

109 N. Show Place Dr.

Rockford, IL

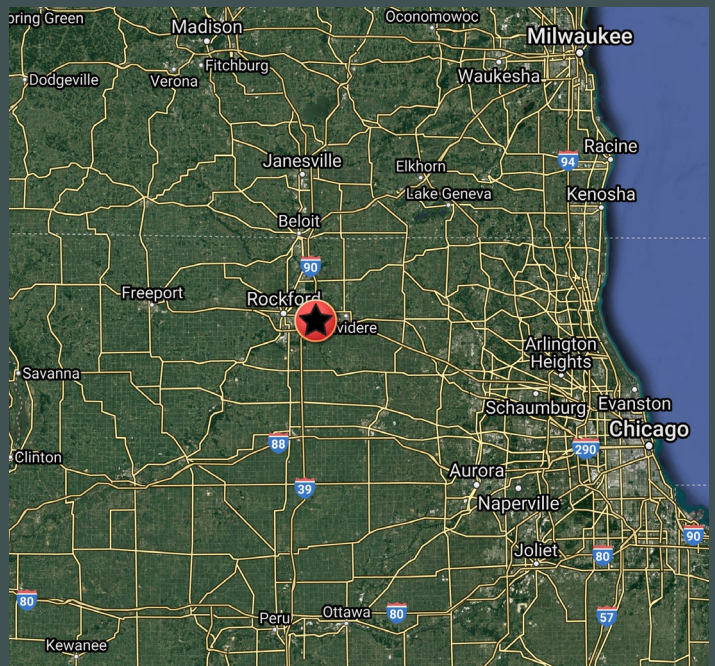


Property Highlights

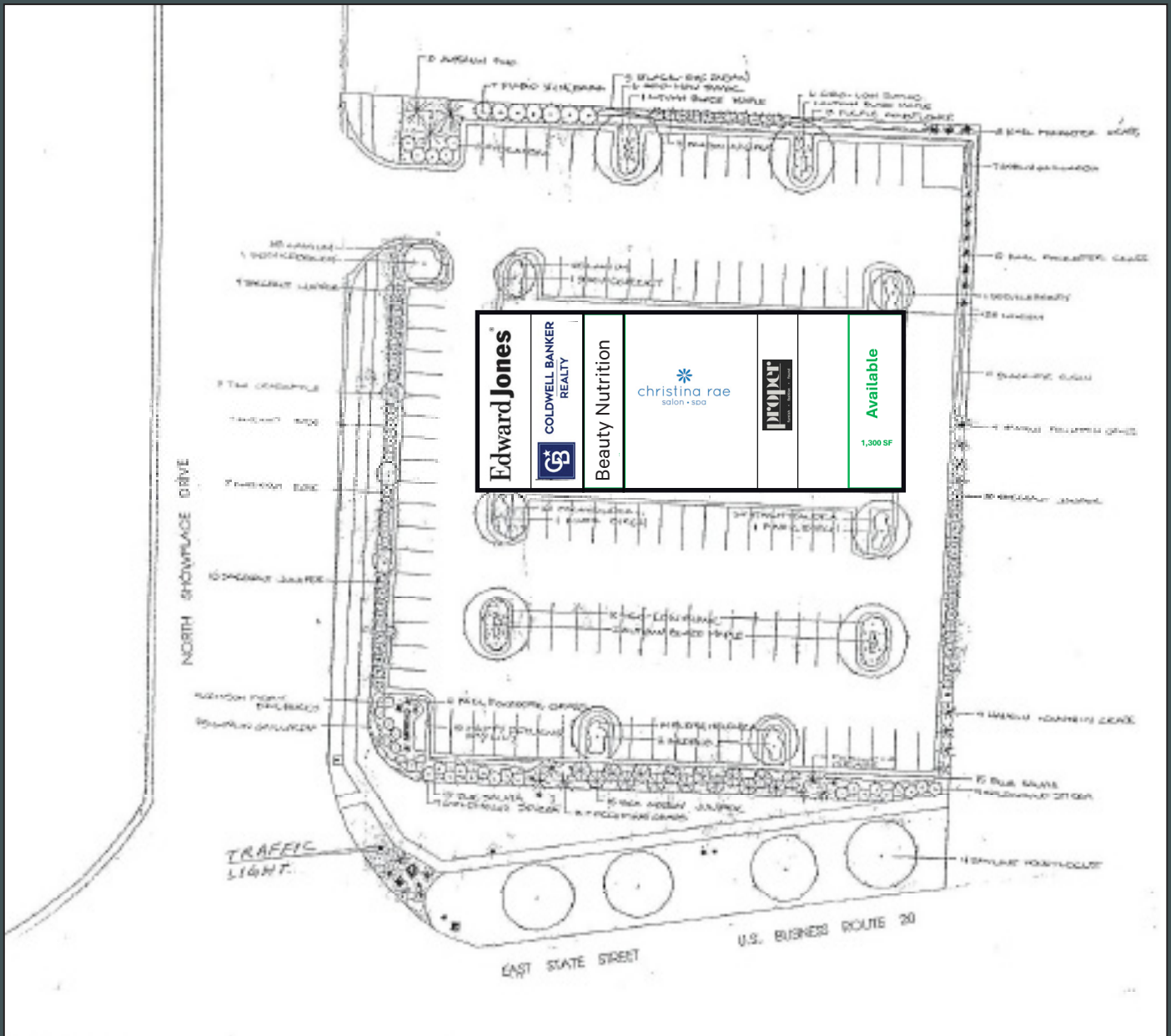
- + Suite 133 - 1,300 SF with drive-thru potential
- + Located at signalized intersection
- + Attractive brick 10,000 strip center
- + Situated on prime East State St. frontage, just east of I-90
- + Across from AMC Showplace 16 Theaters and new Hard Rock Casino
- + Ample parking
- + Monument signage available



