

# NEC of Roselle & Nerge Roselle, IL 60172

Convenience Center Outlot and ±2.5 Acres of Land Available



PROPERTY FACT SHEET



Bird's Eye View of Sites in Relation to the Elgin O'Hare Expressway Interchange



Close-Up Bird's Eye View of Site Looking North

## PROPERTY DESCRIPTION & FEATURES

- Opportunities Available:
  - 43,560 SF outlot on the hard corner
  - ±2.5 acre (±108,900 SF) lot (divisible)
- Both lots are excellent opportunities for a restaurant, pharmacy, convenience store, bank, automotive repair/ supplies, or gas station
- Located 1/4 mile north of the Elgin O'Hare Expressway with a full interchange (on/off ramps)
- Traffic Counts:
  - Roselle Road 30,400 VPD
  - Nerge Road 13,100 VPD
  - Elgin O'Hare Expressway 97,700 VPD

## CENTER & AREA RETAILERS



## 2010 DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
Population	10,273	104,641	272,880
Households	3,807	39,384	100,381
Average Household Income	\$91,890	\$92,267	\$87,892
Daytime Employees	8,060	46,567	165,893

CONTACT

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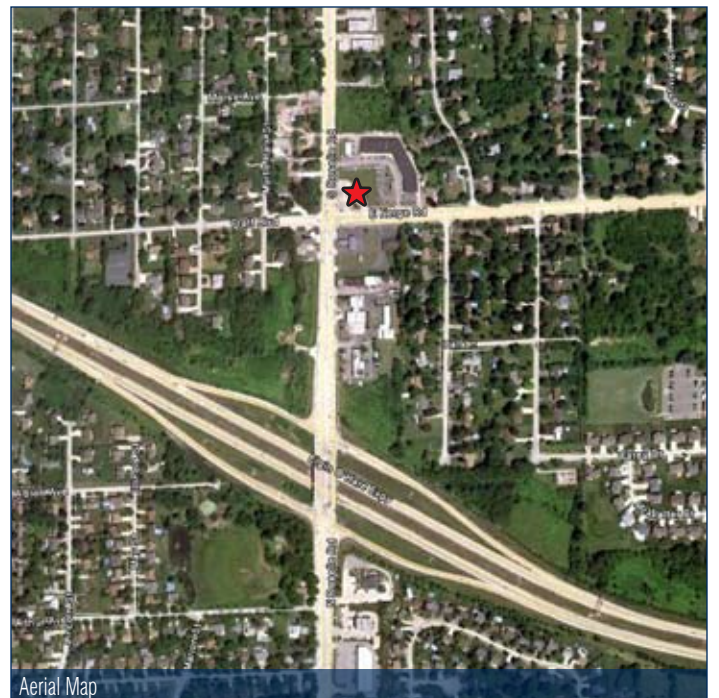
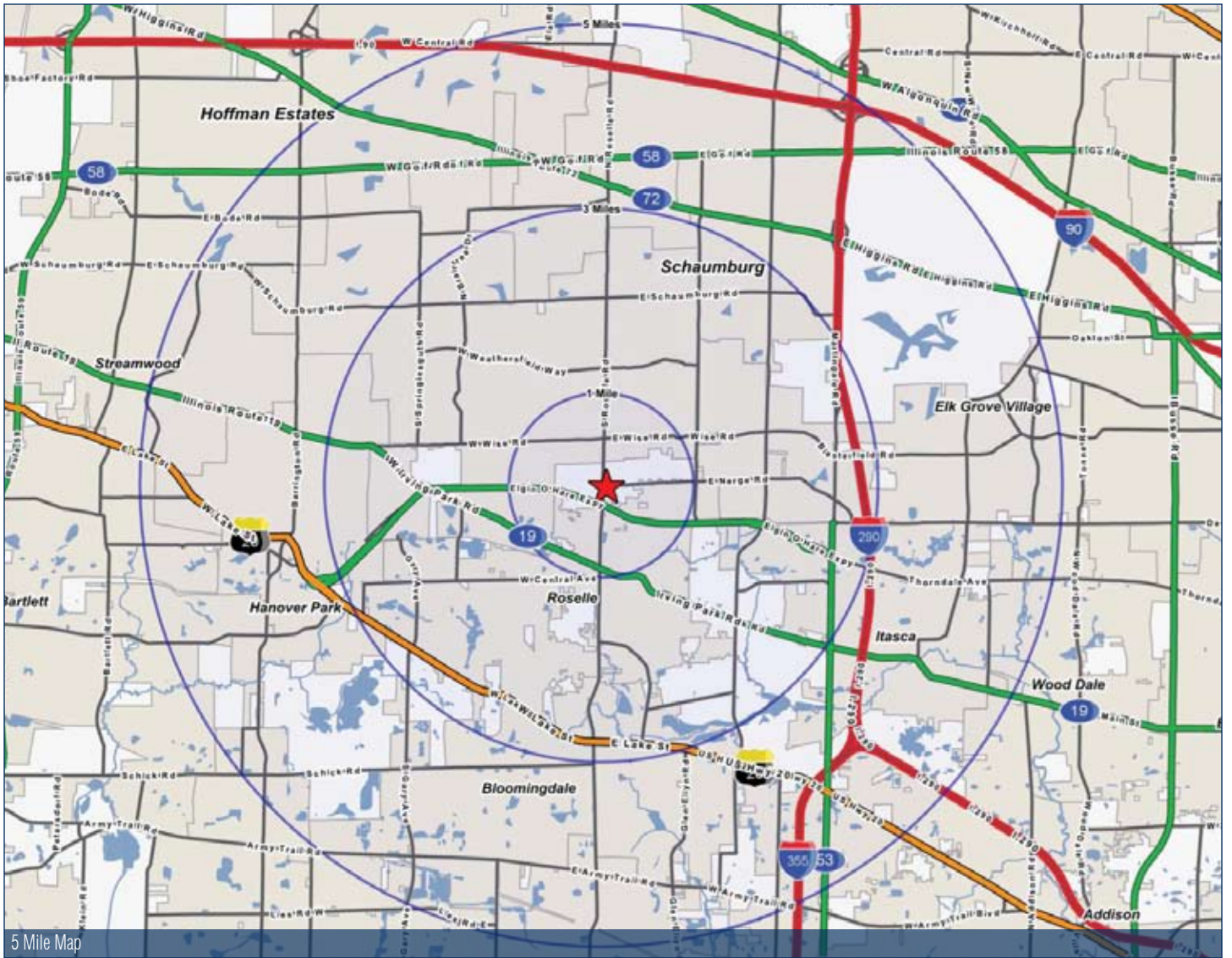
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LOCATION STUDY



# FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections  
 Calculated using Proportional Block Groups



Lat/Lon: 41.99799/-88.08016

Roselle Rd. & Nerge Rd.		1 Mile	3 Miles	5 Miles
Roselle, IL				
POPULATION	2010 Estimated Population	10,273	104,641	272,880
	2015 Projected Population	10,193	104,666	270,465
	2000 Census Population	10,281	105,211	273,433
	1990 Census Population	10,086	99,108	244,766
	Historical Annual Growth 1990 to 2010	0.1%	0.3%	0.6%
	Projected Annual Growth 2010 to 2015	-0.2%	-	-0.2%
HOUSEHOLDS	2010 Est. Households	3,807	39,384	100,381
	2015 Proj. Households	3,789	39,735	100,307
	2000 Census Households	3,797	39,390	99,709
	1990 Census Households	3,561	35,125	86,402
	Historical Annual Growth 1990 to 2010	0.3%	0.6%	0.8%
	Projected Annual Growth 2010 to 2015	-0.1%	0.2%	-
AGE	2010 Est. Population 0 to 9 Years	12.5%	12.2%	12.9%
	2010 Est. Population 10 to 19 Years	14.3%	13.8%	13.7%
	2010 Est. Population 20 to 29 Years	11.5%	11.7%	13.2%
	2010 Est. Population 30 to 44 Years	22.4%	21.9%	22.0%
	2010 Est. Population 45 to 59 Years	24.1%	24.4%	23.1%
	2010 Est. Population 60 to 74 Years	10.9%	11.4%	11.0%
	2010 Est. Population 75 Years Plus	4.3%	4.5%	4.1%
	2010 Est. Median Age	37.7	38.2	36.7
MARITAL STATUS & SEX	2010 Est. Male Population	48.9%	49.2%	49.9%
	2010 Est. Female Population	51.1%	50.8%	50.1%
	2010 Est. Never Married	26.4%	25.8%	27.0%
	2010 Est. Now Married	58.2%	57.8%	56.0%
	2010 Est. Separated or Divorced	9.9%	11.0%	11.7%
	2010 Est. Widowed	5.5%	5.4%	5.3%
INCOME	2010 Est. HH Income \$200,000 or More	4.9%	5.1%	4.4%
	2010 Est. HH Income \$150,000 to \$199,999	10.3%	6.6%	6.1%
	2010 Est. HH Income \$100,000 to \$149,999	17.2%	19.4%	18.4%
	2010 Est. HH Income \$75,000 to \$99,999	18.2%	17.7%	17.7%
	2010 Est. HH Income \$50,000 to \$74,999	21.6%	22.8%	23.1%
	2010 Est. HH Income \$35,000 to \$49,999	12.0%	12.0%	12.7%
	2010 Est. HH Income \$25,000 to \$34,999	6.6%	6.3%	6.9%
	2010 Est. HH Income \$15,000 to \$24,999	4.9%	5.7%	6.0%
	2010 Est. HH Income \$0 to \$14,999	4.3%	4.5%	4.8%
	2010 Est. Average Household Income	\$91,890	\$92,267	\$87,892
	2010 Est. Median HH Income	\$75,052	\$73,549	\$71,621
	2010 Est. Per Capita Income	\$34,326	\$35,385	\$32,845
	2010 Est. Number of Businesses	753	3,592	11,113
	2010 Est. Total Number of Employees	8,060	46,567	165,893

