

1.21 Acres
CALL FOR PRICE

BELOIT, WI

1500 MADISON RD
BELOIT, WI 53511



Westmore Group, Inc.

15455 Conway Road, Suite 205

Chesterfield, MO 63017

Office: 636-534-5900

westmoregroup.com

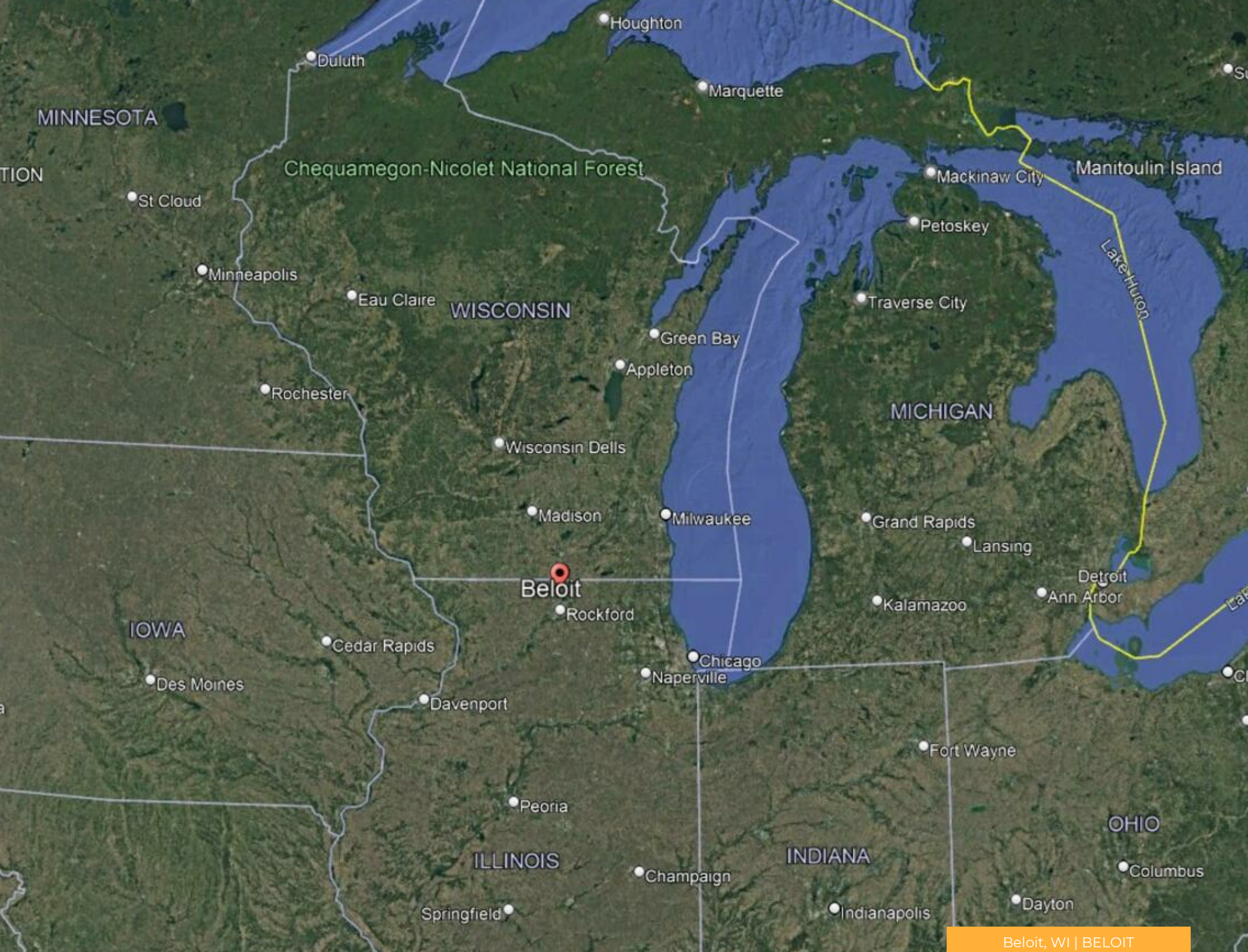
David Elkan

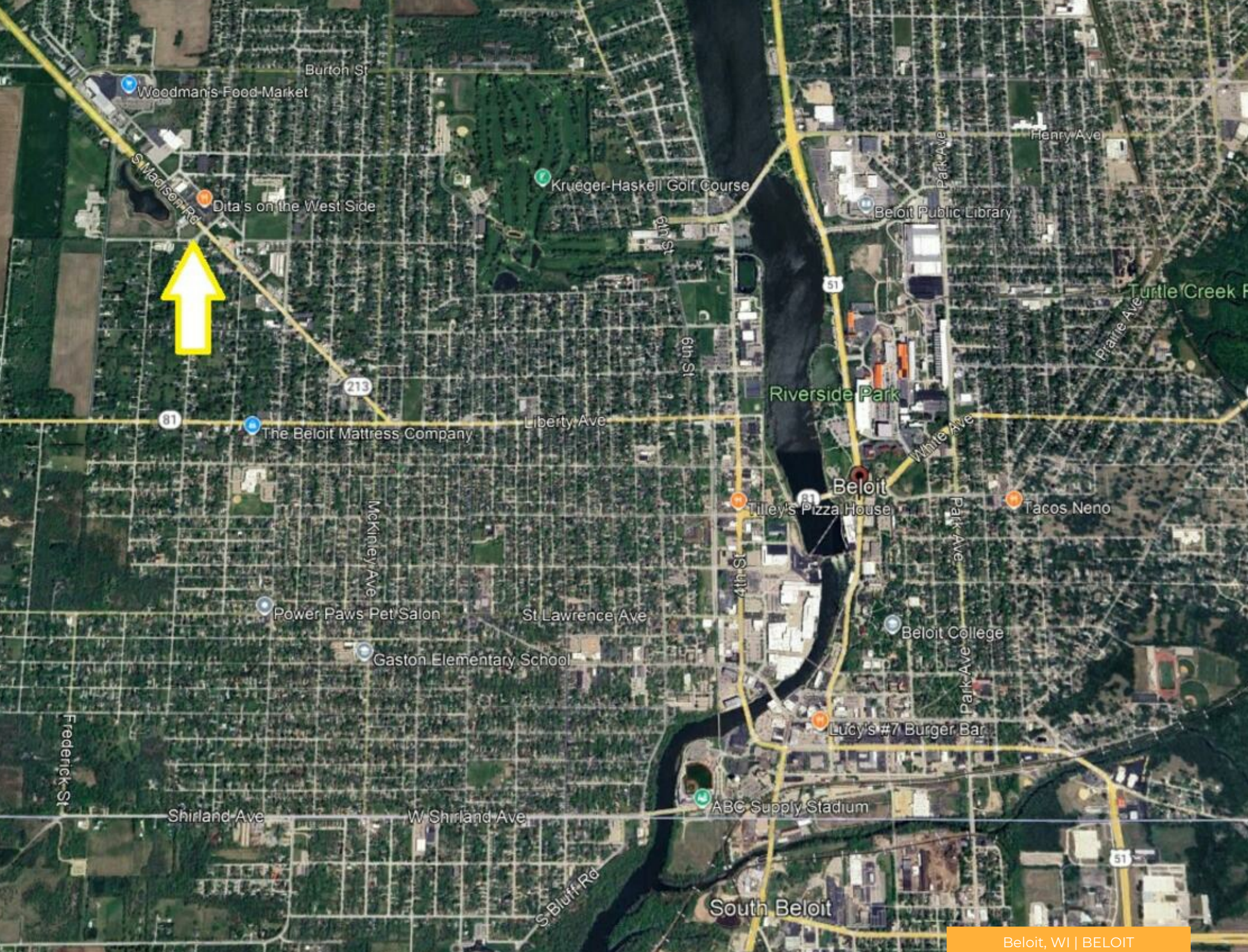
Broker

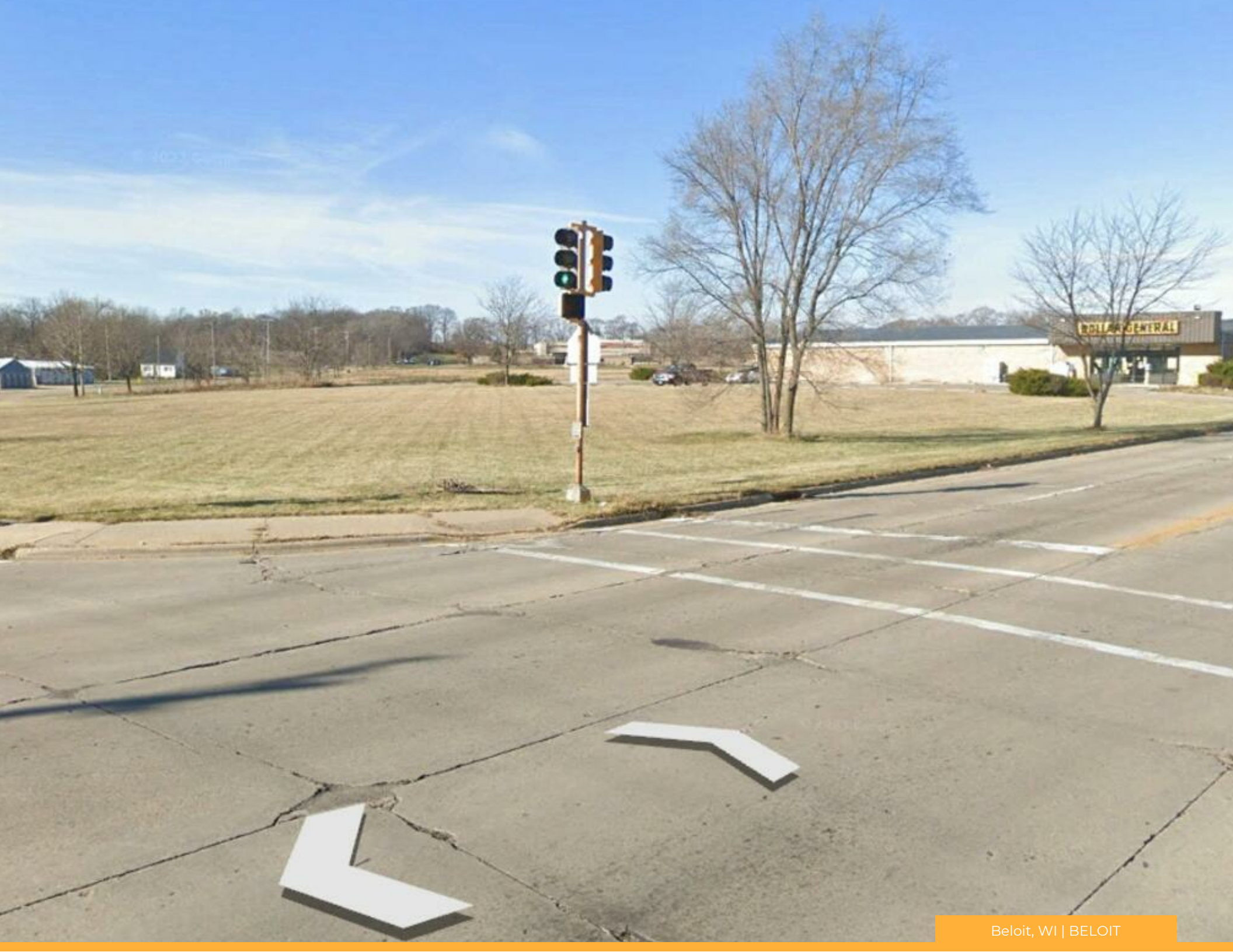
Phone: 636-534-5900

