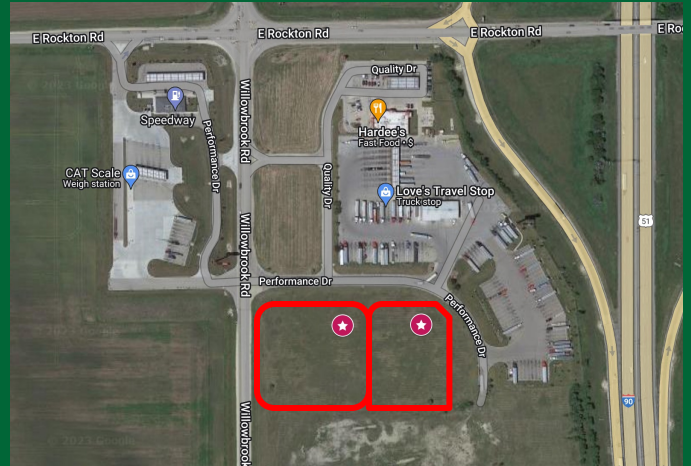




Property Highlights

Great development opportunity just off full interchange of I-90 and I-39.

- Adjacent to Love’s Travel Stop & Hardee’s
- Potential uses include truck repair, truck parking, truck wash, outside storage, RV parking or park, other highway commercial uses
- Near Chicago Rockford International Airport



Property Information

Location

The property is generally located at the southwest corner of I-39 and Rockton Road in Winnebago County, Illinois.

Improvements

Electricity, gas, water, sewer nearby.

Size/Dimensions

#0422103001 is 2.56 acres

#0422103002 is 2.49 acres



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Site Features

Wetland/Floodplain

No mapped wetland or floodplain per NWI and FIRM Maps.

Access

Located on main roadways with easy access.

Traffic

Approximately 56,300 vehicles per day on I-39.

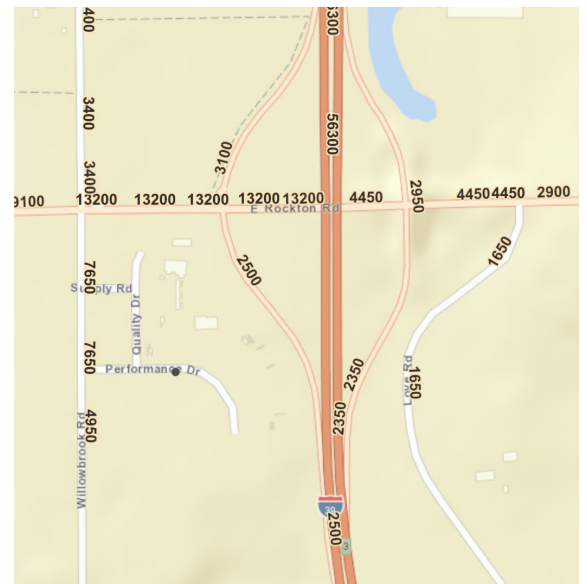
Zoning & Taxes

Taxes: No current tax bill

Zoning:

