

LAND FOR SALE

# BLAIN'S FARM & FLEET OUTLOTS

7310 E. Riverside Blvd | Loves Park, IL 61111



**OUTLOTS  
AVAILABLE**

**Blain's FARM & FLEET**

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## LAND AVAILABLE

<b>Outlot 1</b>	1.30 AC
<b>Outlot 2</b>	1.32 AC
<b>Outlot 3</b>	0.713 AC
<b>Outlot 4</b>	0.713 AC

## SITE SUMMARY

- Flexible lot sizes for a range of retail, service, and commercial users
- Prime frontage along E Riverside Blvd, a major retail corridor with strong daily traffic
- Signalized intersection access providing exceptional visibility and convenient ingress/egress
- Surrounded by national retailers including grocery, QSR, fitness, and daily-needs co-tenants
- Strong Loves Park market fundamentals with established residential density and steady growth
- Minutes from major thoroughfares, connecting to Rockford and the broader regional trade area

## DEMOGRAPHICS

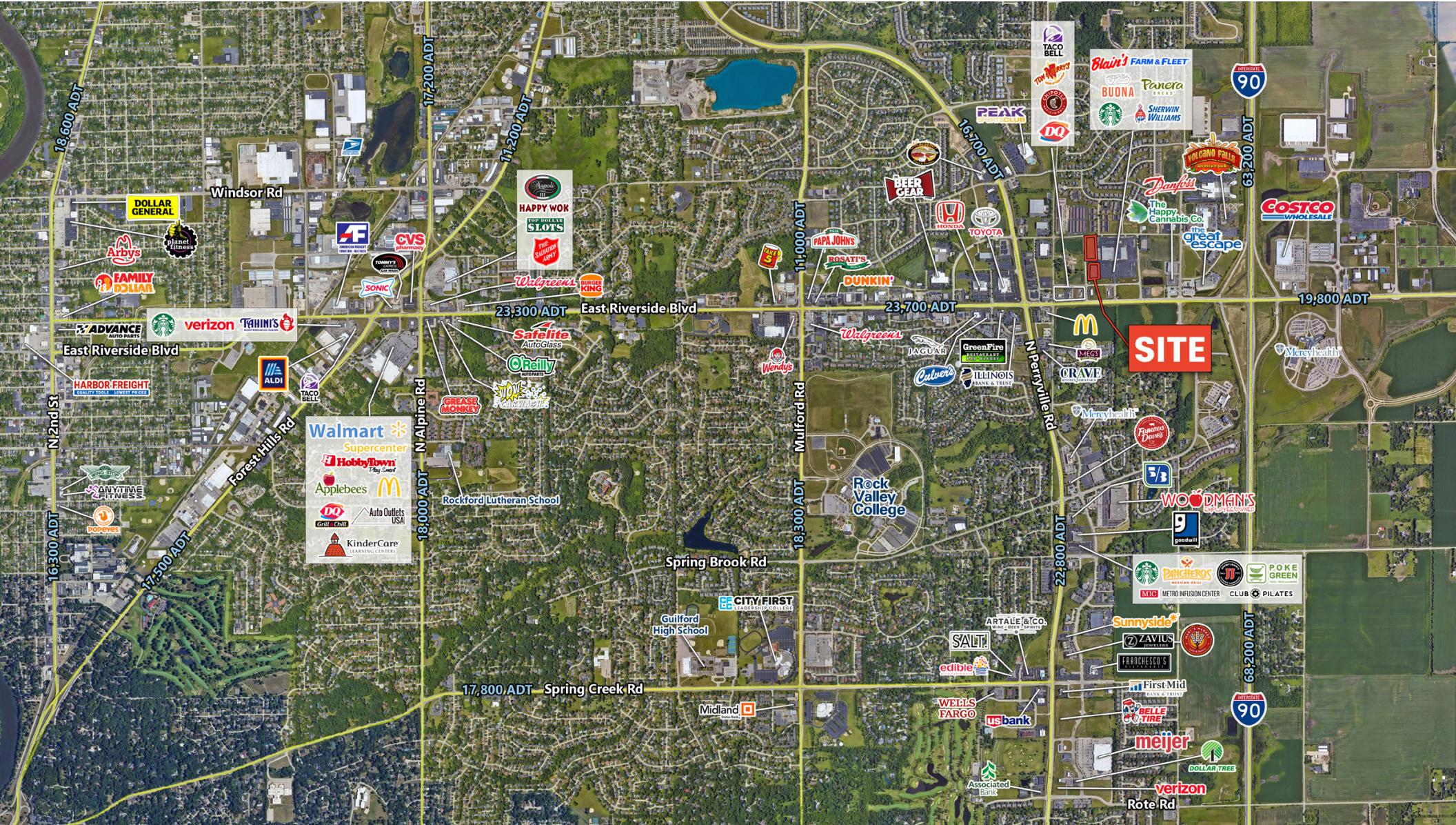
	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	4,609	33,431	94,679
<b>Average HH Income</b>	\$110,335	\$114,962	\$103,238
<b>Total Housing Units</b>	2,239	15,342	42,860



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FOR MORE  
INFORMATION,  
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