

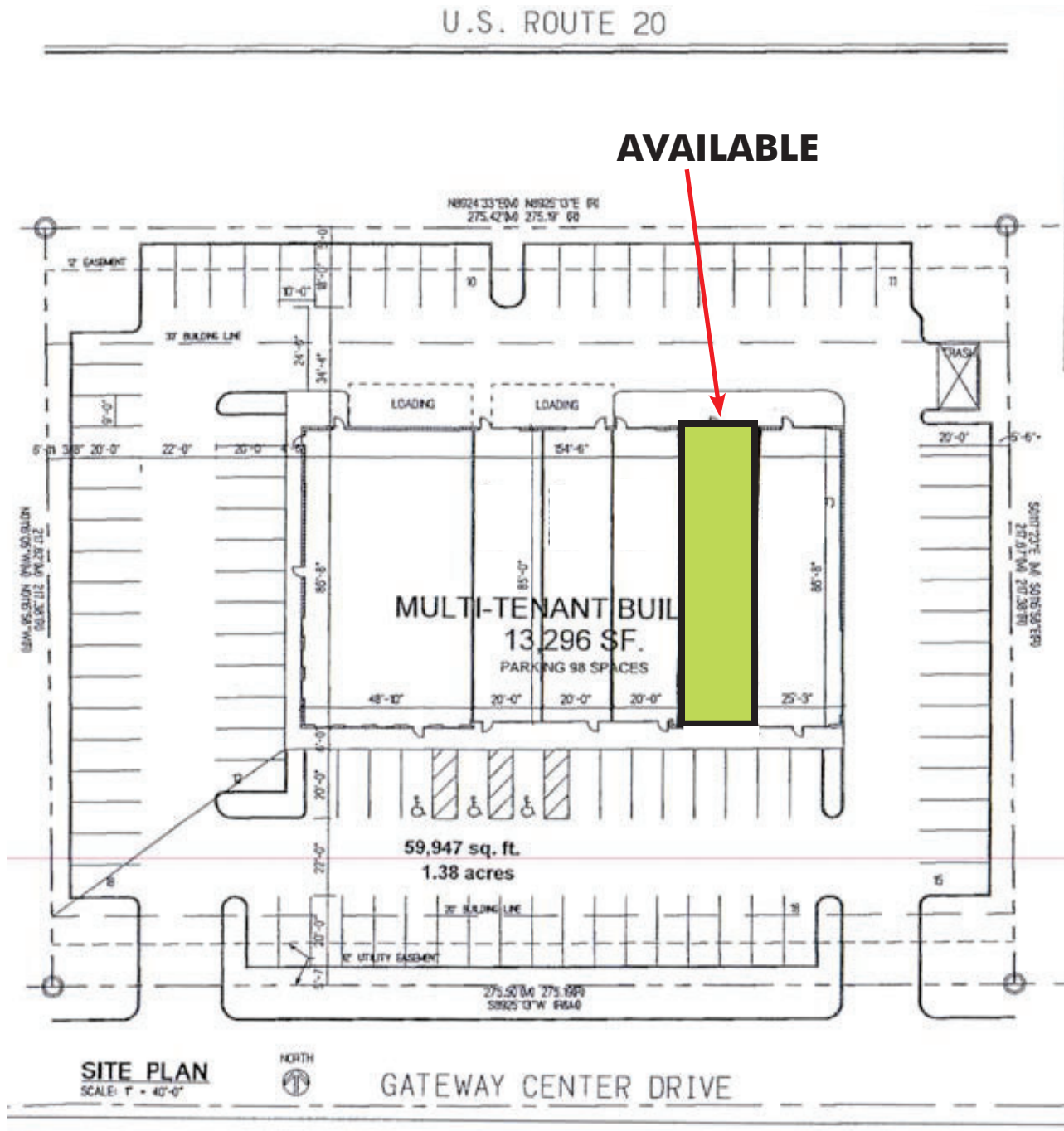
# 2294 Gateway Center Dr. Belvidere, IL



## Property Highlights

- + 1,800 SF available for lease
- + Walmart shadow anchored 13,400 SF strip center
- + Situated at the SE corner of Chrysler Dr. (US Hwy. 20) and Genoa Rd with signage on Hwy. 20 and facing Walmart
- + Nearby retailers and businesses include Applebees, Starbucks, Aaron's, Midland States Bank, Physicians Immediate Care, Verizon, and OSF Healthcare, with Taco Bell opening 2023
- + Minutes away from Boone County schools and residential neighborhoods
- + Just north of I-90 / Genoa Rd. exit
- + Part of 350,000 population Rockford MSA
- + Low Boone County taxes





