

FOR SALE

RETAIL/LAND



1790 Gardner St, South Beloit, IL 61080
PRIME DEVELOPMENT SITE

Property Information

SIZE

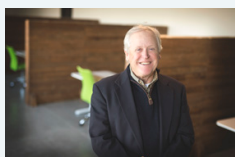
15,680 SF
5.54 AC

PRICE

\$2,895,869

FEATURES

- Easy Access to I-39/90 and IL Route 75
- High Visibility at Controlled Intersection
- 46,700 Cars Per Day on I-39/90



William E Mears, CCIM, SIOR
Managing Broker
608-314-8251
bill@mcguiremears.com

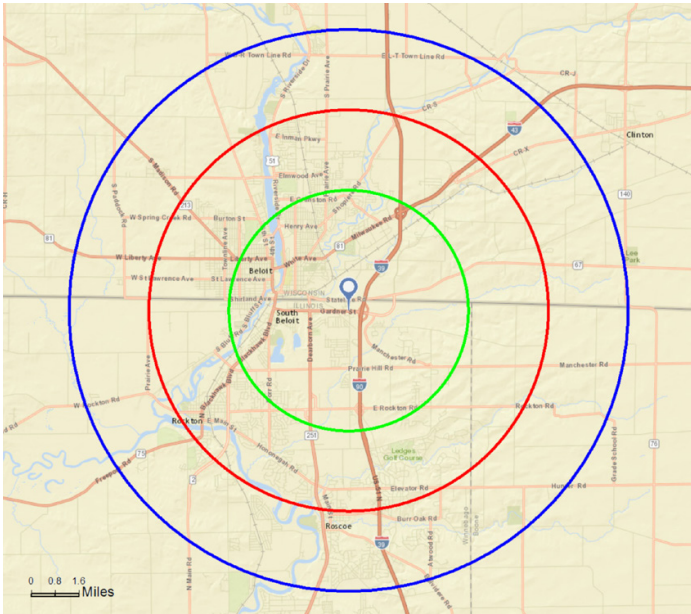
McGUIREMEARS.COM

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Coldwell Banker Commercial
McGuire Mears & Associates
400 Midland Ct Ste 101
Janesville, WI 53546
608-752-6325

FOR SALE

RETAIL/LAND



POPULATION

Total Population

3-mi.

34,822

5-mi.

71,384

7-mi.

87,300

HOUSING & HOUSEHOLDS

Total Households

12,753

27,061

32,914

Owner-Occupied

7,624

18,336

23,209

Renter-Occupied

5,129

8,726

9,705

INCOME

Median Household Income

\$40,490

\$48,620

\$52,175

Average Household Income

\$56,082

\$63,800

\$67,673

Per Capita Income

\$20,784

\$24,470

\$25,781

AVERAGE CONSUMER EXPENDITURES

Apparel & Services

\$1,469

\$1,644

\$1,740

Entertainment & Recreation

\$2,138

\$2,444

\$2,585

Food & Beverages

\$6,105

\$6,858

\$7,206

Health

\$475

\$556

\$583

Housing, Maintenance, & Utilities

\$11,265

\$13,111

\$14,021

Household Furnishings & Equipment

\$808

\$916

\$971

Household Operations

\$637

\$733

\$783

Housekeeping Supplies

\$531

\$605

\$634

Personal Care Products

\$320

\$360

\$381

Transportation

\$4,745

\$5,420

\$5,691