

Report for 415 N Center St, Durand

Prepared June 16, 2025

Presented By

Dickerson
& Nieman
COMMERCIAL

Dickerson Nieman Commercial



Bobby Walsh

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(773) 551-2366

Report for 415 N Center St, Dur...



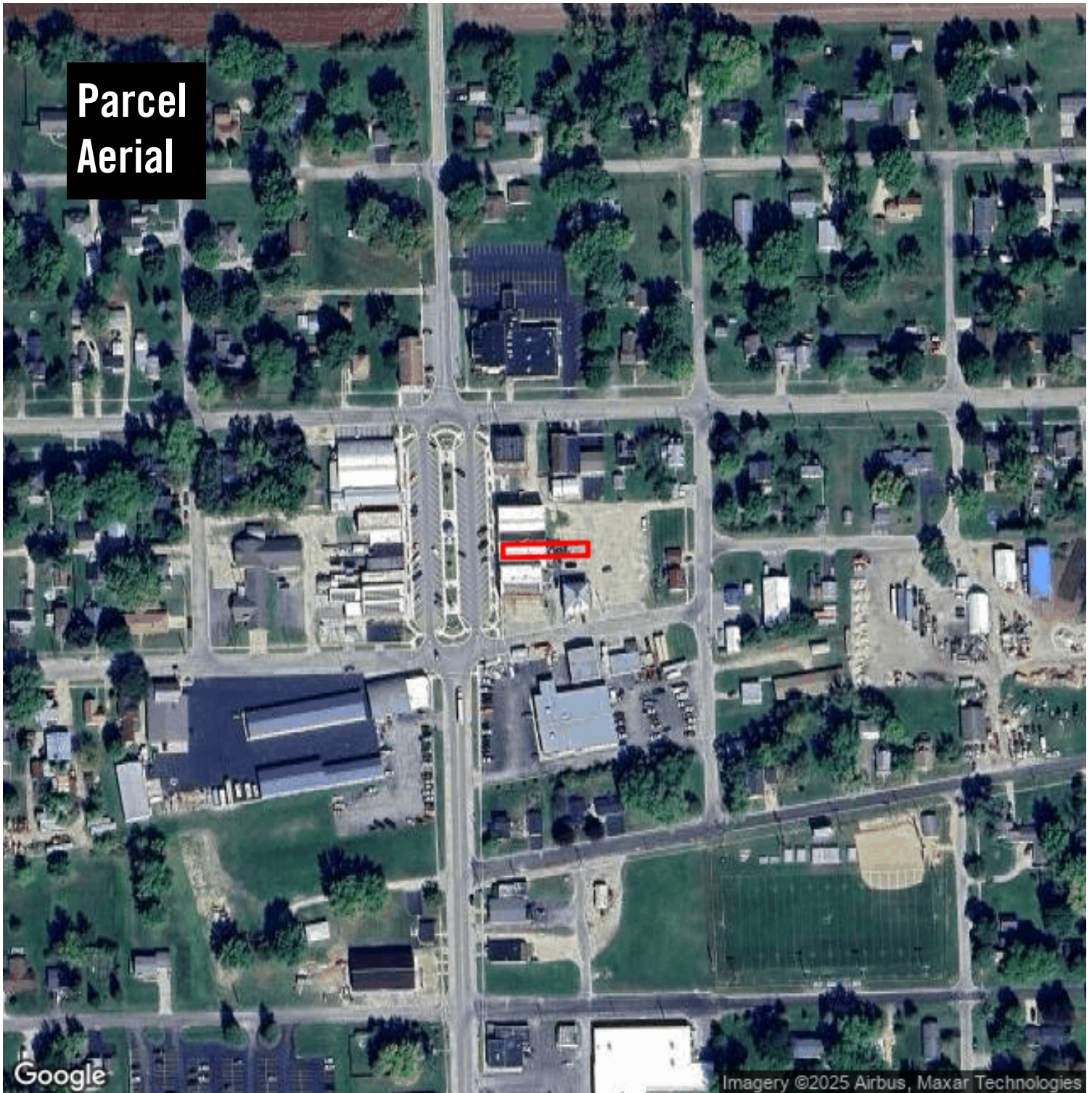
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415 N Center St
Durand, IL 61024



415 N Center St



**Parcel
Aerial**

415 N Center St

415 N Center St
Durand, IL 61024





1 Property Information

415 N Center St
415 N Center St
Durand, IL 61024
Winnebago /

Type **Retail**
Building Size **1,890 SF**
Building status: **Existing**
Year Built

Subtype **Tavern/Bar/Nightclub**
Parking Ratio
Floors **1**
Elevators
Construction **Framed**

Zoning
Land Size **0.07 Acres**
Parcel: **05-10-451-010**

1

Dickerson Nieman Commercial - Bobby Walsh 773-551-2366

AVAILABLE SPACE - For Sale

Type	Condo	Status	Cap Rate	List Price	Avail SF	Price/SQFT	Date Avail
Retail	No	Available		\$499,000	1,890	\$264.02	Now