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# FULL PROFILE

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Roselle Rd. & Nerge Rd.		1 Mile	3 Miles	5 Miles
Roselle, IL				
<b>RACE</b>	2010 Est. White Population	84.0%	84.0%	80.3%
	2010 Est. Black Population	4.8%	4.6%	6.2%
	2010 Est. Asian & Pacific Islander	10.4%	10.4%	12.3%
	2010 Est. American Indian & Alaska Native	0.3%	0.3%	0.3%
	2010 Est. Other Races Population	0.5%	0.6%	1.0%
<b>HISPANIC</b>	2010 Est. Hispanic Population	1,058	11,021	41,101
	2010 Est. Hispanic Population Percent	10.3%	10.5%	15.1%
	2015 Proj. Hispanic Population Percent	13.1%	13.4%	17.5%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	6,899	71,168	182,189
	2010 Est. Elementary (0 to 8)	3.2%	3.0%	4.6%
	2010 Est. Some High School (9 to 11)	4.7%	4.3%	4.9%
	2010 Est. High School Graduate (12)	26.2%	27.3%	26.6%
	2010 Est. Some College (13 to 16)	20.9%	21.2%	21.0%
	2010 Est. Associate Degree Only	8.0%	8.1%	7.8%
	2010 Est. Bachelor Degree Only	25.2%	24.7%	24.1%
	2010 Est. Graduate Degree	11.8%	11.3%	11.0%
<b>HOUSING</b>	2010 Est. Total Housing Units	4,061	42,070	107,790
	2010 Est. Owner Occupied Percent	74.6%	78.0%	73.0%
	2010 Est. Renter Occupied Percent	19.1%	15.6%	20.2%
	2010 Est. Vacant Housing Percent	6.3%	6.4%	6.9%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	1.1%	0.4%	0.4%
	2000 Homes Built 1995 to 1998	4.3%	5.3%	5.3%
	2000 Homes Built 1990 to 1994	5.8%	6.8%	9.7%
	2000 Homes Built 1980 to 1989	20.6%	22.9%	21.5%
	2000 Homes Built 1970 to 1979	46.3%	39.0%	37.7%
	2000 Homes Built 1960 to 1969	10.4%	16.6%	17.3%
	2000 Homes Built 1950 to 1959	7.6%	6.8%	5.9%
	2000 Homes Built Before 1949	3.9%	2.3%	2.1%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	-	0.2%
	2000 Home Value \$500,000 to \$999,999	1.3%	0.9%	0.7%
	2000 Home Value \$400,000 to \$499,999	1.7%	1.7%	1.7%
	2000 Home Value \$300,000 to \$399,999	5.2%	6.0%	4.8%
	2000 Home Value \$200,000 to \$299,999	31.5%	29.4%	25.3%
	2000 Home Value \$150,000 to \$199,999	25.7%	36.2%	35.3%
	2000 Home Value \$100,000 to \$149,999	29.3%	21.8%	26.2%
	2000 Home Value \$50,000 to \$99,999	4.8%	3.5%	5.4%
	2000 Home Value \$25,000 to \$49,999	0.2%	0.2%	0.2%
	2000 Home Value \$0 to \$24,999	0.2%	0.2%	0.2%
	2000 Median Home Value	\$187,705	\$190,622	\$180,953
	2000 Median Rent	\$805	\$861	\$843

