

FORMER HOOTERS - HOME DEPOT OUTPARCEL

6904 ARGUS DR, ROCKFORD, IL 61107



FORMER HOOTERS FOR SALE OR LEASE



Sal Yaldo
Managing Partner
248.579.5045
sal@apexre.com

Ayson Shammami
Managing Partner
248.579.5042
ayson@apexre.com

In conjunction with:

Brian Brockman
IL #471020548
Bang Realty
513.898.1551

bor@bangrealty.com

CONFIDENTIALITY & DISCLAIMER

All materials and information provided by APEX Commercial Real Estate Advisors, LLC, including those obtained from its directors, officers, agents, advisors, affiliates, or third-party sources, are presented without any guarantees or assurances regarding their accuracy, completeness, or reliability. This includes, but is not limited to, information about the property's condition, compliance with regulations, potential for development, suitability for specific uses, financial performance, or any other related matters.

APEX Commercial Real Estate Advisors, LLC and its affiliates do not provide any express or implied warranties regarding the accuracy or completeness of the materials or information shared. Any materials, whether written or verbal, should not be considered a substitute for a party's independent research and due diligence. Unless explicitly agreed upon in writing, APEX Commercial Real Estate Advisors, LLC does not conduct investigations or due diligence on behalf of any party.

IT IS THE RESPONSIBILITY OF EACH PARTY TO CONDUCT THEIR OWN DUE DILIGENCE AND INVESTIGATION

Any party considering or entering a transaction should independently verify all information and conduct necessary inspections and assessments, including consulting with third-party professionals of their choice. Financial data should be thoroughly reviewed, including by examining supporting documents, reports, and seeking guidance from appropriate financial experts. APEX Commercial Real Estate Advisors, LLC makes no representations or warranties regarding the accuracy, completeness, or applicability of any financial data or assumptions. Additionally, APEX Commercial Real Estate Advisors, LLC does not provide financial advisory services related to transactions. Any financial projections or rent estimates shared are not guarantees of actual performance, and parties must evaluate relevant factors, such as market conditions, government regulations, and vacancy trends, to determine their own assessments.

Legal matters should be reviewed with a qualified attorney. Tax concerns should be discussed with a certified public accountant or tax attorney. Title inquiries should be directed to a title officer or attorney. Questions about a property's condition and regulatory compliance should be addressed with engineers, architects, contractors, consultants, or the appropriate government agencies.

All properties and services offered by APEX Commercial Real Estate Advisors, LLC are marketed in full compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS:

- 3. Offering Summary
- 4. Retailer Map
- 5. Location Map
- 6. Demographics Map & Report
- 7. Meet The Team



32300 Northwestern Highway | Suite 210
Farmington Hills, MI 48334
(248) 579-5045
www.apexre.com

OFFERING SUMMARY

FORMER HOOTERS - HOME DEPOT OUTPARCEL

LOCATION DESCRIPTION

Discover the vibrant potential of Rockford, IL! The area surrounding the property at 6904 Argus Dr is a bustling hub of activity, with a diverse mix of retail, dining, and entertainment options. This prime location offers convenient access to major thoroughfares and is just minutes away from popular destinations like the CherryVale Mall, The Home Depot, and numerous other national retailers. Patrons can indulge in a variety of cuisines at nearby restaurants, and enjoy the lively atmosphere of this retail-centric neighborhood. With its strong consumer base and strategic positioning, this area presents an exciting opportunity for retail and street retail investors looking to make a mark in Rockford's dynamic commercial landscape.

OFFERING SUMMARY

Price	\$1,500,000
Building Size	4,886 SF
Total Lot Size	1.22 Acres
Lease Rate	\$17/PSF + NNN
Ground Lease	Inquire Within



PROPERTY HIGHLIGHTS

- Located on a visible pad site next to Home Depot, offering strong exposure and steady foot traffic. Positioned within Rockford's main retail corridor surrounded by top national tenants.
- Freestanding 4,886 SF building on 1.22 acres, ideal for reuse or redevelopment. Existing restaurant layout and ample parking support multiple retail or service uses.
- Near East State Street with visibility to 30,000+ vehicles daily and easy access to Interstate 90. Strong regional connectivity and excellent signage potential.
- Surrounded by national retailers including Walmart, Target, Sam's Club, Kohl's, and Starbucks. Consistent customer draw from both local and regional shoppers.
- 6904 Argus Drive offers a prime retail location with strong visibility and redevelopment upside. Ideal for investors or operators seeking a high-traffic, anchor-adjacent property in a proven retail corridor.

