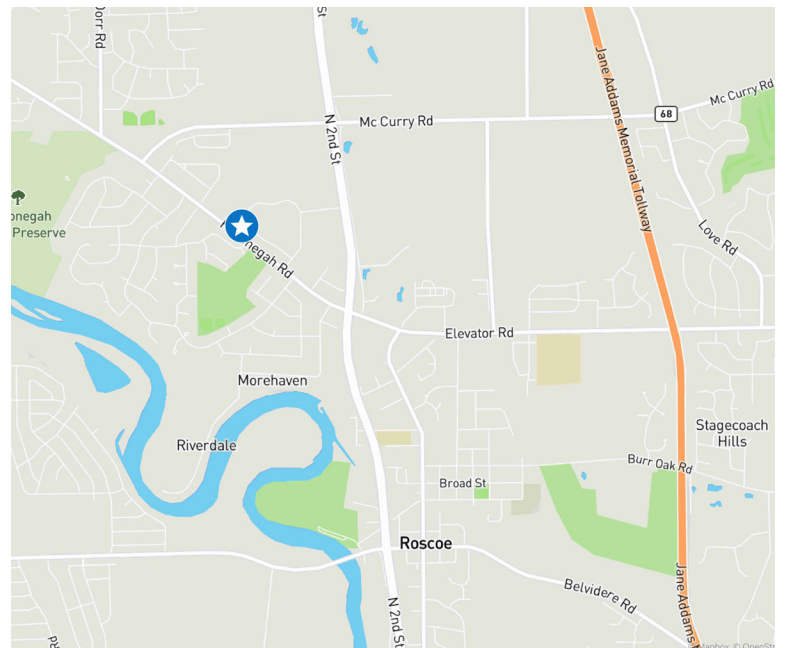


4675 Bluestem Rd. Roscoe, IL



Property Highlights

- Office or retail space available
- 8,000 SF multi-tenant building
- 900 - 2,600 SF available
- Prime location on Hononegah Rd.
- High traffic counts
- Strong demographics
- Located on Roscoe's primary retail/business corridor
- Pylon signage available
- Ample parking



4675 Bluestem Rd., Roscoe, IL
Office/Retail Building

For Lease

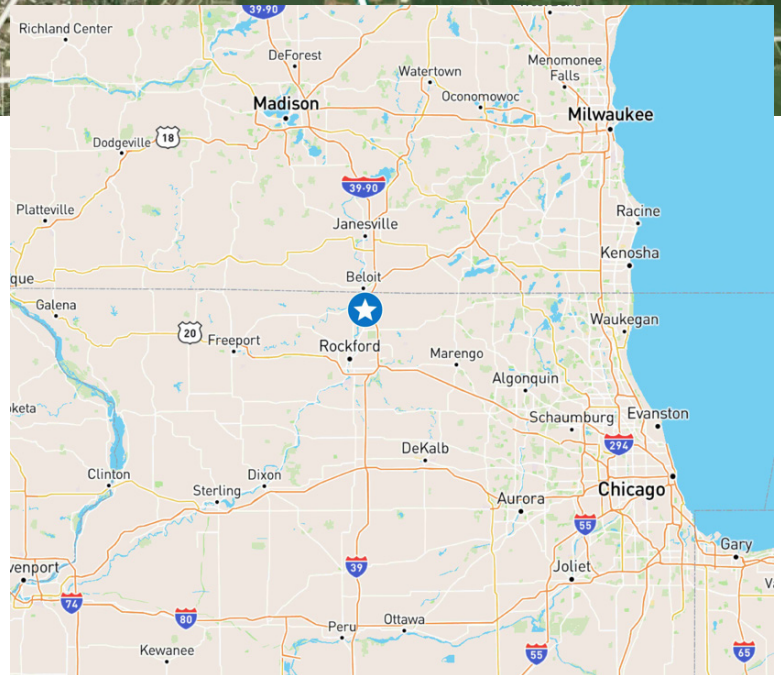
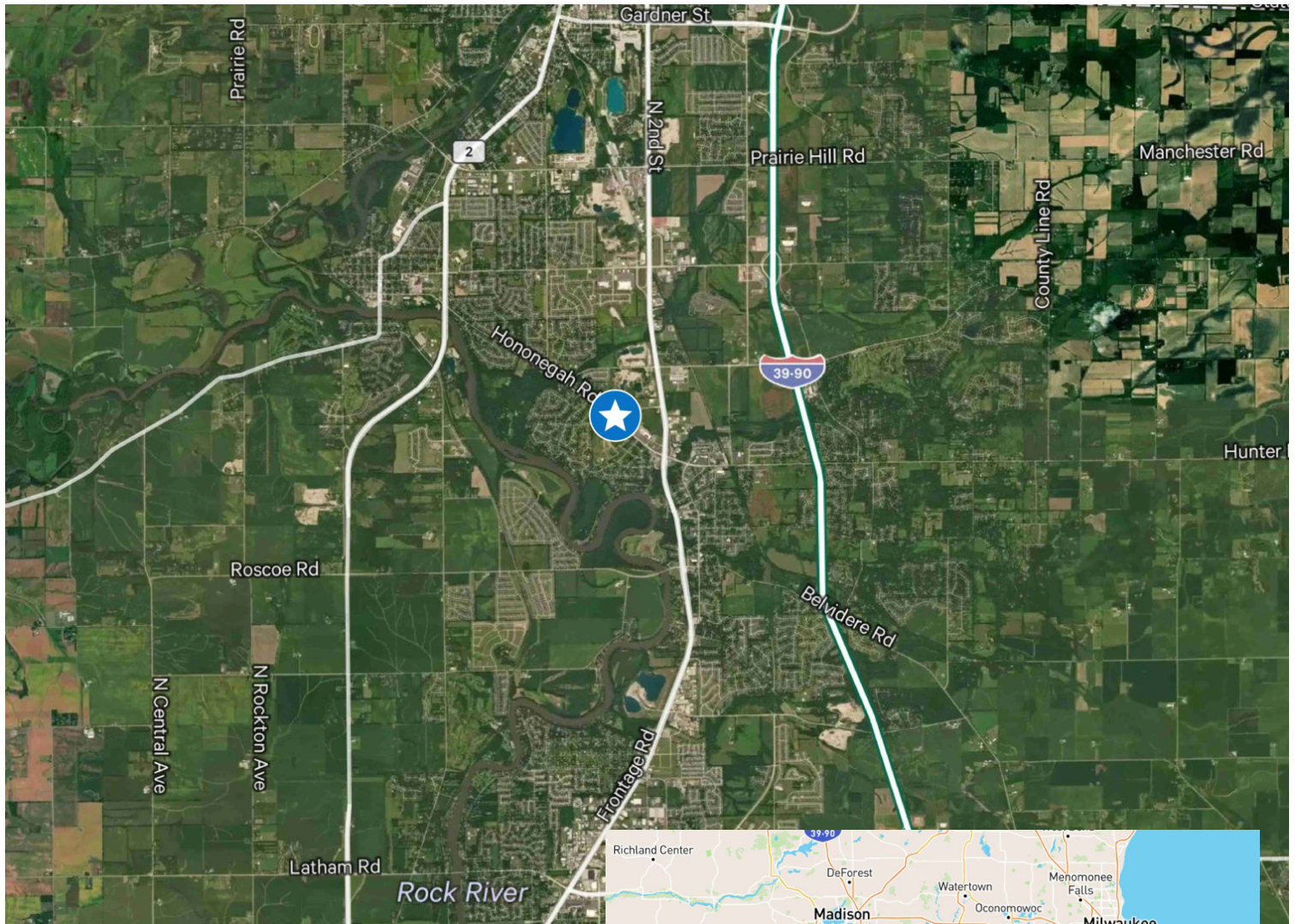