Eliza's Bar & Grill, in downtown Durand is a turnkey opportunity for any owner/operator to step into positive cash flow. Eliza's Bar & Grill was fully remodeled in 2023, and has been successfully operating since then. Upgrades include new lighting, flooring, paint, bar coolers, dishwasher, ice machine, liquor cabinet, grille, (2) fryers, prep tables, commercial kitchen refrigerator, stainless shelving, updated kitchen, new draft beer system, walk in cooler upgrades, patio upgrades, new ADA ramp, new 2nd water heater, and LED exten



Retail For Sale

Dickerson Nieman Commercial

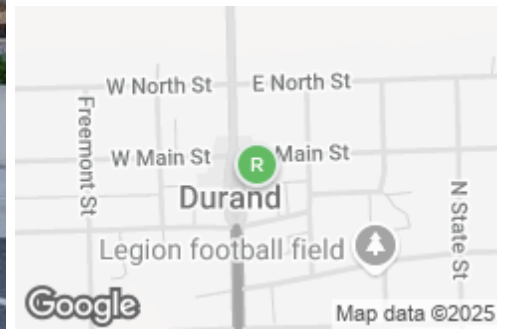
6277 E. Riverside Rockford, IL 61114 | 815-877-5995

415 N CENTER STREET

415 N CENTER STREET, Durand, IL, 61024

Retail: Tavern/Bar/Nightclub For Sale

Prepared on June 16, 2025



Listing Details | Retail For Sale

Total Available Space	1,890 SF	Available Date	Now
Asking Price	\$499,000	Days On Market	11 days
Listing Price Per SF	\$264.02	Date Listed	6/05/2025
Cap Rate (Actual)	-	Last Modified	6/12/2025
Total Expenses	\$1,975	Listing ID	42735703
Signage	On Building	Owner Occupied	Yes
Show Instructions	Call broker	Parking Spaces	-
Vacant	No		

Property Details

Building Class	-	Floors	1
Property Type	Retail	Year Built/Renovated	-
Sub Type	Tavern Bar Nightclub	Primary Construction	Framed
Zoning	-	Occupancy Type	Single Tenant
Building Status	Existing	Parcels	05-10-451-010
Building Size	1,890 SF	Legal Owner	Ref Properties Llc
Land Size	0.07 Acres / 3,049 SF	Submarket	-
Number of Buildings	1	County	Winnebago

Description

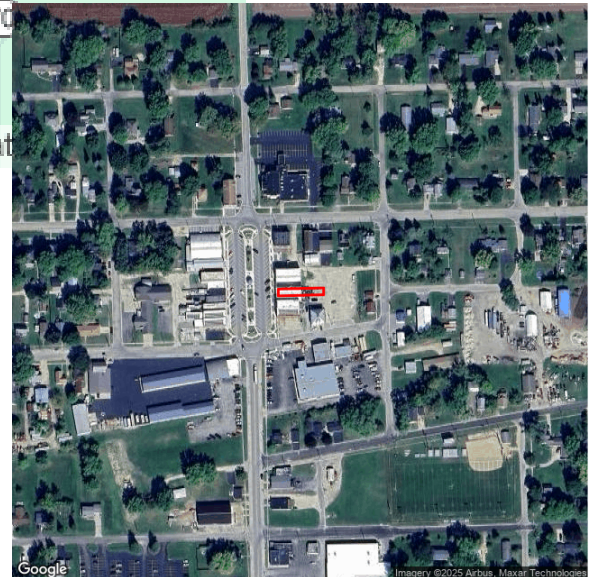
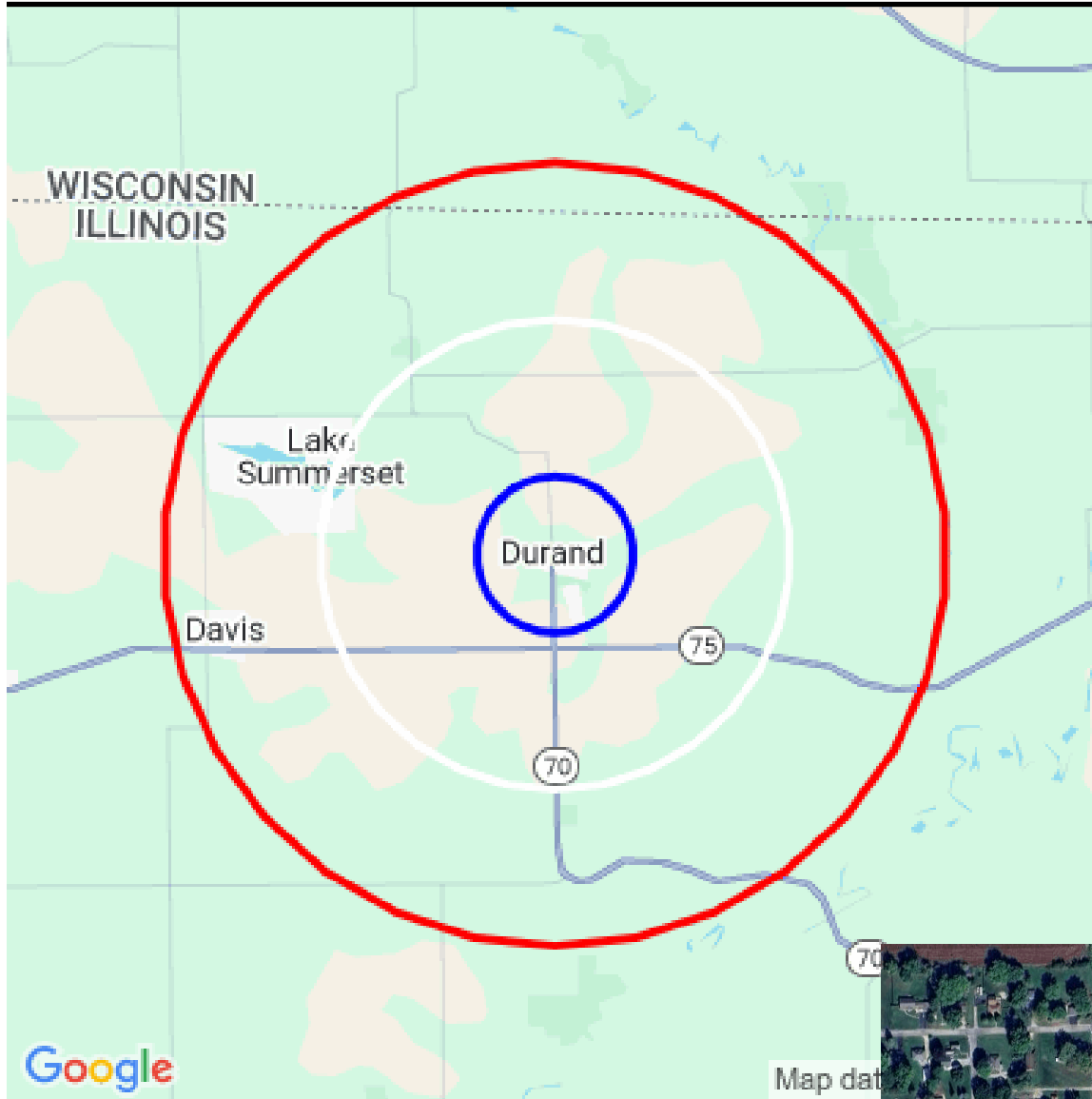
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Contact