Commercial zoning

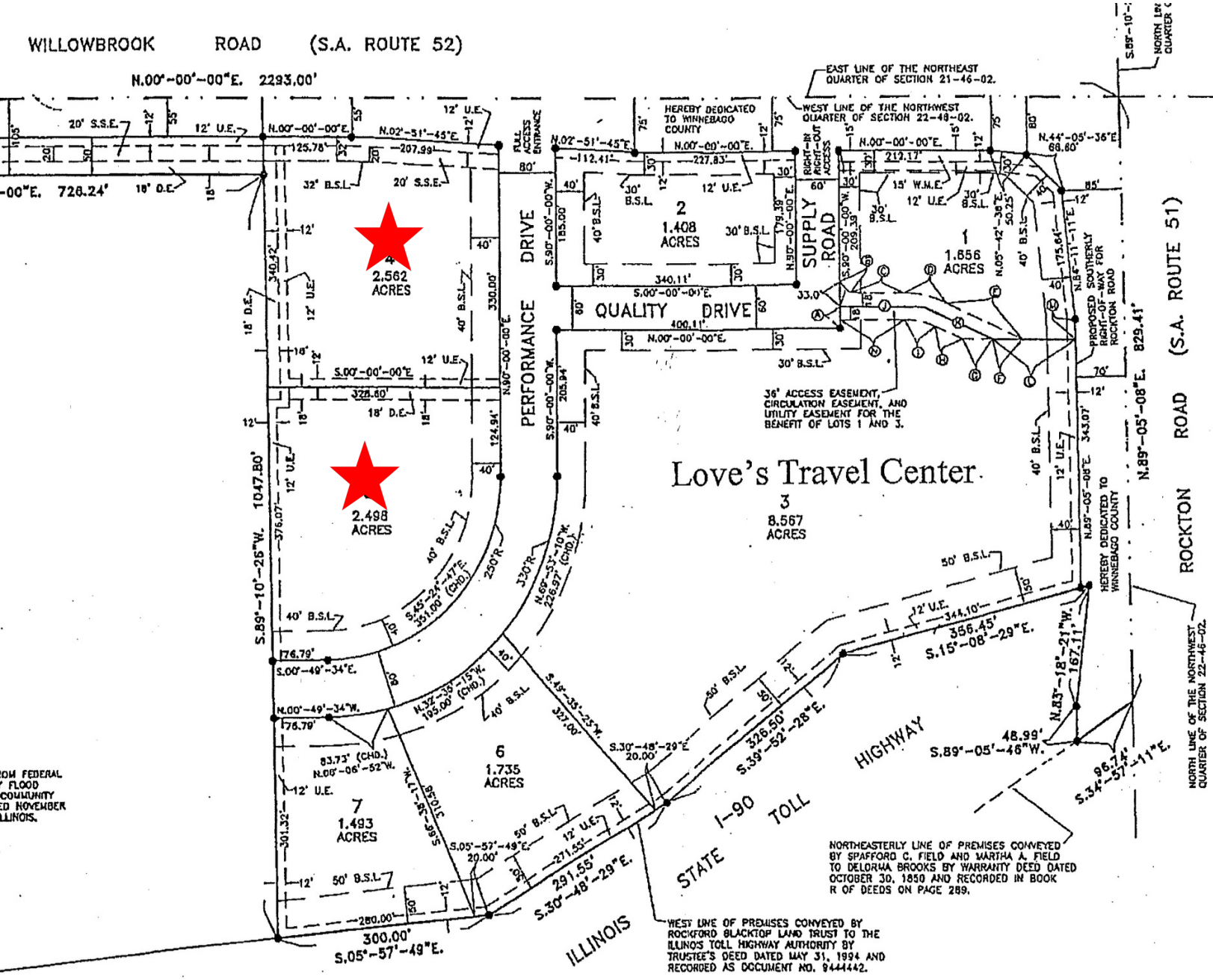
Price: \$1,089,200
\$5.00 psf



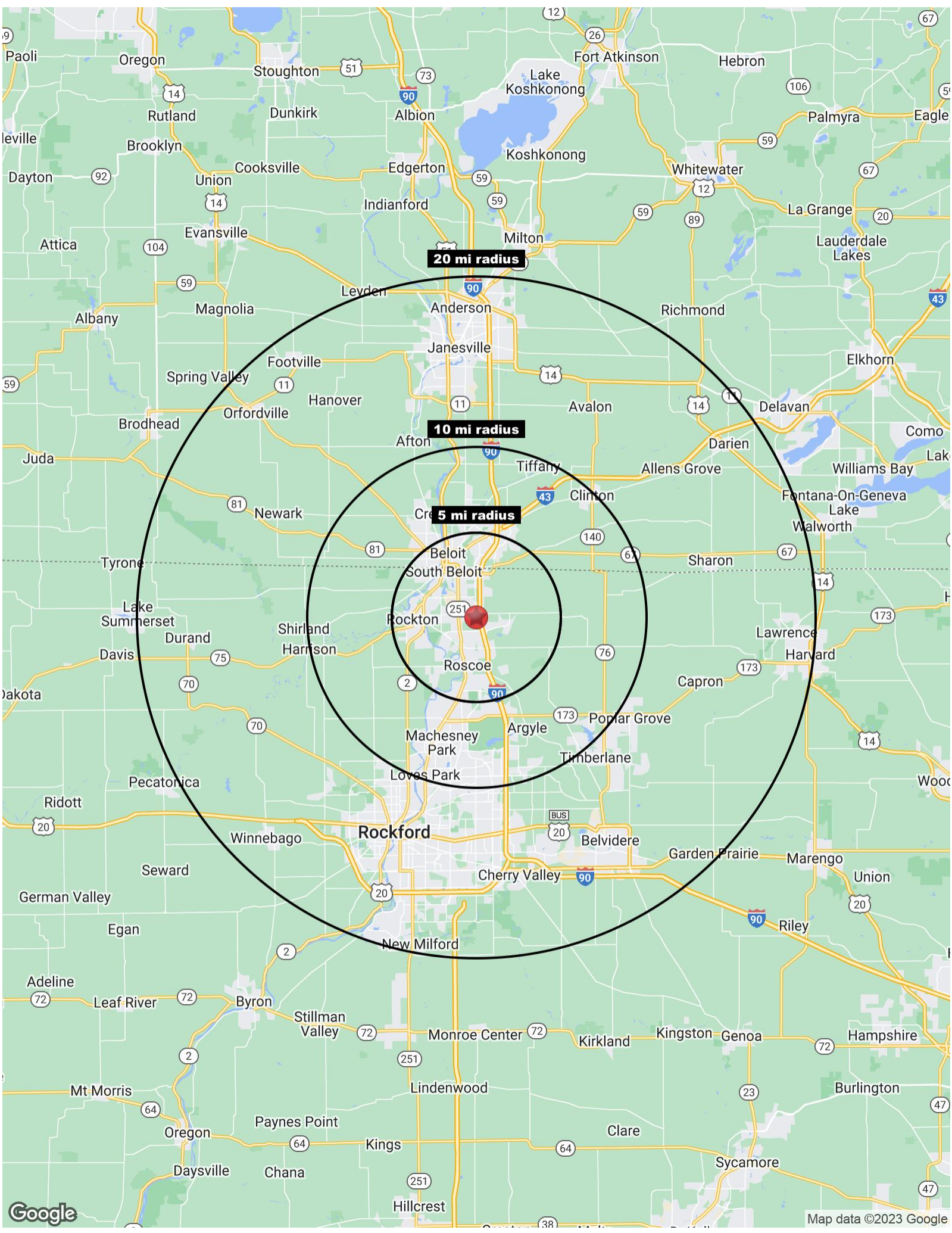
IDOT Traffic Map



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20 mi radius

10 mi radius

5 mi radius

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4539/-88.9991

6015 Performance Dr		5 mi radius		5 mi radius		10 mi radius		20 mi radius	
Roscoe, IL 61073									
Population									
Estimated Population (2022)		64,380		64,380		148,742		473,849	
Projected Population (2027)		63,257		63,257		148,307		468,821	
Census Population (2020)		64,896		64,896		149,056		476,858	
Census Population (2010)		65,298		65,298		150,980		486,374	
Projected Annual Growth (2022-2027)		-1,123	-0.3%	-1,123	-0.3%	-435	-	-5,028	-0.2%
Historical Annual Growth (2020-2022)		-516	-0.4%	-516	-0.4%	-314	-0.1%	-3,009	-0.3%
Historical Annual Growth (2010-2020)		-402	-	-402	-	-1,924	-0.1%	-9,516	-0.2%
Estimated Population Density (2022)		820	psm	820	psm	474	psm	377	psm
Trade Area Size		78.5	sq mi	78.5	sq mi	314.0	sq mi	1,256.5	sq mi
Households									
Estimated Households (2022)		24,237		24,237		58,932		189,332	
Projected Households (2027)		23,256		23,256		57,484		183,763	
Census Households (2020)		24,289		24,289		58,764		189,577	
Census Households (2010)		23,705		23,705		57,212		187,120	
Projected Annual Growth (2022-2027)		-981	-0.8%	-981	-0.8%	-1,448	-0.5%	-5,569	-0.6%
Historical Annual Change (2010-2022)		533	0.2%	533	0.2%	1,720	0.3%	2,212	-
Average Household Income									
Estimated Average Household Income (2022)		\$85,112		\$85,112		\$82,520		\$79,010	
Projected Average Household Income (2027)		\$114,562		\$114,562		\$112,221		\$104,901	
Census Average Household Income (2010)		\$65,735		\$65,735		\$63,151		\$58,831	
Census Average Household Income (2000)		\$57,839		\$57,839		\$56,828		\$54,336	
Projected Annual Change (2022-2027)		\$29,449	6.9%	\$29,449	6.9%	\$29,701	7.2%	\$25,892	6.6%
Historical Annual Change (2000-2022)		\$27,274	2.1%	\$27,274	2.1%	\$25,692	2.1%	\$24,674	2.1%
Median Household Income									
Estimated Median Household Income (2022)		\$74,622		\$74,622		\$72,367		\$65,027	
Projected Median Household Income (2027)		\$89,975		\$89,975		\$87,378		\$78,543	
Census Median Household Income (2010)		\$55,799		\$55,799		\$54,628		\$50,112	
Census Median Household Income (2000)		\$49,538		\$49,538		\$49,481		\$46,656	
Projected Annual Change (2022-2027)		\$15,354	4.1%	\$15,354	4.1%	\$15,011	4.1%	\$13,515	4.2%
Historical Annual Change (2000-2022)		\$25,083	2.3%	\$25,083	2.3%	\$22,886	2.1%	\$18,371	1.8%
Per Capita Income									
Estimated Per Capita Income (2022)		\$32,196		\$32,196		\$32,799		\$31,694	
Projected Per Capita Income (2027)		\$42,275		\$42,275		\$43,602		\$41,244	
Census Per Capita Income (2010)		\$23,863		\$23,863		\$23,929		\$22,634	
Census Per Capita Income (2000)		\$20,923		\$20,923		\$21,167		\$20,712	
Projected Annual Change (2022-2027)		\$10,079	6.3%	\$10,079	6.3%	\$10,803	6.6%	\$9,550	6.0%
Historical Annual Change (2000-2022)		\$11,273	2.4%	\$11,273	2.4%	\$11,632	2.5%	\$10,983	2.4%
Estimated Average Household Net Worth (2022)		\$430,567		\$430,567		\$419,621		\$366,528	

