

Prime Retail Space Up to 5,000 Sq. Ft. Available

298-200 W Blackhawk Dr
Byron, IL 61010-8988



First Midwest Group

6801 Spring Creek Road
Rockford, IL 61114
(815) 229-3000

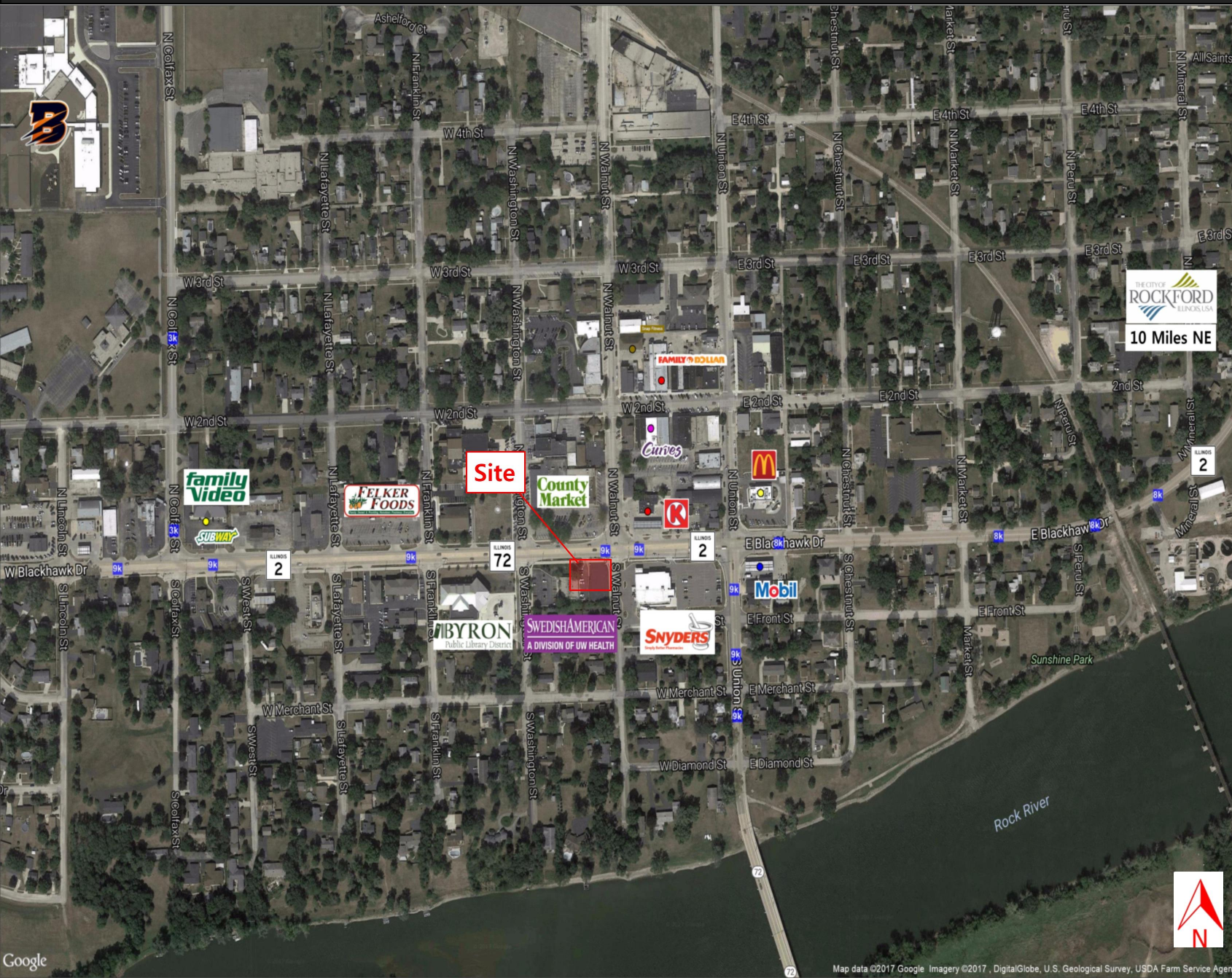
Property Overview

- A proposed retail development in the heart of Byron, IL; a community located 10 miles SW of the Rockford, IL area
- This site is located next to the new Swedish American Clinic on Illinois Route 2 / Illinois Route 72
- Nearby businesses include County Market, Family Dollar, Family Video, Felker Foods, McDonald's, and Snyders Pharmacy
- Superior visibility along the busiest street in the Byron area