Bobby Walsh
773-551-2366
bobbyw@dickersonnieman.com

Demographic Report



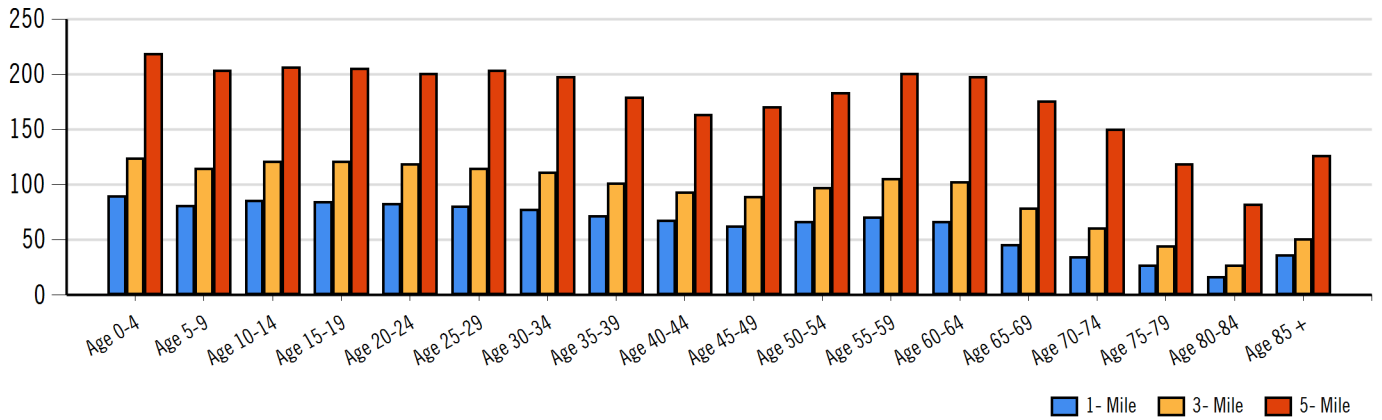
415 N Center St

Population

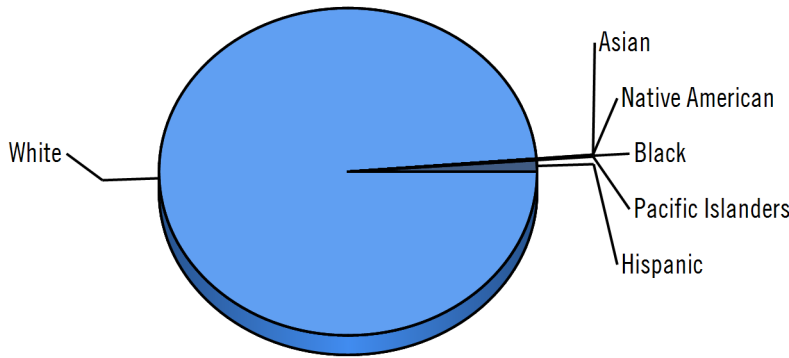
Distance	Male	Female	Total
1- Mile	560	597	1,157
3- Mile	820	866	1,686
5- Mile	1,529	1,664	3,192