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4539/-88.9991

6015 Performance Dr Roscoe, IL 61073		5 mi radius		5 mi radius		10 mi radius		20 mi radius	
Race and Ethnicity									
Total Population (2022)		64,380		64,380		148,742		473,849	
White (2022)		49,843	77.4%	49,843	77.4%	117,317	78.9%	344,824	72.8%
Black or African American (2022)		4,614	7.2%	4,614	7.2%	10,340	7.0%	50,524	10.7%
American Indian or Alaska Native (2022)		294	0.5%	294	0.5%	595	0.4%	2,361	0.5%
Asian (2022)		2,049	3.2%	2,049	3.2%	4,113	2.8%	12,087	2.6%
Hawaiian or Pacific Islander (2022)		20	-	20	-	39	-	142	-
Other Race (2022)		3,276	5.1%	3,276	5.1%	6,215	4.2%	23,678	5.0%
Two or More Races (2022)		4,283	6.7%	4,283	6.7%	10,123	6.8%	40,233	8.5%
Population < 18 (2022)		16,216	25.2%	16,216	25.2%	34,893	23.5%	111,037	23.4%
White Not Hispanic		10,319	63.6%	10,319	63.6%	22,199	63.6%	60,429	54.4%
Black or African American		1,545	9.5%	1,545	9.5%	3,171	9.1%	16,245	14.6%
Asian		181	1.1%	181	1.1%	707	2.0%	2,592	2.3%
Other Race Not Hispanic		1,151	7.1%	1,151	7.1%	2,410	6.9%	6,545	5.9%
Hispanic		3,020	18.6%	3,020	18.6%	6,407	18.4%	25,227	22.7%
Not Hispanic or Latino Population (2022)		56,681	88.0%	56,681	88.0%	131,781	88.6%	402,998	85.0%
Not Hispanic White		45,215	79.8%	45,215	79.8%	107,411	81.5%	311,135	77.2%
Not Hispanic Black or African American		3,862	6.8%	3,862	6.8%	8,984	6.8%	44,963	11.2%
Not Hispanic American Indian or Alaska Native		232	0.4%	232	0.4%	455	0.3%	1,568	0.4%
Not Hispanic Asian		1,953	3.4%	1,953	3.4%	3,800	2.9%	10,893	2.7%
Not Hispanic Hawaiian or Pacific Islander		18	-	18	-	33	-	111	-
Not Hispanic Other Race		2,190	3.9%	2,190	3.9%	3,916	3.0%	10,268	2.5%
Not Hispanic Two or More Races		3,212	5.7%	3,212	5.7%	7,182	5.5%	24,061	6.0%
Hispanic or Latino Population (2022)		7,699	12.0%	7,699	12.0%	16,961	11.4%	70,851	15.0%
Hispanic White		4,628	60.1%	4,628	60.1%	9,907	58.4%	33,689	47.5%
Hispanic Black or African American		753	9.8%	753	9.8%	1,356	8.0%	5,561	7.8%
Hispanic American Indian or Alaska Native		63	0.8%	63	0.8%	140	0.8%	794	1.1%
Hispanic Asian		96	1.2%	96	1.2%	312	1.8%	1,194	1.7%
Hispanic Hawaiian or Pacific Islander		2	-	2	-	6	-	31	-
Hispanic Other Race		1,086	14.1%	1,086	14.1%	2,299	13.6%	13,410	18.9%
Hispanic Two or More Races		1,072	13.9%	1,072	13.9%	2,941	17.3%	16,172	22.8%
Not Hispanic or Latino Population (2020)		56,492	87.0%	56,492	87.0%	131,934	88.5%	403,738	84.7%
Hispanic or Latino Population (2020)		8,404	13.0%	8,404	13.0%	17,122	11.5%	73,120	15.3%
Not Hispanic or Latino Population (2010)		58,743	90.0%	58,743	90.0%	138,047	91.4%	427,960	88.0%
Hispanic or Latino Population (2010)		6,554	10.0%	6,554	10.0%	12,933	8.6%	58,414	12.0%
Not Hispanic or Latino Population (2027)		55,643	88.0%	55,643	88.0%	131,307	88.5%	398,866	85.1%
Hispanic or Latino Population (2027)		7,615	12.0%	7,615	12.0%	17,000	11.5%	69,955	14.9%
Projected Annual Growth (2022-2027)		-85	-0.2%	-85	-0.2%	39	-	-896	-0.3%
Historical Annual Growth (2010-2020)		1,850	2.8%	1,850	2.8%	4,189	3.2%	14,707	2.5%