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<b>Roselle Rd. &amp; Nerge Rd.</b>		<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Roselle, IL</b>				
<b>LABOR FORCE</b>	2010 Est. Labor: Population Age 16+	8,123	83,165	215,546
	2010 Est. Civilian Employed	69.5%	69.5%	68.6%
	2010 Est. Civilian Unemployed	3.8%	4.5%	5.0%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	26.7%	26.0%	26.4%
	2010 Labor Force: Males	48.4%	48.7%	49.5%
	2010 Labor Force: Females	51.6%	51.3%	50.5%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	5,705	58,850	150,650
	2000 Mgmt, Business, & Financial Operations	16.8%	18.6%	17.4%
	2000 Professional & Related	22.4%	20.2%	20.1%
	2000 Service	8.5%	9.1%	9.9%
	2000 Sales and Office	33.5%	34.2%	32.6%
	2000 Farming, Fishing, and Forestry	-	-	0.1%
	2000 Construction, Extraction, & Maintenance	6.5%	6.7%	7.0%
	2000 Production, Transport, & Material Moving	12.3%	11.2%	12.9%
	2000 Percent White Collar Workers	72.6%	73.0%	70.2%
2000 Percent Blue Collar Workers	27.4%	27.0%	29.8%	
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	83.2%	85.9%	83.6%
	2000 Drive to Work in Carpool	7.6%	6.0%	8.2%
	2000 Travel to Work by Public Transportation	4.5%	4.3%	4.0%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	1.3%	0.9%	1.2%
	2000 Other Means	0.3%	0.3%	0.4%
	2000 Work at Home	3.1%	2.7%	2.5%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	18.0%	21.1%	21.0%
	2000 Travel to Work in 15 to 29 Minutes	36.4%	34.9%	34.9%
	2000 Travel to Work in 30 to 59 Minutes	34.5%	33.9%	34.2%
	2000 Travel to Work in 60 Minutes or More	11.1%	10.2%	10.0%
	2000 Average Travel Time to Work	28.2	27.5	27.6
<b>CONSUMER EXPENDITURE</b>	2010 Est. Total Household Expenditure	\$255 M	\$2.64 B	\$6.48 B
	2010 Est. Apparel	\$12.2 M	\$126 M	\$311 M
	2010 Est. Contributions & Gifts	\$17.4 M	\$176 M	\$426 M
	2010 Est. Education & Reading	\$7.45 M	\$75.5 M	\$184 M
	2010 Est. Entertainment	\$14.4 M	\$149 M	\$365 M
	2010 Est. Food, Beverages & Tobacco	\$39.5 M	\$411 M	\$1.02 B
	2010 Est. Furnishings & Equipment	\$11.6 M	\$120 M	\$294 M
	2010 Est. Health Care & Insurance	\$17.6 M	\$183 M	\$451 M
	2010 Est. Household Operations & Shelter & Utilities	\$76.0 M	\$787 M	\$1.93 B
	2010 Est. Miscellaneous Expenses	\$4.15 M	\$43.2 M	\$107 M
	2010 Est. Personal Care	\$3.66 M	\$38.0 M	\$93.6 M
	2010 Est. Transportation	\$50.5 M	\$528 M	\$1.30 B

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