Population by Distance and Age (2020)



Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

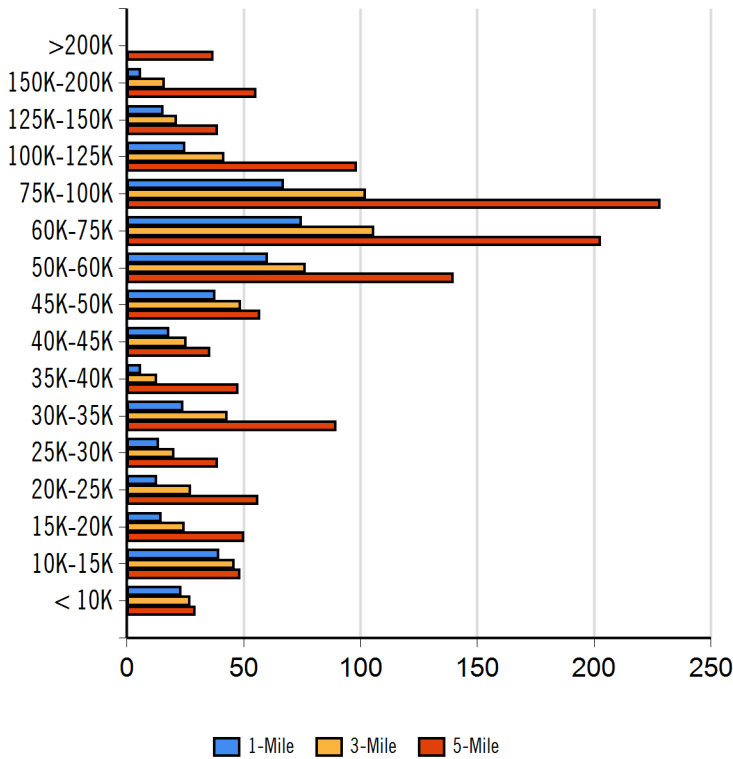
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	513	39	6.02 %
3-Mile	757	57	4.31 %
5-Mile	1,469	108	4.44 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	0	32	90	10	73	34	9	41	133	28	12	33
3-Mile	11	0	54	128	16	110	48	14	59	193	48	16	38
5-Mile	25	0	84	326	35	190	130	19	107	333	66	19	83

Household Income



Radius	Median Household Income
1-Mile	\$51,103.00
3-Mile	\$51,063.50
5-Mile	\$55,502.50

Radius	Average Household Income
1-Mile	\$56,320.00
3-Mile	\$62,449.00
5-Mile	\$69,606.25

Radius	Aggregate Household Income
1-Mile	\$24,691,851.33
3-Mile	\$37,563,821.77
5-Mile	\$88,519,588.09

Education

	1-Mile	3-mile	5-mile
Pop > 25	731	1,084	2,155
High School Grad	279	420	799
Some College	156	242	525
Associates	58	88	143
Bachelors	86	127	329
Masters	28	41	120
Prof. Degree	9	13	24
Doctorate	2	2	2

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	162 %	112 %	146 %
Teen's	96 %	67 %	62 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	14 %	18 %	19 %
New Homes	80 %	56 %	90 %
New Households	75 %	49 %	47 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	102 %	80 %	96 %
Public Transportation Users	0 %	1 %	1 %
Young Wealthy Households	0 %	0 %	0 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	19,386,973		28,862,274		61,159,494	
Average annual household	44,354		46,836		48,814	
Food	5,781	13.03 %	6,078	12.98 %	6,294	12.89 %
Food at home	3,875		4,029		4,129	
Cereals and bakery products	548		573		588	
Cereals and cereal products	195		205		210	
Bakery products	353		368		378	
Meats poultry fish and eggs	772		799		817	
Beef	180		186		190	
Pork	143		147		149	
Poultry	145		149		152	
Fish and seafood	119		125		129	
Eggs	65		67		68	
Dairy products	382		402		414	
Fruits and vegetables	779		816		839	
Fresh fruits	116		120		124	
Processed vegetables	155		159		162	
Sugar and other sweets	144		149		152	
Fats and oils	124		129		132	
Miscellaneous foods	742		762		779	
Nonalcoholic beverages	337		346		351	
Food away from home	1,906		2,048		2,164	
Alcoholic beverages	312		328		350	
Housing	16,396	36.97 %	17,061	36.43 %	17,630	36.12 %
Shelter	9,893		10,277		10,633	
Owned dwellings	5,799		6,167		6,479	
Mortgage interest and charges	2,888		3,067		3,220	
Property taxes	1,927		2,073		2,190	
Maintenance repairs	984		1,026		1,068	
Rented dwellings	3,405		3,342		3,309	
Other lodging	689		767		845	
Utilities fuels	3,996		4,118		4,198	
Natural gas	360		379		390	
Electricity	1,612		1,646		1,669	
Fuel oil	152		161		168	
Telephone services	1,249		1,286		1,309	
Water and other public services	623		644		661	
Household operations	1,068	2.41 %	1,132	2.42 %	1,187	2.43 %
Personal services	287		309		327	
Other household expenses	781		823		860	
Housekeeping supplies	536		564		587	
Laundry and cleaning supplies	150		156		159	
Other household products	310		329		344	
Postage and stationery	76		79		83	
Household furnishings	903		969		1,023	
Household textiles	66		70		74	
Furniture	170		195		217	
Floor coverings	21		24		26	
Major appliances	146		150		152	
Small appliances	77		82		87	
Miscellaneous	423		447		466	
Apparel and services	1,098	2.48 %	1,170	2.50 %	1,216	2.49 %
Men and boys	198		225		239	
Men 16 and over	165		190		202	
Boys 2 to 15	33		35		37	
Women and girls	407		433		450	