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4539/-88.9991

6015 Performance Dr Roscoe, IL 61073		5 mi radius		5 mi radius		10 mi radius		20 mi radius	
Total Age Distribution (2022)									
Total Population		64,380		64,380		148,742		473,849	
Age Under 5 Years		3,810	5.9%	3,810	5.9%	8,389	5.6%	28,210	6.0%
Age 5 to 9 Years		4,560	7.1%	4,560	7.1%	9,533	6.4%	30,153	6.4%
Age 10 to 14 Years		4,859	7.5%	4,859	7.5%	10,419	7.0%	32,427	6.8%
Age 15 to 19 Years		4,858	7.5%	4,858	7.5%	10,277	6.9%	31,547	6.7%
Age 20 to 24 Years		4,091	6.4%	4,091	6.4%	8,765	5.9%	29,091	6.1%
Age 25 to 29 Years		3,600	5.6%	3,600	5.6%	8,531	5.7%	29,782	6.3%
Age 30 to 34 Years		3,897	6.1%	3,897	6.1%	8,843	5.9%	28,840	6.1%
Age 35 to 39 Years		4,242	6.6%	4,242	6.6%	9,485	6.4%	28,920	6.1%
Age 40 to 44 Years		4,126	6.4%	4,126	6.4%	9,249	6.2%	28,263	6.0%
Age 45 to 49 Years		3,907	6.1%	3,907	6.1%	8,966	6.0%	27,563	5.8%
Age 50 to 54 Years		4,280	6.6%	4,280	6.6%	9,844	6.6%	30,553	6.4%
Age 55 to 59 Years		4,344	6.7%	4,344	6.7%	10,438	7.0%	32,293	6.8%
Age 60 to 64 Years		4,185	6.5%	4,185	6.5%	10,260	6.9%	31,936	6.7%
Age 65 to 69 Years		3,548	5.5%	3,548	5.5%	8,865	6.0%	27,731	5.9%
Age 70 to 74 Years		2,651	4.1%	2,651	4.1%	7,049	4.7%	22,561	4.8%
Age 75 to 79 Years		1,655	2.6%	1,655	2.6%	4,551	3.1%	15,093	3.2%
Age 80 to 84 Years		972	1.5%	972	1.5%	2,754	1.9%	9,755	2.1%
Age 85 Years or Over		796	1.2%	796	1.2%	2,526	1.7%	9,129	1.9%
Median Age		37.3		37.3		39.5		39.1	
Age 19 Years or Less		18,086	28.1%	18,086	28.1%	38,618	26.0%	122,338	25.8%
Age 20 to 64 Years		36,672	57.0%	36,672	57.0%	84,380	56.7%	267,242	56.4%
Age 65 Years or Over		9,621	14.9%	9,621	14.9%	25,744	17.3%	84,269	17.8%
Female Age Distribution (2022)									
Female Population		32,552	50.6%	32,552	50.6%	75,523	50.8%	240,273	50.7%
Age Under 5 Years		1,859	5.7%	1,859	5.7%	4,126	5.5%	13,785	5.7%
Age 5 to 9 Years		2,215	6.8%	2,215	6.8%	4,634	6.1%	14,690	6.1%
Age 10 to 14 Years		2,398	7.4%	2,398	7.4%	5,126	6.8%	15,728	6.5%
Age 15 to 19 Years		2,426	7.5%	2,426	7.5%	5,045	6.7%	15,355	6.4%
Age 20 to 24 Years		1,995	6.1%	1,995	6.1%	4,320	5.7%	14,392	6.0%
Age 25 to 29 Years		1,828	5.6%	1,828	5.6%	4,243	5.6%	14,966	6.2%
Age 30 to 34 Years		2,047	6.3%	2,047	6.3%	4,564	6.0%	14,679	6.1%
Age 35 to 39 Years		2,228	6.8%	2,228	6.8%	4,915	6.5%	14,702	6.1%
Age 40 to 44 Years		2,108	6.5%	2,108	6.5%	4,633	6.1%	14,189	5.9%
Age 45 to 49 Years		1,966	6.0%	1,966	6.0%	4,524	6.0%	13,833	5.8%
Age 50 to 54 Years		2,125	6.5%	2,125	6.5%	4,911	6.5%	15,252	6.3%
Age 55 to 59 Years		2,186	6.7%	2,186	6.7%	5,256	7.0%	16,316	6.8%
Age 60 to 64 Years		2,067	6.3%	2,067	6.3%	5,229	6.9%	16,226	6.8%
Age 65 to 69 Years		1,814	5.6%	1,814	5.6%	4,607	6.1%	14,422	6.0%
Age 70 to 74 Years		1,368	4.2%	1,368	4.2%	3,754	5.0%	12,061	5.0%
Age 75 to 79 Years		875	2.7%	875	2.7%	2,462	3.3%	8,173	3.4%
Age 80 to 84 Years		546	1.7%	546	1.7%	1,563	2.1%	5,594	2.3%
Age 85 Years or Over		501	1.5%	501	1.5%	1,610	2.1%	5,907	2.5%
Female Median Age		37.7		37.7		40.4		40.2	
Age 19 Years or Less		8,898	27.3%	8,898	27.3%	18,931	25.1%	59,559	24.8%
Age 20 to 64 Years		18,550	57.0%	18,550	57.0%	42,595	56.4%	134,555	56.0%
Age 65 Years or Over		5,104	15.7%	5,104	15.7%	13,997	18.5%	46,159	19.2%

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4539/-88.9991

6015 Performance Dr Roscoe, IL 61073		5 mi radius		5 mi radius		10 mi radius		20 mi radius	
Male Age Distribution (2022)									
Male Population	31,828	49.4%	31,828	49.4%	73,219	49.2%	233,576	49.3%	
Age Under 5 Years	1,951	6.1%	1,951	6.1%	4,264	5.8%	14,425	6.2%	
Age 5 to 9 Years	2,345	7.4%	2,345	7.4%	4,899	6.7%	15,463	6.6%	
Age 10 to 14 Years	2,461	7.7%	2,461	7.7%	5,293	7.2%	16,699	7.1%	
Age 15 to 19 Years	2,431	7.6%	2,431	7.6%	5,232	7.1%	16,192	6.9%	
Age 20 to 24 Years	2,096	6.6%	2,096	6.6%	4,444	6.1%	14,699	6.3%	
Age 25 to 29 Years	1,772	5.6%	1,772	5.6%	4,288	5.9%	14,816	6.3%	
Age 30 to 34 Years	1,850	5.8%	1,850	5.8%	4,279	5.8%	14,161	6.1%	
Age 35 to 39 Years	2,013	6.3%	2,013	6.3%	4,569	6.2%	14,218	6.1%	
Age 40 to 44 Years	2,018	6.3%	2,018	6.3%	4,616	6.3%	14,074	6.0%	
Age 45 to 49 Years	1,941	6.1%	1,941	6.1%	4,442	6.1%	13,730	5.9%	
Age 50 to 54 Years	2,155	6.8%	2,155	6.8%	4,934	6.7%	15,302	6.6%	
Age 55 to 59 Years	2,158	6.8%	2,158	6.8%	5,182	7.1%	15,977	6.8%	
Age 60 to 64 Years	2,118	6.7%	2,118	6.7%	5,031	6.9%	15,710	6.7%	
Age 65 to 69 Years	1,734	5.4%	1,734	5.4%	4,257	5.8%	13,309	5.7%	
Age 70 to 74 Years	1,283	4.0%	1,283	4.0%	3,295	4.5%	10,499	4.5%	
Age 75 to 79 Years	780	2.4%	780	2.4%	2,089	2.9%	6,920	3.0%	
Age 80 to 84 Years	426	1.3%	426	1.3%	1,191	1.6%	4,161	1.8%	
Age 85 Years or Over	294	0.9%	294	0.9%	916	1.3%	3,221	1.4%	
Male Median Age	36.8		36.8		38.5		38.0		
Age 19 Years or Less	9,188	28.9%	9,188	28.9%	19,687	26.9%	62,779	26.9%	
Age 20 to 64 Years	18,123	56.9%	18,123	56.9%	41,784	57.1%	132,687	56.8%	
Age 65 Years or Over	4,518	14.2%	4,518	14.2%	11,747	16.0%	38,110	16.3%	
Males per 100 Females (2022)									
Overall Comparison	98		98		97		97		
Age Under 5 Years	105	51.2%	105	51.2%	103	50.8%	105	51.1%	
Age 5 to 9 Years	106	51.4%	106	51.4%	106	51.4%	105	51.3%	
Age 10 to 14 Years	103	50.6%	103	50.6%	103	50.8%	106	51.5%	
Age 15 to 19 Years	100	50.0%	100	50.0%	104	50.9%	105	51.3%	
Age 20 to 24 Years	105	51.2%	105	51.2%	103	50.7%	102	50.5%	
Age 25 to 29 Years	97	49.2%	97	49.2%	101	50.3%	99	49.7%	
Age 30 to 34 Years	90	47.5%	90	47.5%	94	48.4%	96	49.1%	
Age 35 to 39 Years	90	47.5%	90	47.5%	93	48.2%	97	49.2%	
Age 40 to 44 Years	96	48.9%	96	48.9%	100	49.9%	99	49.8%	
Age 45 to 49 Years	99	49.7%	99	49.7%	98	49.5%	99	49.8%	
Age 50 to 54 Years	101	50.4%	101	50.4%	100	50.1%	100	50.1%	
Age 55 to 59 Years	99	49.7%	99	49.7%	99	49.6%	98	49.5%	
Age 60 to 64 Years	102	50.6%	102	50.6%	96	49.0%	97	49.2%	
Age 65 to 69 Years	96	48.9%	96	48.9%	92	48.0%	92	48.0%	
Age 70 to 74 Years	94	48.4%	94	48.4%	88	46.7%	87	46.5%	
Age 75 to 79 Years	89	47.1%	89	47.1%	85	45.9%	85	45.8%	
Age 80 to 84 Years	78	43.8%	78	43.8%	76	43.2%	74	42.7%	
Age 85 Years or Over	59	37.0%	59	37.0%	57	36.3%	55	35.3%	
Age 19 Years or Less	103	50.8%	103	50.8%	104	51.0%	105	51.3%	
Age 20 to 39 Years	95	48.8%	95	48.8%	97	49.4%	99	49.6%	
Age 40 to 64 Years	99	49.9%	99	49.9%	99	49.6%	99	49.7%	
Age 65 Years or Over	89	47.0%	89	47.0%	84	45.6%	83	45.2%	

