

Crimson Ridge

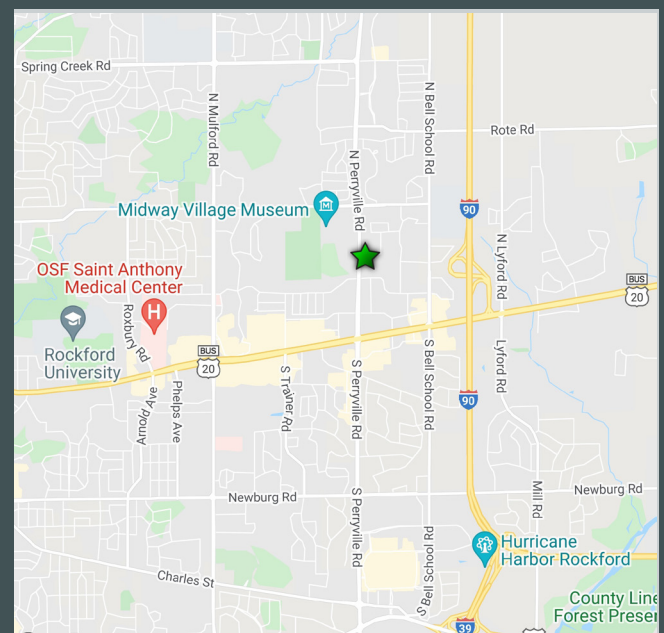
735 N. Perryville Rd.

Rockford, IL



Property Highlights

- + First level - 1,400 - 5,000 SF available
- + Multi-tenant building with office and medical 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