info@westmoregroup.com

License #: 2006016265







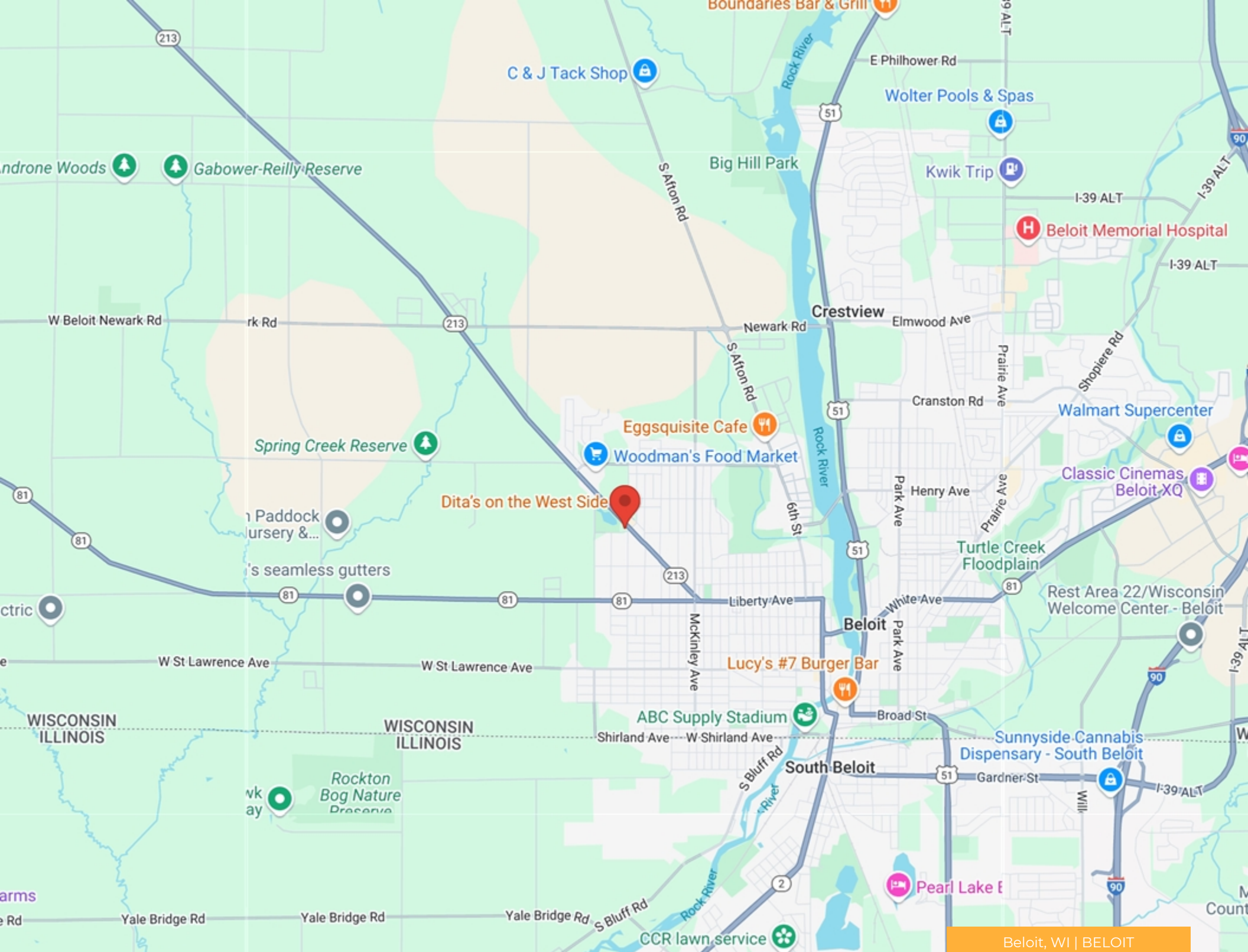
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,355	39,234	57,219
2010 Population	7,446	39,115	62,187
2024 Population	7,336	38,711	61,981
2029 Population	7,322	39,277	62,553
2024-2029 Growth Rate	-0.04 %	0.29 %	0.18 %
2024 Daytime Population	4,789	32,491	58,794