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4539/-88.9991

6015 Performance Dr Roscoe, IL 61073		5 mi radius		5 mi radius		10 mi radius		20 mi radius	
Household Type (2022)									
Total Households		24,237		24,237		58,932		189,332	
Households with Children		8,589	35.4%	8,589	35.4%	19,108	32.4%	58,649	31.0%
Average Household Size		2.6		2.6		2.5		2.5	
Household Density per Square Mile		309		309		188		151	
Population Family		54,143	84.1%	54,143	84.1%	124,205	83.5%	388,347	82.0%
Population Non-Family		8,881	13.8%	8,881	13.8%	22,427	15.1%	78,735	16.6%
Population Group Quarters		1,356	2.1%	1,356	2.1%	2,110	1.4%	6,768	1.4%
Family Households		17,168	70.8%	17,168	70.8%	40,757	69.2%	125,832	66.5%
Married Couple Households		12,654	73.7%	12,654	73.7%	30,257	74.2%	88,447	70.3%
Other Family Households with Children		4,514	26.3%	4,514	26.3%	10,500	25.8%	37,385	29.7%
Family Households with Children		8,573	49.9%	8,573	49.9%	19,065	46.8%	58,517	46.5%
Married Couple with Children		5,472	63.8%	5,472	63.8%	12,196	64.0%	35,065	59.9%
Other Family Households with Children		3,101	36.2%	3,101	36.2%	6,868	36.0%	23,452	40.1%
Family Households No Children		8,596	50.1%	8,596	50.1%	21,692	53.2%	67,315	53.5%
Married Couple No Children		7,182	83.6%	7,182	83.6%	18,061	83.3%	53,382	79.3%
Other Family Households No Children		1,413	16.4%	1,413	16.4%	3,631	16.7%	13,933	20.7%
Non-Family Households		7,069	29.2%	7,069	29.2%	18,175	30.8%	63,501	33.5%
Non-Family Households with Children		16	0.2%	16	0.2%	44	0.2%	132	0.2%
Non-Family Households No Children		7,053	99.8%	7,053	99.8%	18,131	99.8%	63,369	99.8%
Average Family Household Size		3.2		3.2		3.0		3.1	
Average Family Income		\$97,790		\$97,790		\$95,103		\$91,826	
Median Family Income		\$88,119		\$88,119		\$86,922		\$79,594	
Average Non-Family Household Size		1.3		1.3		1.2		1.2	
Marital Status (2022)									
Population Age 15 Years or Over		51,151		51,151		120,401		383,059	
Never Married		16,452	32.2%	16,452	32.2%	38,058	31.6%	126,884	33.1%
Currently Married		24,645	48.2%	24,645	48.2%	58,684	48.7%	173,455	45.3%
Previously Married		10,055	19.7%	10,055	19.7%	23,660	19.7%	82,720	21.6%
Separated		1,657	16.5%	1,657	16.5%	3,684	15.6%	12,661	15.3%
Widowed		2,221	22.1%	2,221	22.1%	6,128	25.9%	20,981	25.4%
Divorced		6,176	61.4%	6,176	61.4%	13,847	58.5%	49,078	59.3%
Educational Attainment (2022)									
Adult Population Age 25 Years or Over		42,202		42,202		101,359		322,420	
Elementary (Grade Level 0 to 8)		1,167	2.8%	1,167	2.8%	2,459	2.4%	12,554	3.9%
Some High School (Grade Level 9 to 11)		2,451	5.8%	2,451	5.8%	5,742	5.7%	22,131	6.9%
High School Graduate		12,938	30.7%	12,938	30.7%	33,112	32.7%	103,561	32.1%
Some College		9,526	22.6%	9,526	22.6%	22,950	22.6%	72,555	22.5%
Associate Degree Only		4,858	11.5%	4,858	11.5%	10,904	10.8%	32,704	10.1%
Bachelor Degree Only		7,211	17.1%	7,211	17.1%	16,724	16.5%	50,892	15.8%
Graduate Degree		4,051	9.6%	4,051	9.6%	9,468	9.3%	28,023	8.7%
Any College (Some College or Higher)		25,647	60.8%	25,647	60.8%	60,046	59.2%	184,175	57.1%
College Degree + (Bachelor Degree or Higher)		11,262	26.7%	11,262	26.7%	26,191	25.8%	78,916	24.5%