Women 16 and over	336	359	378
Girls 2 to 15	71	73	72
Children under 2	85	84	85

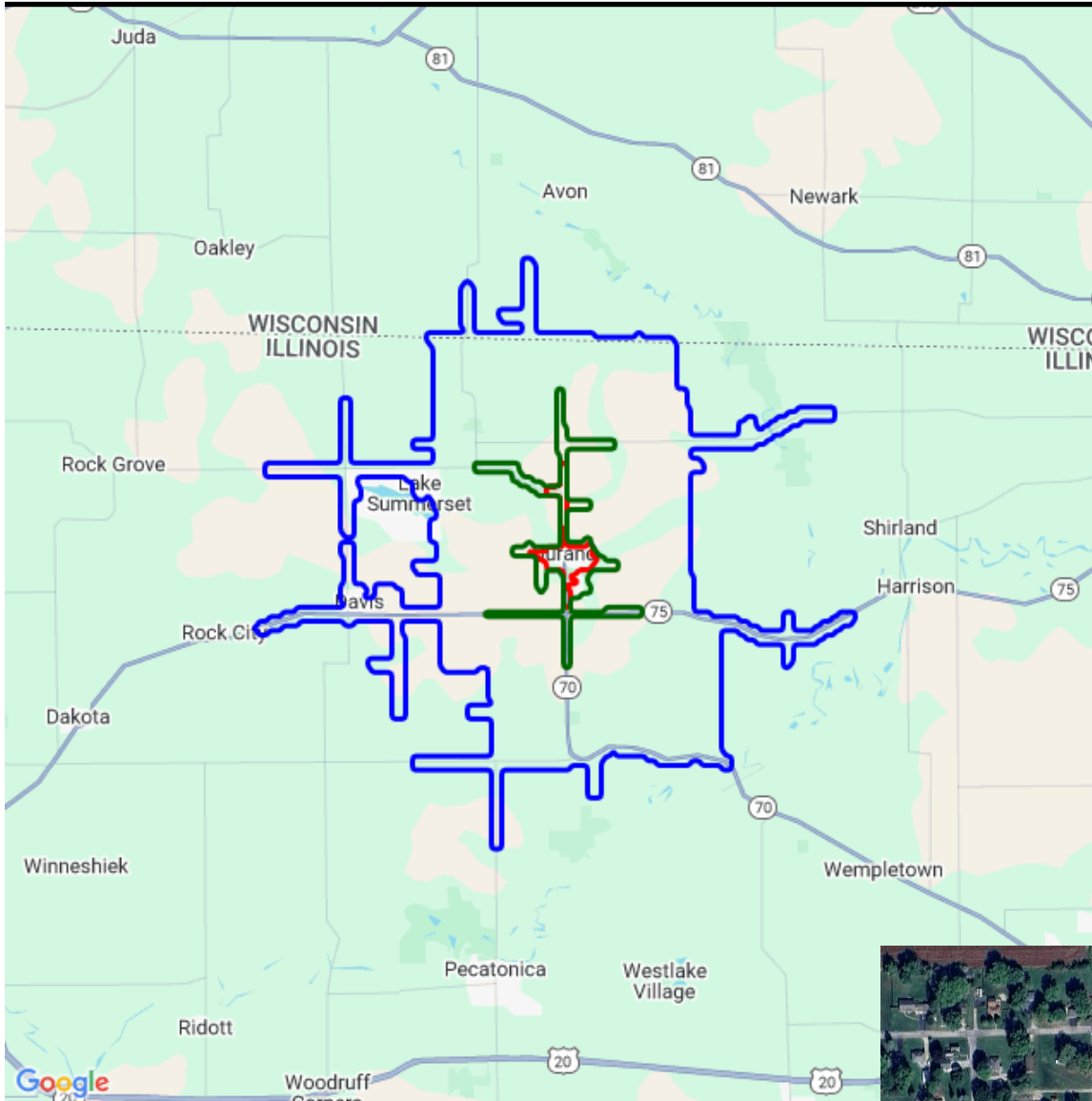
Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	19,386,973		28,862,274		61,159,494	
Average annual household	44,354		46,836		48,814	
Transportation	6,132	13.83 %	6,496	13.87 %	6,730	13.79 %
Vehicle purchases	1,335		1,483		1,565	
Cars and trucks new	706		784		836	
Cars and trucks used	586		654		681	
Gasoline and motor oil	2,046		2,104		2,143	
Other vehicle expenses	2,384		2,497		2,576	
Vehicle finance charges	171		173		179	
Maintenance and repairs	798		846		875	
Vehicle insurance	1,140		1,180		1,208	
Vehicle rental leases	275		298		313	
Public transportation	367		412		446	
Health care	3,633	8.19 %	3,809	8.13 %	3,949	8.09 %
Health insurance	2,401		2,505		2,593	
Medical services	754		799		836	
Drugs	366		384		394	
Medical supplies	112		120		125	
Entertainment	2,667	6.01 %	2,807	5.99 %	2,911	5.96 %
Fees and admissions	451		497		537	
Television radios	1,013		1,033		1,052	
Pets toys	953		1,017		1,057	
Personal care products	554		594		622	
Reading	47		52		55	
Education	905		1,032		1,137	
Tobacco products	414		411		408	
Miscellaneous	753	1.70 %	771	1.65 %	805	1.65 %
Cash contributions	1,318		1,355		1,422	
Personal insurance	4,344		4,869		5,279	
Life and other personal insurance	156		164		172	
Pensions and Social Security	4,188		4,704		5,107	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	587	578	1.56 %	150	412	469	118	180
3-Mile	2020	1,233	1,236	-0.13 %	268	911	1,077	156	331
5-Mile	2020	2,379	2,516	-3.54 %	495	1,793	2,207	172	1,074
1-Mile	2023	486	578	-15.92 %	124	341	426	60	309
3-Mile	2023	1,012	1,236	-17.99 %	220	747	952	60	624
5-Mile	2023	2,094	2,516	-16.64 %	436	1,579	2,004	90	1,442