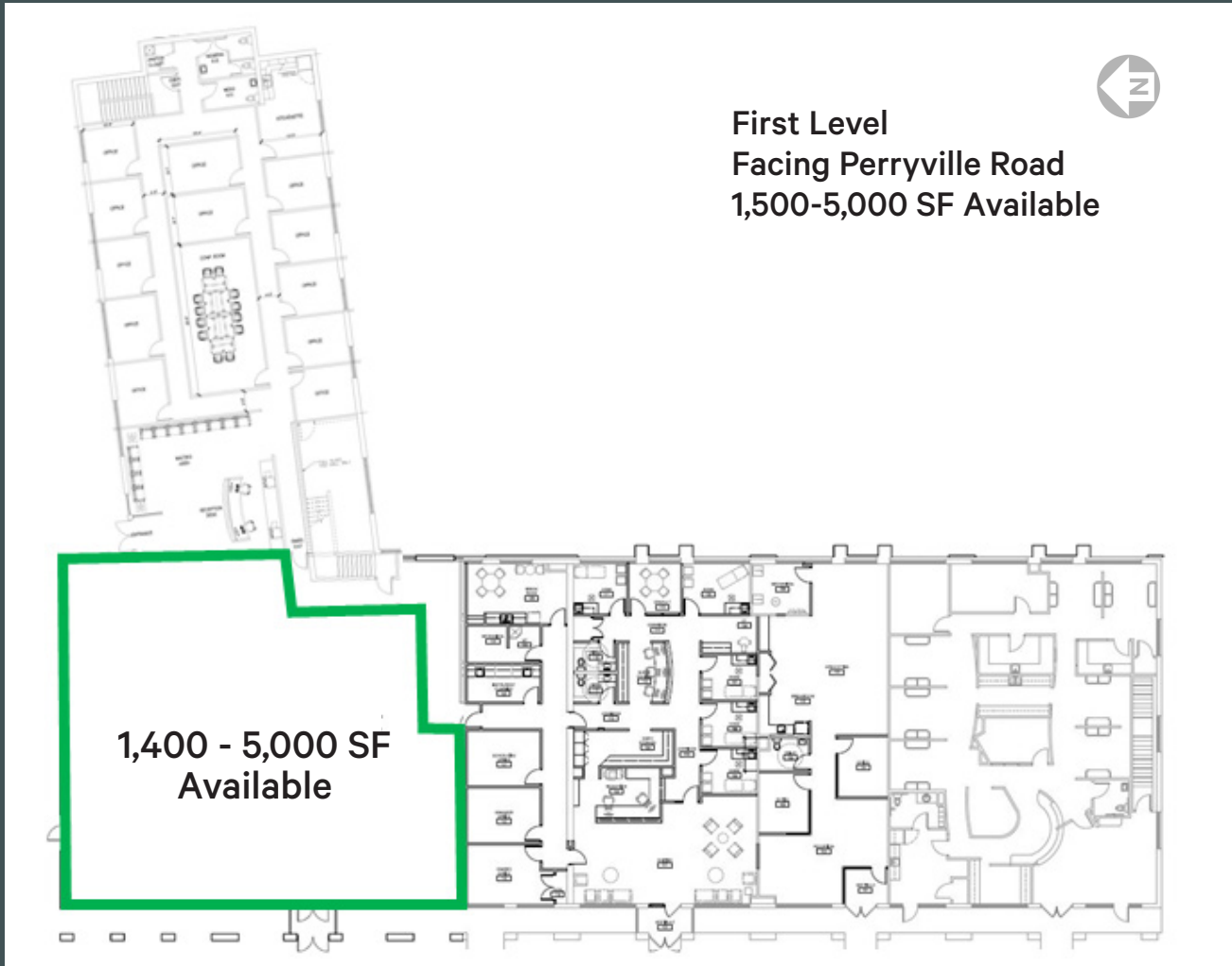


735 N. Perryville Rd.
Rockford, IL

For Lease



CBRE



	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population - Current Year Estimate	4,453	40,293	119,858
2030 Population - Five Year Projection	4,315	39,318	117,219
2020 Population - Census	4,639	41,598	123,559
2010 Population - Census	4,518	40,889	122,916
2020-2025 Annual Population Growth Rate	-0.78%	-0.61%	-0.58%
2025-2030 Annual Population Growth Rate	-0.63%	-0.49%	-0.44%
HOUSEHOLDS			
2025 Households - Current Year Estimate	2,088	17,406	51,614
2030 Households - Five Year Projection	2,078	17,401	51,613
2020 Households - Census	2,100	17,327	51,331
2010 Households - Census	1,987	16,971	50,480
2020-2025 Compound Annual Household Growth Rate	-0.11%	0.09%	0.10%
2025-2030 Annual Household Growth Rate	-0.10%	-0.01%	0.00%
2025 Average Household Size	2.13	2.25	2.29
HOUSEHOLD INCOME			
2025 Average Household Income	\$103,438	\$107,017	\$94,614
2030 Average Household Income	\$111,766	\$115,940	\$102,652
2025 Median Household Income	\$74,153	\$79,970	\$70,588
2030 Median Household Income	\$80,127	\$86,907	\$76,528
2025 Per Capita Income	\$50,652	\$46,116	\$40,801
2030 Per Capita Income	\$56,281	\$51,170	\$45,258
HOUSING UNITS			
2025 Housing Units	2,236	18,456	54,836
2025 Vacant Housing Units	148 6.6%	1,050 5.7%	3,222 5.9%
2025 Occupied Housing Units	2,088 93.4%	17,406 94.3%	51,614 94.1%
2025 Owner Occupied Housing Units	1,218 54.5%	12,805 69.4%	35,181 64.2%
2025 Renter Occupied Housing Units	870 38.9%	4,601 24.9%	16,433 30.0%
EDUCATION			
2025 Population 25 and Over	3,373	29,736	85,335
HS and Associates Degrees	1,688 50.0%	15,545 52.3%	49,884 58.5%
Bachelor's Degree or Higher	1,492 44.2%	12,231 41.1%	27,983 32.8%
PLACE OF WORK			
2025 Businesses	491	2,360	4,535
2025 Employees	7,727	31,350	69,747

Contact

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