		25.7 to 1		25.7 to 1		30.6 to 1		33.7 to 1	
Adj. Daytime Demographics Age 16 Years or Over		109,647		109,647		233,514		317,728	
<b>Labor Force</b>									
Labor Population Age 16 Years or Over (2022)		97,207		97,207		217,616		327,292	
Labor Force Total Males (2022)		46,810	48.2%	46,810	48.2%	105,463	48.5%	159,473	48.7%
Male Civilian Employed		30,147	64.4%	30,147	64.4%	66,067	62.6%	102,858	64.5%
Male Civilian Unemployed		1,895	4.0%	1,895	4.0%	4,527	4.3%	6,400	4.0%
Males in Armed Forces		48	0.1%	48	0.1%	75	-	152	-
Males Not in Labor Force		14,719	31.4%	14,719	31.4%	34,793	33.0%	50,063	31.4%
Labor Force Total Females (2022)		50,397	51.8%	50,397	51.8%	112,153	51.5%	167,819	51.3%
Female Civilian Employed		26,666	52.9%	26,666	52.9%	60,900	54.3%	94,243	56.2%
Female Civilian Unemployed		1,716	3.4%	1,716	3.4%	4,966	4.4%	6,580	3.9%
Females in Armed Forces		-	-	-	-	-	-	1	-
Females Not in Labor Force		22,015	43.7%	22,015	43.7%	46,287	41.3%	66,995	39.9%
Unemployment Rate		3,610	3.7%	3,610	3.7%	9,494	4.4%	12,980	4.0%
<b>Occupation (2022)</b>									
Occupation Population Age 16 Years or Over		56,814		56,814		126,967		197,101	
Occupation Total Males		30,147	53.1%	30,147	53.1%	66,067	52.0%	102,858	52.2%
Occupation Total Females		26,666	46.9%	26,666	46.9%	60,900	48.0%	94,243	47.8%
Management, Business, Financial Operations		8,739	15.4%	8,739	15.4%	17,700	13.9%	28,118	14.3%
Professional, Related		13,984	24.6%	13,984	24.6%	26,621	21.0%	41,434	21.0%
Service		7,941	14.0%	7,941	14.0%	19,771	15.6%	29,997	15.2%
Sales, Office		11,815	20.8%	11,815	20.8%	26,552	20.9%	40,922	20.8%
Farming, Fishing, Forestry		62	0.1%	62	0.1%	411	0.3%	688	0.3%
Construction, Extraction, Maintenance		3,311	5.8%	3,311	5.8%	8,993	7.1%	15,334	7.8%
Production, Transport, Material Moving		10,962	19.3%	10,962	19.3%	26,919	21.2%	40,609	20.6%
White Collar Workers		34,538	60.8%	34,538	60.8%	70,873	55.8%	110,474	56.0%
Blue Collar Workers		22,276	39.2%	22,276	39.2%	56,094	44.2%	86,628	44.0%

# Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.2654/-88.9843

6785 Mill Rd		5 mi radius		5 mi radius		10 mi radius		20 mi radius	
Rockford, IL 61108									
<b>Units In Structure (2022)</b>									
Total Units		51,156		51,156		110,550		163,676	
1 Detached Unit		34,312	67.1%	34,312	67.1%	78,389	70.9%	120,601	73.7%
1 Attached Unit		3,031	5.9%	3,031	5.9%	5,150	4.7%	7,838	4.8%
2 Units		3,034	5.9%	3,034	5.9%	6,103	5.5%	7,630	4.7%
3 to 4 Units		4,033	7.9%	4,033	7.9%	7,181	6.5%	8,976	5.5%
5 to 9 Units		1,943	3.8%	1,943	3.8%	3,672	3.3%	5,260	3.2%
10 to 19 Units		1,633	3.2%	1,633	3.2%	2,980	2.7%	3,987	2.4%
20 to 49 Units		836	1.6%	836	1.6%	1,439	1.3%	2,197	1.3%
50 or More Units		1,879	3.7%	1,879	3.7%	4,005	3.6%	4,529	2.8%
Mobile Home or Trailer		454	0.9%	454	0.9%	1,629	1.5%	2,571	1.6%
Other Structure		-	-	-	-	2	-	87	-
<b>Homes Built By Year (2022)</b>									
Homes Built 2020 or later		73	0.1%	73	0.1%	205	0.2%	347	0.2%
Homes Built 2010 to 2019		897	1.6%	897	1.6%	2,387	2.0%	4,292	2.4%
Homes Built 2000 to 2009		6,552	11.9%	6,552	11.9%	14,984	12.5%	25,130	14.2%
Homes Built 1990 to 1999		6,021	10.9%	6,021	10.9%	12,949	10.8%	20,138	11.4%
Homes Built 1980 to 1989		6,181	11.2%	6,181	11.2%	11,248	9.3%	16,328	9.2%
Homes Built 1970 to 1979		7,262	13.2%	7,262	13.2%	15,368	12.8%	21,702	12.3%
Homes Built 1960 to 1969		7,908	14.3%	7,908	14.3%	15,618	13.0%	20,728	11.7%
Homes Built 1950 to 1959		6,875	12.5%	6,875	12.5%	14,802	12.3%	20,527	11.6%
Homes Built 1940 to 1949		2,241	4.1%	2,241	4.1%	5,505	4.6%	8,300	4.7%
Homes Built Before 1939		7,145	12.9%	7,145	12.9%	17,485	14.5%	26,183	14.8%
Median Age of Homes		53.0	yrs	53.0	yrs	53.5	yrs	52.5	yrs
<b>Home Values (2022)</b>									
Owner Specified Housing Units		35,395		35,395		74,396		114,061	
Home Values \$1,000,000 or More		66	0.2%	66	0.2%	128	0.2%	281	0.2%
Home Values \$750,000 to \$999,999		78	0.2%	78	0.2%	186	0.2%	606	0.5%
Home Values \$500,000 to \$749,999		314	0.9%	314	0.9%	645	0.9%	1,483	1.3%
Home Values \$400,000 to \$499,999		890	2.5%	890	2.5%	1,670	2.2%	3,060	2.7%
Home Values \$300,000 to \$399,999		1,794	5.1%	1,794	5.1%	3,681	4.9%	7,229	6.3%
Home Values \$250,000 to \$299,999		2,321	6.6%	2,321	6.6%	4,419	5.9%	7,963	7.0%
Home Values \$200,000 to \$249,999		3,983	11.3%	3,983	11.3%	7,855	10.6%	13,748	12.1%
Home Values \$175,000 to \$199,999		3,047	8.6%	3,047	8.6%	6,181	8.3%	10,310	9.0%
Home Values \$150,000 to \$174,999		4,801	13.6%	4,801	13.6%	10,110	13.6%	15,915	14.0%
Home Values \$125,000 to \$149,999		3,586	10.1%	3,586	10.1%	7,259	9.8%	11,228	9.8%
Home Values \$100,000 to \$124,999		4,497	12.7%	4,497	12.7%	9,183	12.3%	12,729	11.2%
Home Values \$90,000 to \$99,999		1,800	5.1%	1,800	5.1%	3,717	5.0%	4,874	4.3%
Home Values \$80,000 to \$89,999		2,510	7.1%	2,510	7.1%	5,081	6.8%	6,278	5.5%
Home Values \$70,000 to \$79,999		1,394	3.9%	1,394	3.9%	2,995	4.0%	3,913	3.4%
Home Values \$60,000 to \$69,999		1,547	4.4%	1,547	4.4%	3,463	4.7%	4,040	3.5%
Home Values \$50,000 to \$59,999		817	2.3%	817	2.3%	2,351	3.2%	2,752	2.4%
Home Values \$35,000 to \$49,999		476	1.3%	476	1.3%	1,637	2.2%	2,263	2.0%
Home Values \$25,000 to \$34,999		347	1.0%	347	1.0%	935	1.3%	1,319	1.2%
Home Values \$10,000 to \$24,999		744	2.1%	744	2.1%	1,877	2.5%	2,801	2.5%
Home Values Under \$10,000		382	1.1%	382	1.1%	1,022	1.4%	1,269	1.1%
Owner-Occupied Median Home Value		\$146,988		\$146,988		\$141,325		\$156,005	
Renter-Occupied Median Rent		\$776		\$776		\$749		\$755	

# Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.2654/-88.9843

6785 Mill Rd Rockford, IL 61108		5 mi radius	5 mi radius	10 mi radius	20 mi radius
<b>Total Annual Consumer Expenditure (2022)</b>					
Total Household Expenditure		\$3.23 B	\$3.23 B	\$6.45 B	\$9.84 B
Total Non-Retail Expenditure		\$1.7 B	\$1.7 B	\$3.4 B	\$5.19 B
Total Retail Expenditure		\$1.53 B	\$1.53 B	\$3.05 B	\$4.66 B
Apparel		\$112.69 M	\$112.69 M	\$225.02 M	\$344.24 M
Contributions		\$105.51 M	\$105.51 M	\$207.61 M	\$318.27 M
Education		\$93.54 M	\$93.54 M	\$184.57 M	\$284.21 M
Entertainment		\$181.97 M	\$181.97 M	\$361.9 M	\$554.79 M
Food and Beverages		\$475.78 M	\$475.78 M	\$953.72 M	\$1.45 B
Furnishings and Equipment		\$113.24 M	\$113.24 M	\$225.22 M	\$345.16 M
Gifts		\$79.16 M	\$79.16 M	\$155.11 M	\$237.49 M
Health Care		\$277.61 M	\$277.61 M	\$555.14 M	\$844.78 M
Household Operations		\$126.82 M	\$126.82 M	\$252.14 M	\$385.33 M
Miscellaneous Expenses		\$61.25 M	\$61.25 M	\$121.95 M	\$186.2 M
Personal Care		\$43.36 M	\$43.36 M	\$86.59 M	\$132.21 M
Personal Insurance		\$22.61 M	\$22.61 M	\$44.65 M	\$68.81 M
Reading		\$7.1 M	\$7.1 M	\$14.1 M	\$21.52 M
Shelter		\$678.2 M	\$678.2 M	\$1.36 B	\$2.07 B
Tobacco		\$19.95 M	\$19.95 M	\$40.71 M	\$61.1 M
Transportation		\$588.53 M	\$588.53 M	\$1.18 B	\$1.8 B
Utilities		\$241.05 M	\$241.05 M	\$485.27 M	\$736.07 M
<b>Monthly Household Consumer Expenditure (2022)</b>					
Total Household Expenditure		\$5,259	\$5,259	\$4,860	\$5,011
Total Non-Retail Expenditure		\$2,775 52.8%	\$2,775 52.8%	\$2,563 52.7%	\$2,640 52.7%
Total Retail Expenditures		\$2,484 47.2%	\$2,484 47.2%	\$2,298 47.3%	\$2,370 47.3%
Apparel		\$184 3.5%	\$184 3.5%	\$170 3.5%	\$175 3.5%
Contributions		\$172 3.3%	\$172 3.3%	\$156 3.2%	\$162 3.2%
Education		\$152 2.9%	\$152 2.9%	\$139 2.9%	\$145 2.9%
Entertainment		\$296 5.6%	\$296 5.6%	\$273 5.6%	\$282 5.6%
Food and Beverages		\$775 14.7%	\$775 14.7%	\$719 14.8%	\$740 14.8%
Furnishings and Equipment		\$184 3.5%	\$184 3.5%	\$170 3.5%	\$176 3.5%
Gifts		\$129 2.5%	\$129 2.5%	\$117 2.4%	\$121 2.4%
Health Care		\$452 8.6%	\$452 8.6%	\$418 8.6%	\$430 8.6%
Household Operations		\$207 3.9%	\$207 3.9%	\$190 3.9%	\$196 3.9%
Miscellaneous Expenses		\$100 1.9%	\$100 1.9%	\$92 1.9%	\$95 1.9%
Personal Care		\$71 1.3%	\$71 1.3%	\$65 1.3%	\$67 1.3%
Personal Insurance		\$37 0.7%	\$37 0.7%	\$34 0.7%	\$35 0.7%
Reading		\$12 0.2%	\$12 0.2%	\$11 0.2%	\$11 0.2%
Shelter		\$1,105 21.0%	\$1,105 21.0%	\$1,023 21.1%	\$1,053 21.0%
Tobacco		\$33 0.6%	\$33 0.6%	\$31 0.6%	\$31 0.6%
Transportation		\$959 18.2%	\$959 18.2%	\$887 18.2%	\$916 18.3%
Utilities		\$393 7.5%	\$393 7.5%	\$366 7.5%	\$375 7.5%

## About Flanagan Realty, LLC

### Summary of Experience

Dan Flanagan, ALC is the owner and managing broker of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition, disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land and commercial real estate bring tremendous value to anyone who is seeking to buy, sell or lease commercial or industrial real estate, land, or farms, or is otherwise facing challenges with land or commercial real estate.

Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

- ♦ Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.
- ♦ President - Illinois Chapter of the Realtors Land Institute.
- ♦ Board of Directors of the National Realtors Land Institute
- ♦ Former partner with a large Midwestern private equity real estate development firm.
- ♦ Sales volume well into the hundreds of millions, averaging in excess of \$25 million in sales annually.
- ♦ Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.
- ♦ Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.
- ♦ Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.
- ♦ Frequently contacted by area real estate appraisers to provide insight regarding land and commercial real estate markets and valuation.



## ILLINOIS ASSOCIATION OF REALTORS NOTICE OF NO AGENCY RELATIONSHIP

**Name of Broker Associate:** Daniel Flanagan

**Name of Brokerage Company** Flanagan Realty, LLC

### NOTICE OF NO AGENCY RELATIONSHIP

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

**THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.**

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Print Customer's Name

\_\_\_\_\_  
Date



**Dan Flanagan**  
**FLANAGAN REALTY, LLC**  
[www.flanaganland.com](http://www.flanaganland.com)

[dan@flanaganland.com](mailto:dan@flanaganland.com) | (630) 388-8522