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4539/-88.9991

6015 Performance Dr Roscoe, IL 61073	5 mi radius		5 mi radius		10 mi radius		20 mi radius	
Housing								
Total Housing Units (2022)	25,868		25,868		62,846		204,243	
Total Housing Units (2020)	25,782		25,782		62,136		203,198	
Historical Annual Growth (2020-2022)	86	0.2%	86	0.2%	710	0.6%	1,045	0.3%
Housing Units Occupied (2022)	24,237	93.7%	24,237	93.7%	58,932	93.8%	189,332	92.7%
Housing Units Owner-Occupied	17,408	71.8%	17,408	71.8%	43,861	74.4%	131,467	69.4%
Housing Units Renter-Occupied	6,829	28.2%	6,829	28.2%	15,071	25.6%	57,865	30.6%
Housing Units Vacant (2022)	1,631	6.3%	1,631	6.3%	3,914	6.2%	14,911	7.3%
Household Size (2022)								
Total Households	24,237		24,237		58,932		189,332	
1 Person Households	5,831	24.1%	5,831	24.1%	15,029	25.5%	52,853	27.9%
2 Person Households	8,821	36.4%	8,821	36.4%	22,150	37.6%	69,516	36.7%
3 Person Households	3,835	15.8%	3,835	15.8%	9,170	15.6%	27,878	14.7%
4 Person Households	3,408	14.1%	3,408	14.1%	7,546	12.8%	22,399	11.8%
5 Person Households	1,549	6.4%	1,549	6.4%	3,331	5.7%	10,612	5.6%
6 Person Households	568	2.3%	568	2.3%	1,221	2.1%	4,150	2.2%
7 or More Person Households	225	0.9%	225	0.9%	484	0.8%	1,925	1.0%
Household Income Distribution (2022)								
HH Income \$200,000 or More	1,332	5.5%	1,332	5.5%	3,127	5.3%	8,331	4.4%
HH Income \$150,000 to \$199,999	1,861	7.7%	1,861	7.7%	4,266	7.2%	10,553	5.6%
HH Income \$125,000 to \$149,999	1,923	7.9%	1,923	7.9%	4,496	7.6%	12,177	6.4%
HH Income \$100,000 to \$124,999	2,591	10.7%	2,591	10.7%	5,918	10.0%	17,059	9.0%
HH Income \$75,000 to \$99,999	3,444	14.2%	3,444	14.2%	9,067	15.4%	26,719	14.1%
HH Income \$50,000 to \$74,999	4,787	19.8%	4,787	19.8%	11,473	19.5%	38,593	20.4%
HH Income \$35,000 to \$49,999	3,006	12.4%	3,006	12.4%	7,150	12.1%	23,711	12.5%
HH Income \$25,000 to \$34,999	1,715	7.1%	1,715	7.1%	4,867	8.3%	17,624	9.3%
HH Income \$15,000 to \$24,999	1,790	7.4%	1,790	7.4%	4,407	7.5%	16,398	8.7%
HH Income \$10,000 to \$14,999	845	3.5%	845	3.5%	2,002	3.4%	7,757	4.1%
HH Income Under \$10,000	942	3.9%	942	3.9%	2,158	3.7%	10,408	5.5%
Household Vehicles (2022)								
Households 0 Vehicles Available	1,075	4.4%	1,075	4.4%	2,696	4.6%	12,997	6.9%
Households 1 Vehicle Available	6,615	27.3%	6,615	27.3%	16,758	28.4%	61,702	32.6%
Households 2 Vehicles Available	10,780	44.5%	10,780	44.5%	24,827	42.1%	73,050	38.6%
Households 3 or More Vehicles Available	5,767	23.8%	5,767	23.8%	14,651	24.9%	41,583	22.0%
Total Vehicles Available	47,782		47,782		115,873		347,980	
Average Vehicles per Household	2.0		2.0		2.0		1.8	
Owner-Occupied Household Vehicles	38,102	79.7%	38,102	79.7%	94,464	81.5%	273,244	78.5%
Average Vehicles per Owner-Occupied Household	2.2		2.2		2.2		2.1	
Renter-Occupied Household Vehicles	9,681	20.3%	9,681	20.3%	21,409	18.5%	74,736	21.5%
Average Vehicles per Renter-Occupied Household	1.4		1.4		1.4		1.3	
Travel Time (2022)								
Worker Base Age 16 years or Over	31,994		31,994		74,235		226,613	
Travel to Work in 14 Minutes or Less	8,440	26.4%	8,440	26.4%	19,229	25.9%	64,946	28.7%
Travel to Work in 15 to 29 Minutes	12,366	38.7%	12,366	38.7%	29,538	39.8%	85,491	37.7%
Travel to Work in 30 to 59 Minutes	5,739	17.9%	5,739	17.9%	13,526	18.2%	40,665	17.9%
Travel to Work in 60 Minutes or More	1,685	5.3%	1,685	5.3%	4,397	5.9%	13,827	6.1%
Work at Home	3,765	11.8%	3,765	11.8%	7,546	10.2%	21,684	9.6%
Average Minutes Travel to Work	19.9		19.9		19.8		19.1	