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	190	1,262	1,842
\$15000-24999	284	1,412	2,010
\$25000-34999	263	1,449	1,930
\$35000-49999	610	2,313	3,284
\$50000-74999	558	3,045	4,519
\$75000-99999	599	2,160	3,687
\$100000-149999	385	1,896	3,909
\$150000-199999	133	948	1,909
\$200000 or greater	30	496	1,270
Median HH Income	\$ 56,007	\$ 56,443	\$ 65,078
Average HH Income	\$ 68,936	\$ 75,726	\$ 86,595

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,990	14,885	21,769
2010 Total Households	3,009	14,625	23,539
2024 Total Households	3,053	14,980	24,359
2029 Total Households	3,084	15,408	24,976
2024 Average Household Size	2.4	2.5	2.49
2024 Owner Occupied Housing	2,066	8,838	16,030
2029 Owner Occupied Housing	2,144	9,525	17,046
2024 Renter Occupied Housing	987	6,142	8,329
2029 Renter Occupied Housing	940	5,883	7,929
2024 Vacant Housing	151	1,176	1,591
2024 Total Housing	3,204	16,156	25,950





C & J Tack Shop

Big Hill Park

Wolter Pools & Spas

Kwik Trip

Beloit Memorial Hospital

Crestview

Eggsquisite Cafe

Woodman's Food Market

Dita's on the West Side

Walmart Supercenter

Classic Cinemas Beloit XQ

Turtle Creek Floodplain

Rest Area 22/Wisconsin Welcome Center - Beloit

Beloit

Lucy's #7 Burger Bar

ABC Supply Stadium

South Beloit

Sunnyside Cannabis Dispensary - South Beloit

Pearl Lake

CCR lawn service

Beloit, WI | BELOIT

ABOUT BELOIT

Beloit (bə-LOYT) is a city in Rock County, Wisconsin, United States. As of the 2020 census, the city had a population of 36,657 people. Beloit is a principal city of the Janesville–Beloit metropolitan statistical area (Rock County) and is included in the Madison–Janesville–Beloit combined statistical area.



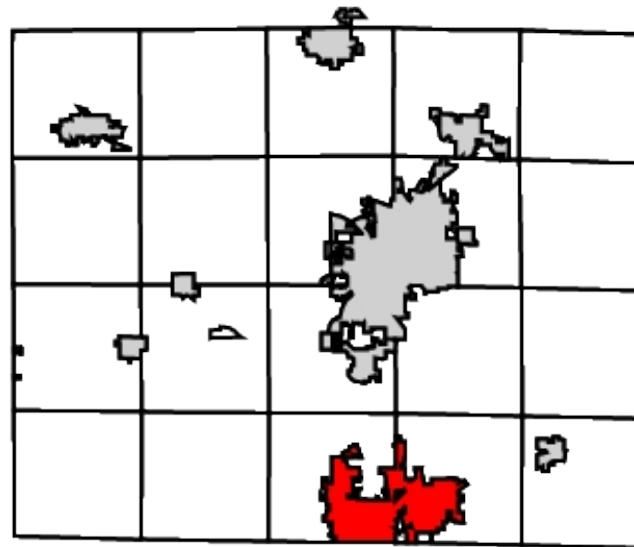
CITY OF BELOIT

COUNTY	ROCK
INCORPORATED	3/30/1856

AREA

POPULATION

CITY	17.7 SQ MI	POPULATION	36,657
LAND	17.3 SQ MI	DENSITY	2,115.00 SQ MI
WATER	0.3 SQ MI		
ELEVATION	751 FT		



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from WESTMORE GROUP, INC. and it should not be made available to any other person or entity without the written consent of WESTMORE GROUP, INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to WESTMORE GROUP, INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. WESTMORE GROUP, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, WESTMORE GROUP, INC. has not verified, and will not verify, any of the information contained herein, nor has WESTMORE GROUP, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE WESTMORE GROUP, INC. ADVISOR FOR MORE DETAILS.**

BELOIT, WI

1500 MADISON RD
BELOIT, WI 53511



Westmore Group, Inc.

15455 Conway Road, Suite 205
Chesterfield, MO 63017
Office: 636-534-5900
westmoregroup.com

David Elkan

Broker
Phone: 636-534-5900
info@westmoregroup.com
License #: 2006016265