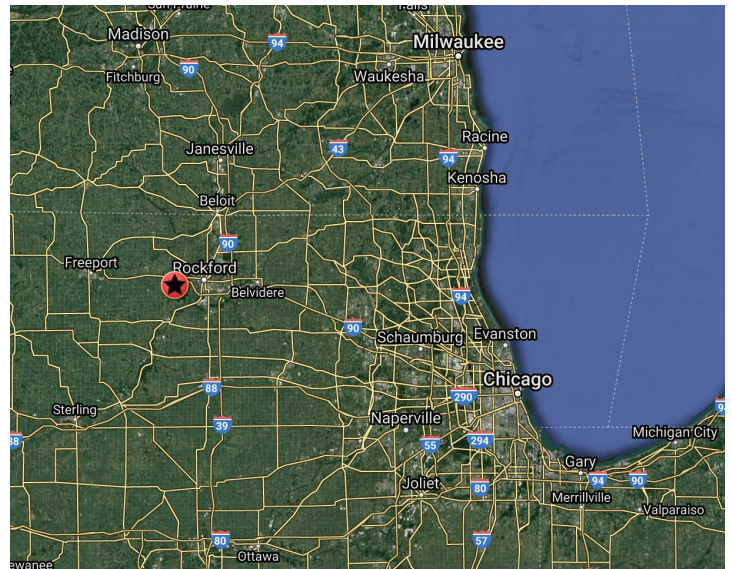
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# Demographics

## 2294 GATEWAY CENTER DR

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2022 Population - Current Year Estimate	3,575	22,193	28,785
2027 Population - Five Year Projection	3,393	21,131	27,563
2010 Population - Census	3,555	23,070	29,890
2000 Population - Census	2,075	19,377	24,712
2022-2027 Annual Population Growth Rate	-1.04%	-0.98%	-0.86%
<b>HOUSEHOLDS</b>			
2022 Households - Current Year Estimate	1,036	8,088	10,496
2027 Households - Five Year Projection	1,032	8,072	10,533
2010 Households - Census	986	7,991	10,336
2000 Households - Census	627	7,027	8,923
2022-2027 Annual Household Growth Rate	-0.08%	-0.04%	0.07%
2022 Average Household Size	3.41	2.72	2.72
<b>HOUSEHOLD INCOME</b>			
2022 Average Household Income	\$91,697	\$74,620	\$80,801
2027 Average Household Income	\$102,575	\$86,681	\$94,668
2022 Median Household Income	\$76,479	\$57,492	\$60,938
2027 Median Household Income	\$79,672	\$64,965	\$71,060
2022 Per Capita Income	\$28,117	\$27,142	\$29,686
2027 Per Capita Income	\$33,036	\$33,040	\$36,468
<b>HOUSING UNITS</b>			
<b>2022 Housing Units</b>	<b>1,107</b>	<b>8,563</b>	<b>11,097</b>
2022 Vacant Housing Units	71 6.4%	475 5.5%	601 5.4%
2022 Occupied Housing Units	1,036 93.6%	8,088 94.5%	10,497 94.6%
2022 Owner Occupied Housing Units	894 80.8%	5,763 67.3%	7,724 69.6%
2022 Renter Occupied Housing Units	142 12.8%	2,325 27.2%	2,773 25.0%
<b>EDUCATION</b>			
<b>2022 Population 25 and Over</b>	<b>2,216</b>	<b>14,559</b>	<b>19,057</b>
HS and Associates Degrees	1,314 59.3%	9,548 65.6%	12,570 66.0%
Bachelor's Degree or Higher	672 30.3%	2,502 17.2%	3,481 18.3%
<b>PLACE OF WORK</b>			
2022 Businesses	110	583	813
2022 Employees	1,106	7,343	16,597