Demographic Report



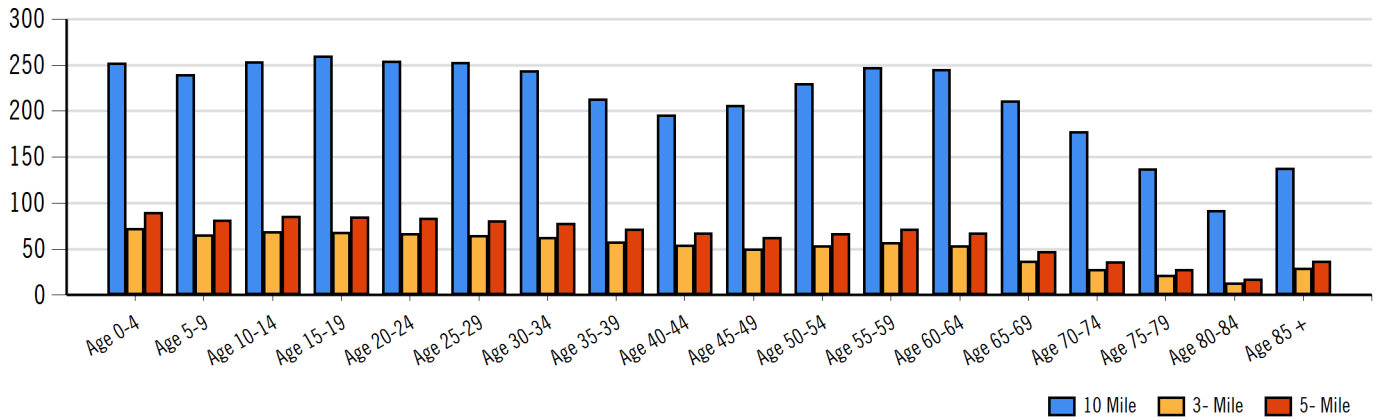
415 N Center St

Population

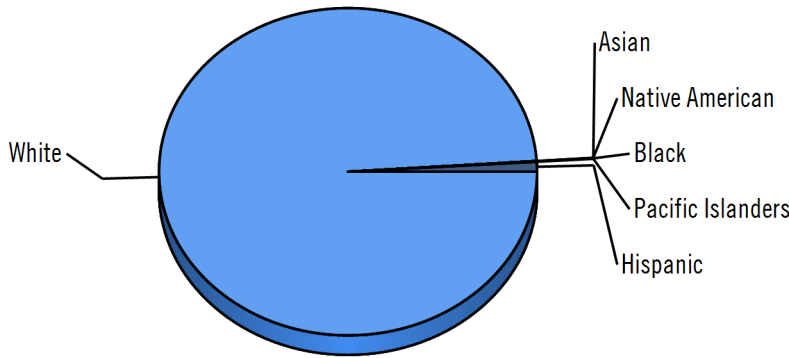
Distance	Male	Female	Total
3- Minute	451	482	933
5- Minute	564	601	1,165
10 Minute	1,873	1,983	3,857



Population by Distance and Age (2020)