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4539/-88.9991

6015 Performance Dr Roscoe, IL 61073		5 mi radius		5 mi radius		10 mi radius		20 mi radius	
Transportation To Work (2022)									
Worker Base Age 16 years or Over		31,994		31,994		74,235		226,613	
Drive to Work Alone		24,198	75.6%	24,198	75.6%	58,887	79.3%	177,451	78.3%
Drive to Work in Carpool		3,020	9.4%	3,020	9.4%	5,874	7.9%	20,842	9.2%
Travel to Work by Public Transportation		169	0.5%	169	0.5%	369	0.5%	2,031	0.9%
Drive to Work on Motorcycle		33	0.1%	33	0.1%	95	0.1%	328	0.1%
Bicycle to Work		21	-	21	-	30	-	314	0.1%
Walk to Work		548	1.7%	548	1.7%	841	1.1%	2,402	1.1%
Other Means		241	0.8%	241	0.8%	593	0.8%	1,560	0.7%
Work at Home		3,765	11.8%	3,765	11.8%	7,546	10.2%	21,684	9.6%
Daytime Demographics (2022)									
Total Businesses		1,578		1,578		4,203		14,416	
Total Employees		23,218		23,218		55,680		228,407	
Company Headquarter Businesses		84	5.3%	84	5.3%	193	4.6%	641	4.4%
Company Headquarter Employees		4,347	18.7%	4,347	18.7%	11,084	19.9%	43,132	18.9%
Employee Population per Business		14.7	to 1	14.7	to 1	13.2	to 1	15.8	to 1
Residential Population per Business		40.8	to 1	40.8	to 1	35.4	to 1	32.9	to 1
Adj. Daytime Demographics Age 16 Years or Over		41,369		41,369		99,633		377,921	
Labor Force									
Labor Population Age 16 Years or Over (2022)		50,147		50,147		118,201		376,291	
Labor Force Total Males (2022)		24,560	49.0%	24,560	49.0%	57,670	48.8%	183,547	48.8%
Male Civilian Employed		16,663	67.8%	16,663	67.8%	38,581	66.9%	118,736	64.7%
Male Civilian Unemployed		930	3.8%	930	3.8%	1,865	3.2%	6,941	3.8%
Males in Armed Forces		-	-	-	-	12	-	151	-
Males Not in Labor Force		6,967	28.4%	6,967	28.4%	17,212	29.8%	57,720	31.4%
Labor Force Total Females (2022)		25,586	51.0%	25,586	51.0%	60,531	51.2%	192,744	51.2%
Female Civilian Employed		15,331	59.9%	15,331	59.9%	35,654	58.9%	107,877	56.0%
Female Civilian Unemployed		841	3.3%	841	3.3%	1,915	3.2%	7,306	3.8%
Females in Armed Forces		1	-	1	-	1	-	14	-
Females Not in Labor Force		9,413	36.8%	9,413	36.8%	22,961	37.9%	77,547	40.2%
Unemployment Rate		1,771	3.5%	1,771	3.5%	3,780	3.2%	14,247	3.8%
Occupation (2022)									
Occupation Population Age 16 Years or Over		31,994		31,994		74,235		226,613	
Occupation Total Males		16,663	52.1%	16,663	52.1%	38,581	52.0%	118,736	52.4%
Occupation Total Females		15,331	47.9%	15,331	47.9%	35,654	48.0%	107,877	47.6%
Management, Business, Financial Operations		5,277	16.5%	5,277	16.5%	11,680	15.7%	31,728	14.0%
Professional, Related		7,253	22.7%	7,253	22.7%	15,899	21.4%	46,658	20.6%
Service		4,320	13.5%	4,320	13.5%	10,345	13.9%	33,837	14.9%
Sales, Office		6,467	20.2%	6,467	20.2%	15,857	21.4%	47,520	21.0%
Farming, Fishing, Forestry		53	0.2%	53	0.2%	173	0.2%	780	0.3%
Construction, Extraction, Maintenance		2,116	6.6%	2,116	6.6%	5,767	7.8%	17,766	7.8%
Production, Transport, Material Moving		6,508	20.3%	6,508	20.3%	14,514	19.6%	48,324	21.3%
White Collar Workers		18,998	59.4%	18,998	59.4%	43,436	58.5%	125,906	55.6%
Blue Collar Workers		12,997	40.6%	12,997	40.6%	30,799	41.5%	100,707	44.4%

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
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Lat/Lon: 42.4539/-88.9991

6015 Performance Dr Roscoe, IL 61073		5 mi radius		5 mi radius		10 mi radius		20 mi radius	
Units In Structure (2022)									
Total Units		24,237		24,237		58,932		189,332	
1 Detached Unit		18,842	77.7%	18,842	77.7%	45,572	77.3%	138,055	72.9%
1 Attached Unit		1,227	5.1%	1,227	5.1%	2,794	4.7%	9,379	5.0%
2 Units		817	3.4%	817	3.4%	1,511	2.6%	8,822	4.7%
3 to 4 Units		1,126	4.6%	1,126	4.6%	3,102	5.3%	9,319	4.9%
5 to 9 Units		710	2.9%	710	2.9%	1,779	3.0%	7,101	3.8%
10 to 19 Units		338	1.4%	338	1.4%	1,294	2.2%	5,011	2.6%
20 to 49 Units		458	1.9%	458	1.9%	812	1.4%	3,116	1.6%
50 or More Units		359	1.5%	359	1.5%	950	1.6%	5,434	2.9%
Mobile Home or Trailer		356	1.5%	356	1.5%	1,110	1.9%	3,006	1.6%
Other Structure		3	-	3	-	8	-	88	-
Homes Built By Year (2022)									
Homes Built 2020 or later		54	0.2%	54	0.2%	145	0.2%	342	0.2%
Homes Built 2010 to 2019		1,111	4.3%	1,111	4.3%	2,155	3.4%	5,164	2.5%
Homes Built 2000 to 2009		5,075	19.6%	5,075	19.6%	11,539	18.4%	27,851	13.6%
Homes Built 1990 to 1999		3,125	12.1%	3,125	12.1%	8,103	12.9%	22,758	11.1%
Homes Built 1980 to 1989		2,564	9.9%	2,564	9.9%	6,841	10.9%	19,847	9.7%
Homes Built 1970 to 1979		2,731	10.6%	2,731	10.6%	7,621	12.1%	24,765	12.1%
Homes Built 1960 to 1969		1,860	7.2%	1,860	7.2%	6,159	9.8%	24,268	11.9%
Homes Built 1950 to 1959		2,422	9.4%	2,422	9.4%	6,721	10.7%	23,502	11.5%
Homes Built 1940 to 1949		1,429	5.5%	1,429	5.5%	2,746	4.4%	9,817	4.8%
Homes Built Before 1939		3,866	14.9%	3,866	14.9%	6,903	11.0%	31,017	15.2%
Median Age of Homes		49.1	yrs	49.1	yrs	48.0	yrs	52.8	yrs
Home Values (2022)									
Owner Specified Housing Units		17,408		17,408		43,861		131,467	
Home Values \$1,000,000 or More		35	0.2%	35	0.2%	113	0.3%	322	0.2%
Home Values \$750,000 to \$999,999		72	0.4%	72	0.4%	168	0.4%	610	0.5%
Home Values \$500,000 to \$749,999		342	2.0%	342	2.0%	679	1.5%	2,236	1.7%
Home Values \$400,000 to \$499,999		685	3.9%	685	3.9%	1,365	3.1%	3,893	3.0%
Home Values \$300,000 to \$399,999		1,280	7.4%	1,280	7.4%	3,160	7.2%	9,538	7.3%
Home Values \$250,000 to \$299,999		1,390	8.0%	1,390	8.0%	3,469	7.9%	10,873	8.3%
Home Values \$200,000 to \$249,999		2,763	15.9%	2,763	15.9%	6,189	14.1%	16,521	12.6%
Home Values \$175,000 to \$199,999		1,909	11.0%	1,909	11.0%	4,432	10.1%	11,548	8.8%
Home Values \$150,000 to \$174,999		2,759	15.8%	2,759	15.8%	6,526	14.9%	17,875	13.6%
Home Values \$125,000 to \$149,999		1,666	9.6%	1,666	9.6%	4,281	9.8%	11,904	9.1%
Home Values \$100,000 to \$124,999		1,371	7.9%	1,371	7.9%	4,238	9.7%	14,189	10.8%
Home Values \$90,000 to \$99,999		472	2.7%	472	2.7%	1,680	3.8%	5,440	4.1%
Home Values \$80,000 to \$89,999		519	3.0%	519	3.0%	1,961	4.5%	6,617	5.0%
Home Values \$70,000 to \$79,999		473	2.7%	473	2.7%	1,266	2.9%	4,155	3.2%
Home Values \$60,000 to \$69,999		349	2.0%	349	2.0%	941	2.1%	4,170	3.2%
Home Values \$50,000 to \$59,999		250	1.4%	250	1.4%	618	1.4%	2,781	2.1%
Home Values \$35,000 to \$49,999		283	1.6%	283	1.6%	619	1.4%	2,419	1.8%
Home Values \$25,000 to \$34,999		199	1.1%	199	1.1%	423	1.0%	1,548	1.2%
Home Values \$10,000 to \$24,999		472	2.7%	472	2.7%	1,190	2.7%	3,449	2.6%
Home Values Under \$10,000		119	0.7%	119	0.7%	543	1.2%	1,378	1.0%
Owner-Occupied Median Home Value		\$179,331		\$179,331		\$169,533		\$163,264	
Renter-Occupied Median Rent		\$783		\$783		\$791		\$759	