Aerials

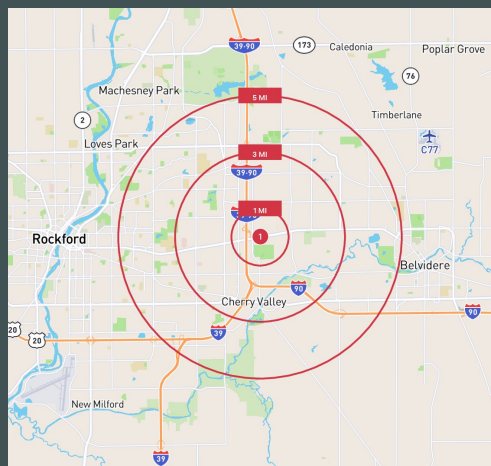


Site Plan



Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	2,388	25,484	90,857
2029 Population - Five Year Projection	2,409	25,239	89,260
2020 Population - Census	2,407	25,990	92,736
2010 Population - Census	2,386	25,740	91,536
2020-2024 Annual Population Growth Rate	-0.19%	-0.46%	-0.48%
2024-2029 Annual Population Growth Rate	0.18%	-0.19%	-0.35%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households - Current Year Estimate	1,159	10,962	37,777
2029 Households - Five Year Projection	1,200	11,117	37,960
2010 Households - Census	1,130	10,785	37,027
2020 Households - Census	1,178 95.5%	11,085 94.7%	37,979 94.9%
2020-2024 Compound Annual Household Growth Rate	-0.38%	-0.26%	-0.13%
2024-2029 Annual Household Growth Rate	0.70%	0.28%	0.10%
2024 Average Household Size	2.04	2.26	2.36
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$105,645	\$114,527	\$108,961
2029 Average Household Income	\$118,151	\$129,952	\$124,035
2024 Median Household Income	\$76,058	\$81,208	\$78,624
2029 Median Household Income	\$85,775	\$92,416	\$88,353
2024 Per Capita Income	\$50,114	\$49,057	\$45,409
2029 Per Capita Income	\$57,366	\$57,009	\$52,866
HOUSING UNITS	1 MILE	3 MILES	5 MILES
2024 Housing Units	1,229	11,696	40,113
2024 Vacant Housing Units	70 5.7%	734 6.3%	2,336 5.8%
2024 Occupied Housing Units	1,159 94.3%	10,962 93.7%	37,777 94.2%
2024 Owner Occupied Housing Units	826 67.2%	8,012 68.5%	27,572 68.7%
2024 Renter Occupied Housing Units	333 27.1%	2,950 25.2%	10,205 25.4%
EDUCATION	1 MILE	3 MILES	5 MILES
2024 Population 25 and Over	1,864	19,200	65,204
HS and Associates Degrees	1,104 59.2%	10,488 54.6%	36,384 55.8%
Bachelor's Degree or Higher	722 38.7%	7,771 40.5%	23,576 36.2%
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2024 Businesses	158	1,597	3,665
2024 Employees	3,435	28,115	63,065



Contact

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