Ethnicity within 5 Minute



White Native American Asian Black Pacific Islanders Hispanic

Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

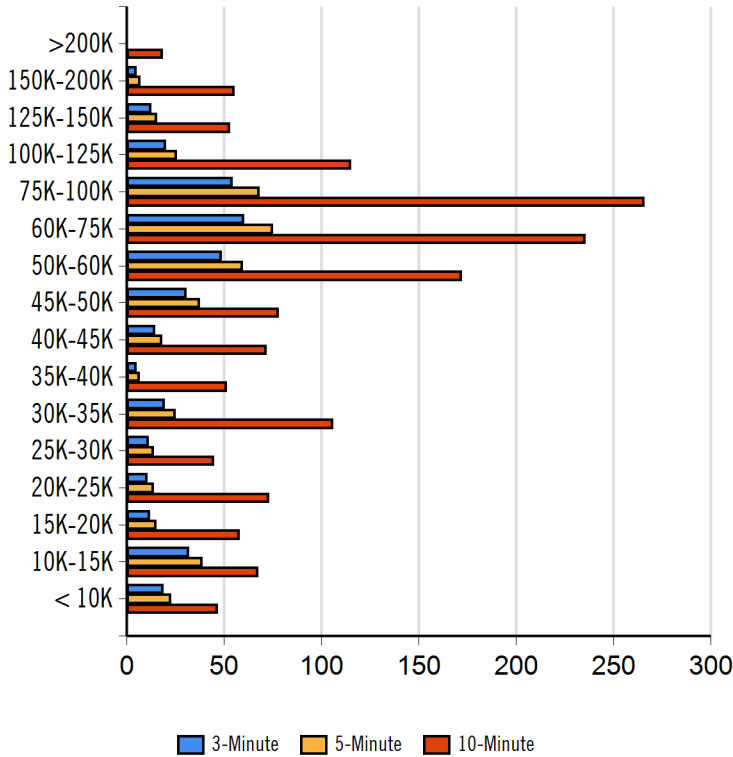
Distance	Employed	Unemployed	Unemployment Rate
3-Minute	414	31	4.85 %
5-Minute	518	39	3.02 %
10-Minute	1,821	112	2.38 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	0	0	26	73	8	59	27	7	33	107	23	10	26
5-Minute	1	0	33	91	10	74	34	9	41	134	29	12	32
10-Minute	44	0	157	366	37	235	124	23	122	436	81	28	111

Household Income



Radius	Median Household Income
5-Minute	\$51,063.50
3-Minute	\$51,103.00
10-Minute	\$55,657.43

Radius	Average Household Income
3-Minute	\$56,320.00
5-Minute	\$62,449.00
10-Minute	\$72,195.86

Radius	Aggregate Household Income
3-Minute	\$19,904,655.67
5-Minute	\$25,016,746.73
10-Minute	\$99,530,218.20

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	589	738	2,596
High School Grad	225	282	1,011
Some College	125	158	592
Associates	46	58	187
Bachelors	69	87	370
Masters	22	28	117
Prof. Degree	7	9	29
Doctorate	1	2	2

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	130 %	81 %	77 %
Teen's	78 %	48 %	39 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	11 %	8 %	15 %
New Homes	64 %	40 %	45 %
New Households	60 %	37 %	26 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	82 %	52 %	61 %
Public Transportation Users	0 %	0 %	1 %
Young Wealthy Households	0 %	0 %	0 %

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Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	15,628,274		19,582,891		71,471,122	
Average annual household	44,354		46,836		49,508	
Food	5,781	13.03 %	6,078	12.98 %	6,365	12.86 %
Food at home	3,875		4,029		4,162	
Cereals and bakery products	548		573		592	
Cereals and cereal products	195		205		210	
Bakery products	353		368		381	
Meats poultry fish and eggs	772		799		822	
Beef	180		186		192	
Pork	143		147		150	
Poultry	145		149		153	
Fish and seafood	119		125		130	
Eggs	65		67		68	
Dairy products	382		402		418	
Fruits and vegetables	779		816		846	
Fresh fruits	116		120		125	
Processed vegetables	155		159		163	
Sugar and other sweets	144		149		154	
Fats and oils	124		129		133	
Miscellaneous foods	742		762		786	
Nonalcoholic beverages	337		346		354	
Food away from home	1,906		2,048		2,203	
Alcoholic beverages	312		328		360	
Housing	16,396	36.97 %	17,061	36.43 %	17,816	35.99 %
Shelter	9,893		10,277		10,748	
Owned dwellings	5,799		6,167		6,585	
Mortgage interest and charges	2,888		3,067		3,299	
Property taxes	1,927		2,073		2,218	
Maintenance repairs	984		1,026		1,067	
Rented dwellings	3,405		3,342		3,305	
Other lodging	689		767		857	
Utilities fuels	3,996		4,118		4,230	
Natural gas	360		379		393	
Electricity	1,612		1,646		1,678	
Fuel oil	152		161		168	
Telephone services	1,249		1,286		1,322	
Water and other public services	623		644		667	
Household operations	1,068	2.41 %	1,132	2.42 %	1,208	2.44 %
Personal services	287		309		337	
Other household expenses	781		823		870	
Housekeeping supplies	536		564		589	
Laundry and cleaning supplies	150		156		160	
Other household products	310		329		347	
Postage and stationery	76		79		82	
Household furnishings	903		969		1,039	
Household textiles	66		70		75	
Furniture	170		195		219	
Floor coverings	21		24		26	
Major appliances	146		150		152	
Small appliances	77		82		87	
Miscellaneous	423		447		478	
Apparel and services	1,098	2.48 %	1,170	2.50 %	1,243	2.51 %
Men and boys	198		225		241	
Men 16 and over	165		190		204	
Boys 2 to 15	33		35		37	
Women and girls	407		433		454	