Complete Profile

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Lat/Lon: 42.4539/-88.9991

6015 Performance Dr Roscoe, IL 61073		5 mi radius		5 mi radius		10 mi radius		20 mi radius	
Total Annual Consumer Expenditure (2022)									
Total Household Expenditure		\$1.51 B		\$1.51 B		\$3.61 B		\$11.22 B	
Total Non-Retail Expenditure		\$795.76 M		\$795.76 M		\$1.9 B		\$5.91 B	
Total Retail Expenditure		\$716.28 M		\$716.28 M		\$1.71 B		\$5.31 B	
Apparel		\$53.16 M		\$53.16 M		\$126.37 M		\$391.8 M	
Contributions		\$49.09 M		\$49.09 M		\$117.33 M		\$361.39 M	
Education		\$44.4 M		\$44.4 M		\$104.77 M		\$320.46 M	
Entertainment		\$85.85 M		\$85.85 M		\$204.5 M		\$631.61 M	
Food and Beverages		\$222.94 M		\$222.94 M		\$531.75 M		\$1.66 B	
Furnishings and Equipment		\$53.39 M		\$53.39 M		\$127.23 M		\$393.09 M	
Gifts		\$36.64 M		\$36.64 M		\$87.34 M		\$269.29 M	
Health Care		\$128.71 M		\$128.71 M		\$308.88 M		\$966.22 M	
Household Operations		\$59.24 M		\$59.24 M		\$141.42 M		\$438.72 M	
Miscellaneous Expenses		\$28.61 M		\$28.61 M		\$68.29 M		\$212.23 M	
Personal Care		\$20.31 M		\$20.31 M		\$48.48 M		\$150.76 M	
Personal Insurance		\$10.73 M		\$10.73 M		\$25.55 M		\$78.09 M	
Reading		\$3.29 M		\$3.29 M		\$7.89 M		\$24.53 M	
Shelter		\$317.18 M		\$317.18 M		\$756 M		\$2.36 B	
Tobacco		\$9.1 M		\$9.1 M		\$21.87 M		\$70.3 M	
Transportation		\$277.69 M		\$277.69 M		\$661.83 M		\$2.05 B	
Utilities		\$111.7 M		\$111.7 M		\$267.57 M		\$842.66 M	
Monthly Household Consumer Expenditure (2022)									
Total Household Expenditure		\$5,199		\$5,199		\$5,101		\$4,940	
Total Non-Retail Expenditure		\$2,736	52.6%	\$2,736	52.6%	\$2,685	52.6%	\$2,602	52.7%
Total Retail Expenditures		\$2,463	47.4%	\$2,463	47.4%	\$2,416	47.4%	\$2,338	47.3%
Apparel		\$183	3.5%	\$183	3.5%	\$179	3.5%	\$172	3.5%
Contributions		\$169	3.2%	\$169	3.2%	\$166	3.3%	\$159	3.2%
Education		\$153	2.9%	\$153	2.9%	\$148	2.9%	\$141	2.9%
Entertainment		\$295	5.7%	\$295	5.7%	\$289	5.7%	\$278	5.6%
Food and Beverages		\$767	14.7%	\$767	14.7%	\$752	14.7%	\$731	14.8%
Furnishings and Equipment		\$184	3.5%	\$184	3.5%	\$180	3.5%	\$173	3.5%
Gifts		\$126	2.4%	\$126	2.4%	\$124	2.4%	\$119	2.4%
Health Care		\$443	8.5%	\$443	8.5%	\$437	8.6%	\$425	8.6%
Household Operations		\$204	3.9%	\$204	3.9%	\$200	3.9%	\$193	3.9%
Miscellaneous Expenses		\$98	1.9%	\$98	1.9%	\$97	1.9%	\$93	1.9%
Personal Care		\$70	1.3%	\$70	1.3%	\$69	1.3%	\$66	1.3%
Personal Insurance		\$37	0.7%	\$37	0.7%	\$36	0.7%	\$34	0.7%
Reading		\$11	0.2%	\$11	0.2%	\$11	0.2%	\$11	0.2%
Shelter		\$1,091	21.0%	\$1,091	21.0%	\$1,069	21.0%	\$1,039	21.0%
Tobacco		\$31	0.6%	\$31	0.6%	\$31	0.6%	\$31	0.6%
Transportation		\$955	18.4%	\$955	18.4%	\$936	18.3%	\$904	18.3%
Utilities		\$384	7.4%	\$384	7.4%	\$378	7.4%	\$371	7.5%

About Flanagan Realty, LLC

Summary of Experience

Dan Flanagan, ALC is the owner and managing broker of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition, disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land and commercial real estate bring tremendous value to anyone who is seeking to buy, sell or lease commercial or industrial real estate, land, or farms, or is otherwise facing challenges with land or commercial real estate.

Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

- ♦ Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.
- ♦ President - Illinois Chapter of the Realtors Land Institute.
- ♦ Board of Directors of the National Realtors Land Institute
- ♦ Former partner with a large Midwestern private equity real estate development firm.
- ♦ Sales volume well into the hundreds of millions, averaging in excess of \$25 million in sales annually.
- ♦ Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.
- ♦ Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.
- ♦ Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.
- ♦ Frequently contacted by area real estate appraisers to provide insight regarding land and commercial real estate markets and valuation.



ILLINOIS ASSOCIATION OF REALTORS NOTICE OF NO AGENCY RELATIONSHIP

Name of Broker Associate: Daniel Flanagan

Name of Brokerage Company Flanagan Realty, LLC

NOTICE OF NO AGENCY RELATIONSHIP

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.

Customer Signature

Print Customer's Name

Date



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