Building Signage Available

Demographics

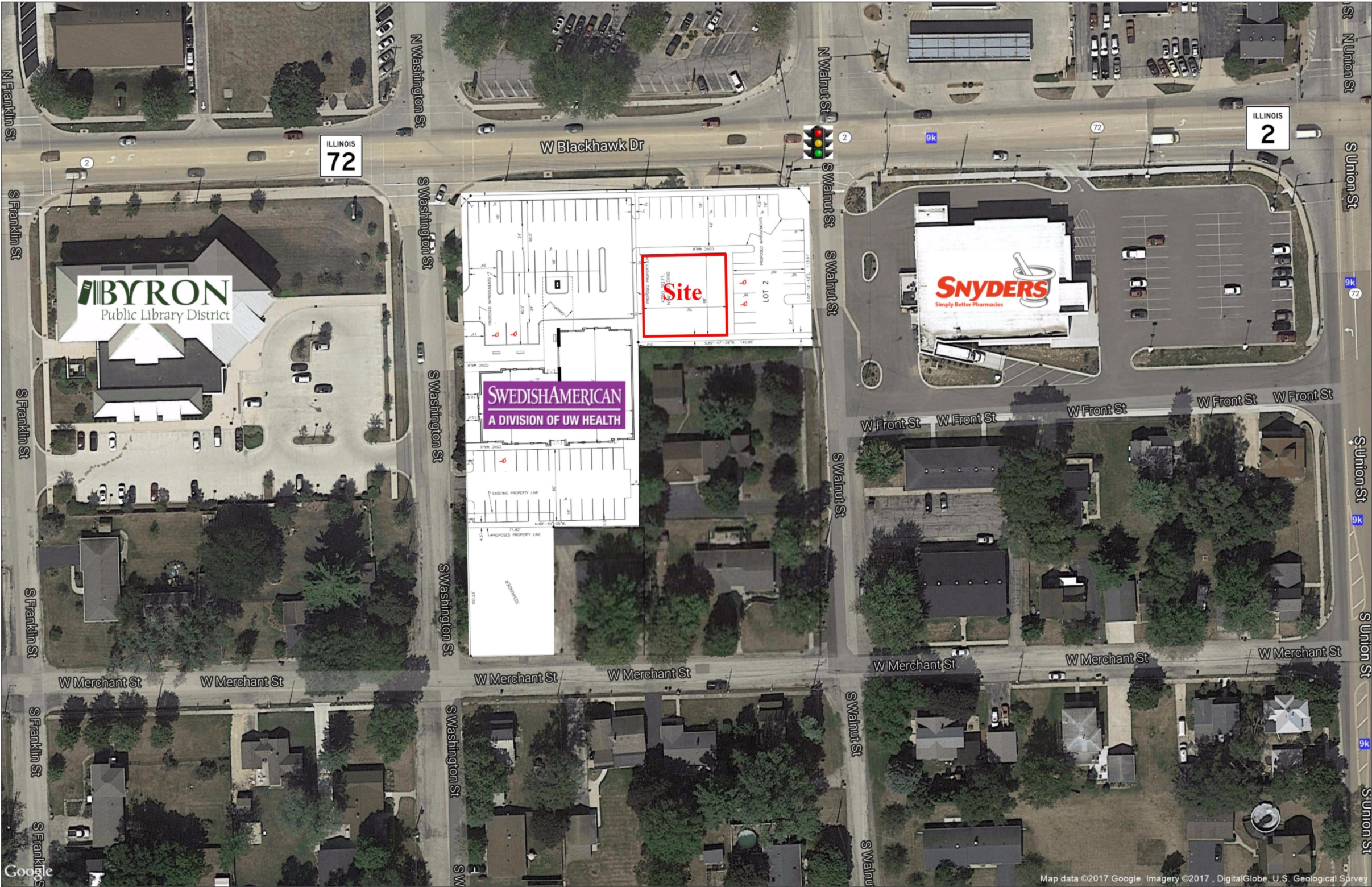
	Population	Ave. House Income
1 Mile:	2,542	\$63,548
3 Miles:	7,531	\$80,301
5 Miles:	10,883	\$80,809



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SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.1254/-89.2578

RS1

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1 mi radius 3 mi radius 5 mi radius

POPULATION	2016 Estimated Population	2,542	7,531	10,883
	2021 Projected Population	2,435	7,206	10,391
	2010 Census Population	2,625	7,830	11,322
	2000 Census Population	2,314	6,906	10,097
	Projected Annual Growth 2016 to 2021	-0.8%	-0.9%	-0.9%
	Historical Annual Growth 2000 to 2016	0.6%	0.6%	0.5%
	2016 Median Age	36.6	39.9	40.5
HOUSEHOLDS	2016 Estimated Households	1,050	2,897	4,192
	2021 Projected Households	1,067	2,940	4,249
	2010 Census Households	1,039	2,885	4,177
	2000 Census Households	897	2,407	3,545
	Projected Annual Growth 2016 to 2021	0.3%	0.3%	0.3%
	Historical Annual Growth 2000 to 2016	1.1%	1.3%	1.1%
RACE AND ETHNICITY	2016 Estimated White	95.6%	96.0%	96.0%
	2016 Estimated Black or African American	1.2%	0.7%	0.7%
	2016 Estimated Asian or Pacific Islander	0.7%	0.8%	0.8%
	2016 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
	2016 Estimated Other Races	2.4%	2.3%	2.3%
	2016 Estimated Hispanic	3.2%	3.0%	3.1%
INCOME	2016 Estimated Average Household Income	\$69,393	\$90,029	\$91,239
	2016 Estimated Median Household Income	\$63,548	\$80,301	\$80,809
	2016 Estimated Per Capita Income	\$28,743	\$34,687	\$35,182
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.4%	1.4%
	2016 Estimated Some High School (Grade Level 9 to 11)	5.9%	5.2%	5.0%
	2016 Estimated High School Graduate	33.6%	30.1%	32.1%
	2016 Estimated Some College	23.6%	23.4%	23.4%
	2016 Estimated Associates Degree Only	11.3%	11.0%	10.1%
	2016 Estimated Bachelors Degree Only	13.5%	16.6%	16.3%
	2016 Estimated Graduate Degree	9.9%	12.2%	11.7%
BUSINESS	2016 Estimated Total Businesses	181	234	310
	2016 Estimated Total Employees	1,753	2,294	2,943
	2016 Estimated Employee Population per Business	9.7	9.8	9.5
	2016 Estimated Residential Population per Business	14.0	32.1	35.2

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