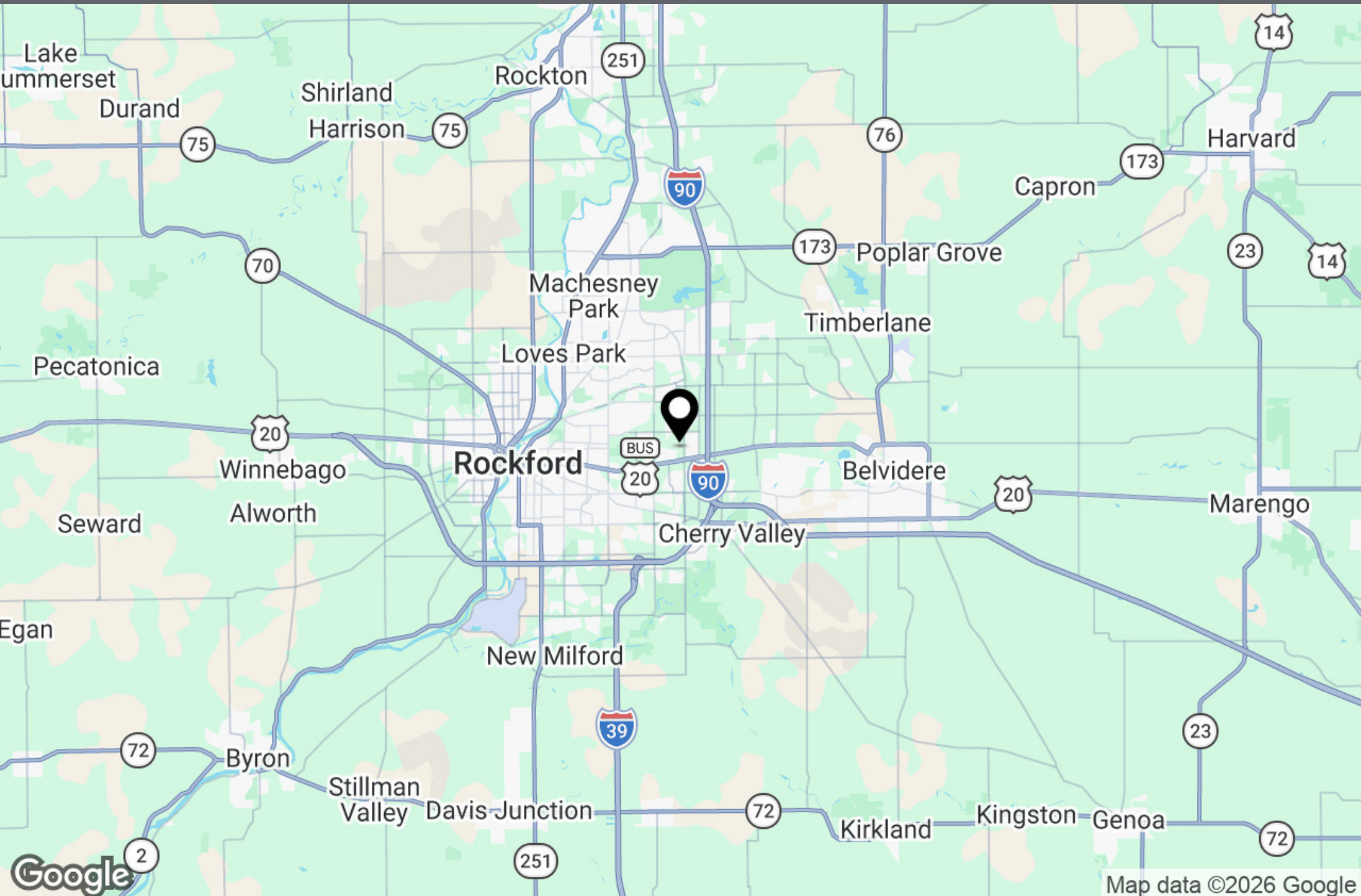
RETAILER MAP

FORMER HOOTERS - HOME DEPOT OUTPARCEL



LOCATION MAP

FORMER HOOTERS - HOME DEPOT OUTPARCEL

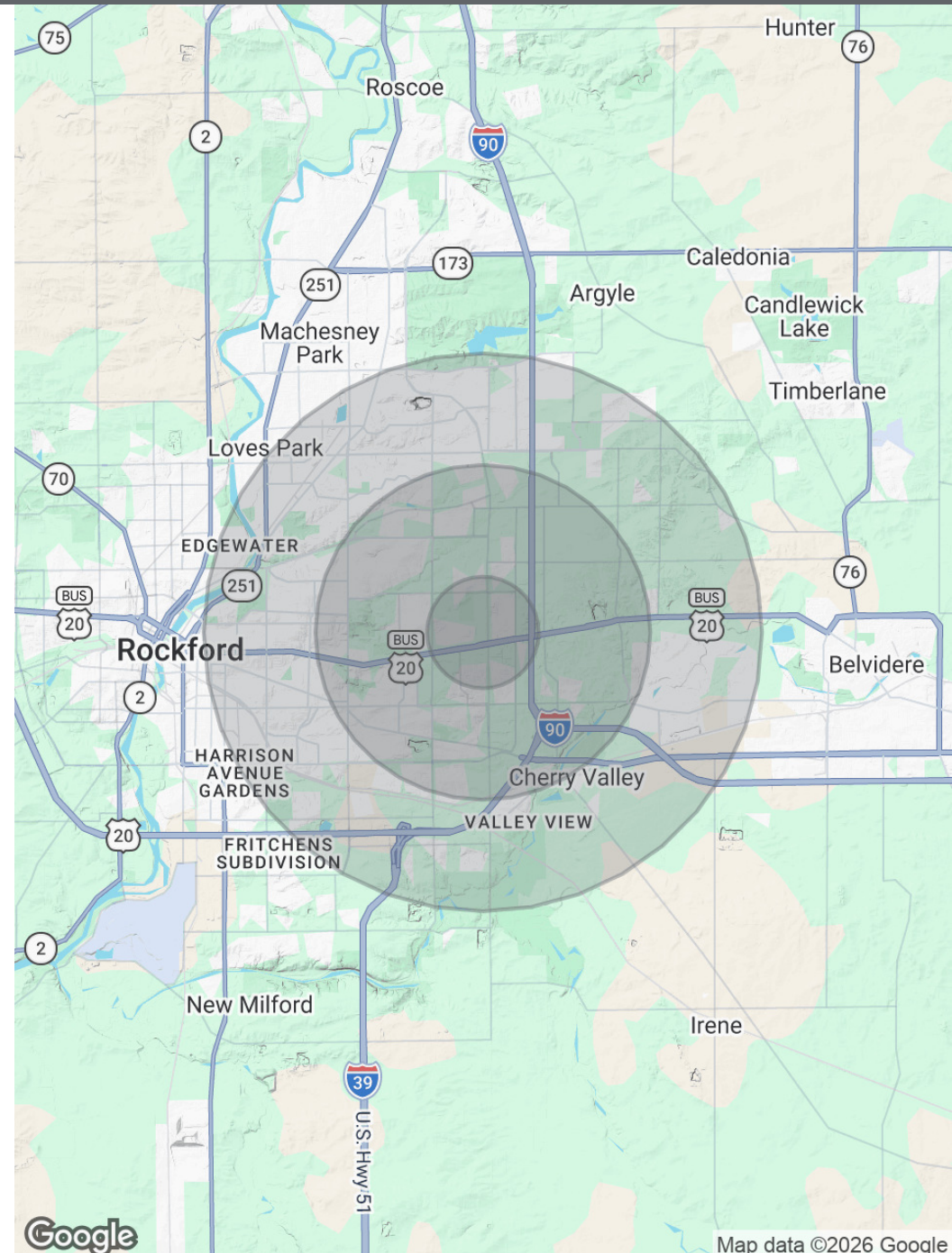


DEMOGRAPHICS MAP & REPORT

FORMER HOOTERS - HOME DEPOT OUTPARCEL

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,265	43,954	125,694
Average Age	45	45	42
Average Age (Male)	43	43	41
Average Age (Female)	47	46	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,488	18,286	52,799
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$96,148	\$96,681	\$88,300
Average House Value	\$207,806	\$203,079	\$181,730
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,305	29,230	81,256
Total Population - Black	583	4,592	15,165
Total Population - Asian	490	2,441	5,324
Total Population - Hawaiian	1	10	37
Total Population - American Indian	33	237	776
Total Population - Other	334	2,831	9,491

2020 American Community Survey (ACS)



MEET THE TEAM

FORMER HOOTERS - HOME DEPOT OUTPARCEL



SAL YALDO

Managing Partner

Direct: 248.579.5045 **Cell:** 248.996.7069
sal@apexre.com



AYSON SHAMMAMI

Managing Partner

Direct: 248.579.5042 **Cell:** 248.554.5709
ayson@apexre.com



BRIAN BROCKMAN

In-State Broker

Direct: 513.898.1551
bor@bangrealty.com

IL #471020548 // AR #PB00082359 NY #10311208985 TX #701472 KS #239819 PA #RM423816 OH

BANG REALTY

2939 Vernon Place , Cincinnati, OH 45219
513.898.1551

FORMER HOOTERS - HOME DEPOT OUTPARCEL

6904 ARGUS DR, ROCKFORD, IL 61107



FORMER HOOTERS FOR SALE OR LEASE



Sal Yaldo
Managing Partner
248.579.5045
sal@apexre.com

Ayson Shammami
Managing Partner
248.579.5042
ayson@apexre.com

In conjunction with:

Brian Brockman
IL #471020548
Bang Realty
513.898.1551
bor@bangrealty.com