	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	2,949	25,461	57,382
2029 Population - Five Year Projection	2,873	25,215	57,633
2020 Population - Census	3,017	26,153	58,441
2010 Population - Census	3,104	26,423	58,309
2020-2024 Annual Population Growth Rate	-0.53%	-0.63%	-0.43%
2024-2029 Annual Population Growth Rate	-0.52%	-0.19%	0.09%
HOUSEHOLDS			
2024 Households - Current Year Estimate	1,175	9,800	21,941
2029 Households - Five Year Projection	1,172	9,934	22,549
2010 Households - Census	1,125	9,610	21,216
2020 Households - Census	1,180 97.0%	9,924 96.4%	22,009 94.6%
2020-2024 Compound Annual Household Growth Rate	-0.10%	-0.30%	-0.07%
2024-2029 Annual Household Growth Rate	-0.05%	0.27%	0.55%
2024 Average Household Size	2.51	2.59	2.56
HOUSEHOLD INCOME			
2024 Average Household Income	\$109,985	\$119,174	\$111,753
2029 Average Household Income	\$124,713	\$136,844	\$127,901
2024 Median Household Income	\$93,127	\$100,380	\$88,874
2029 Median Household Income	\$105,497	\$109,888	\$102,335
2024 Per Capita Income	\$43,122	\$45,773	\$42,761
2029 Per Capita Income	\$50,052	\$53,818	\$50,072
HOUSING UNITS			
2024 Housing Units	1,222	10,277	23,368
2024 Vacant Housing Units	47 3.8%	477 4.6%	1,427 6.1%
2024 Occupied Housing Units	1,175 96.2%	9,800 95.4%	21,941 93.9%
2024 Owner Occupied Housing Units	947 77.5%	7,924 77.1%	16,950 72.5%
2024 Renter Occupied Housing Units	228 18.7%	1,876 18.3%	4,991 21.4%
EDUCATION			
2024 Population 25 and Over	2,089	17,431	38,859
HS and Associates Degrees	1,154 55.2%	10,663 61.2%	24,341 62.6%
Bachelor's Degree or Higher	833 39.9%	6,177 35.4%	12,277 31.6%
PLACE OF WORK			
2024 Businesses	117	639	1,754
2024 Employees	4,484	12,717	26,808

4675 Bluestem Rd., Roscoe, IL
Office/Retail Building

For Lease



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