Women 16 and over	336	359	381
Girls 2 to 15	71	73	73
Children under 2	85	84	86

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	15,628,274		19,582,891		71,471,122	
Average annual household	44,354		46,836		49,508	
Transportation	6,132	13.83 %	6,496	13.87 %	6,828	13.79 %
Vehicle purchases	1,335		1,483		1,583	
Cars and trucks new	706		784		835	
Cars and trucks used	586		654		700	
Gasoline and motor oil	2,046		2,104		2,174	
Other vehicle expenses	2,384		2,497		2,617	
Vehicle finance charges	171		173		185	
Maintenance and repairs	798		846		887	
Vehicle insurance	1,140		1,180		1,226	
Vehicle rental leases	275		298		317	
Public transportation	367		412		452	
Health care	3,633	8.19 %	3,809	8.13 %	3,980	8.04 %
Health insurance	2,401		2,505		2,606	
Medical services	754		799		848	
Drugs	366		384		399	
Medical supplies	112		120		126	
Entertainment	2,667	6.01 %	2,807	5.99 %	2,971	6.00 %
Fees and admissions	451		497		552	
Television radios	1,013		1,033		1,065	
Pets toys	953		1,017		1,077	
Personal care products	554		594		631	
Reading	47		52		55	
Education	905		1,032		1,156	
Tobacco products	414		411		408	
Miscellaneous	753	1.70 %	771	1.65 %	819	1.65 %
Cash contributions	1,318		1,355		1,432	
Personal insurance	4,344		4,869		5,439	
Life and other personal insurance	156		164		179	
Pensions and Social Security	4,188		4,704		5,260	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	407	401	1.08 %	104	286	325	82	125
5-Minute	2020	508	501	1.27 %	129	358	408	100	155
10-Minute	2020	1,635	1,703	-6.89 %	351	1,220	1,481	154	659
3-Minute	2023	337	401	-11.03 %	86	236	295	42	214
5-Minute	2023	421	501	-13.84 %	106	296	370	51	267
10-Minute	2023	1,419	1,703	-45.11 %	304	1,060	1,343	76	938



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 415 N Center St, Durand, IL 61024

CITY, STATE

Durand, IL

POPULATION

3,857

AVG. HHSIZE

2.54

MEDIAN HH INCOME

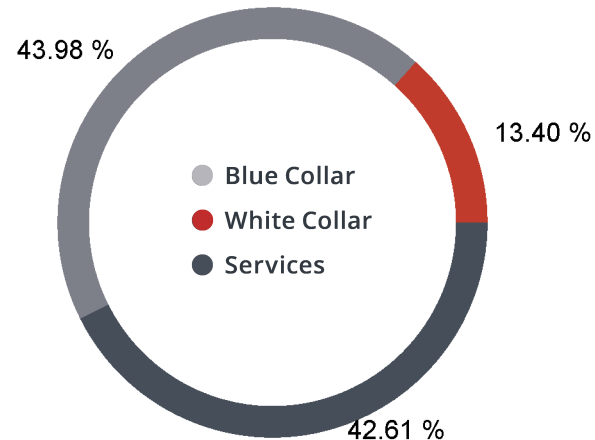
\$55,657

HOME OWNERSHIP

Renters: **120**

Owners: **1,391**

EMPLOYMENT



47.23 %

Employed

2.91 %

Unemployed

EDUCATION

High School Grad: **38.97 %**

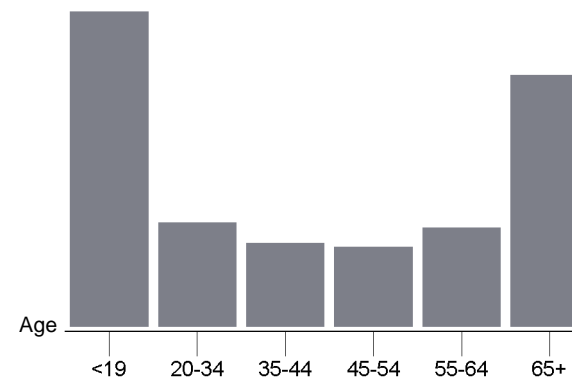
Some College: **22.81 %**

Associates: **7.20 %**

Bachelors: **23.36 %**

GENDER & AGE

48.58 % **51.42 %**



RACE & ETHNICITY

White: **98.00 %**

Asian: **0.00 %**

Native American: **0.00 %**

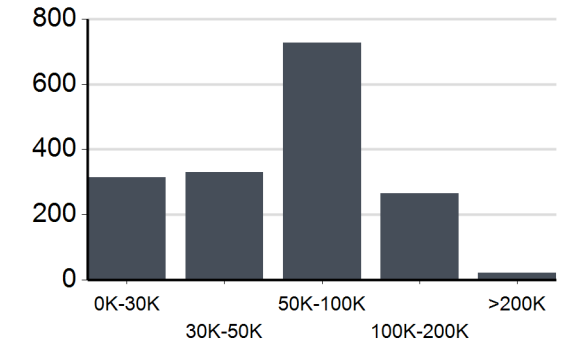
Pacific Islanders: **0.00 %**

African-American: **0.00 %**

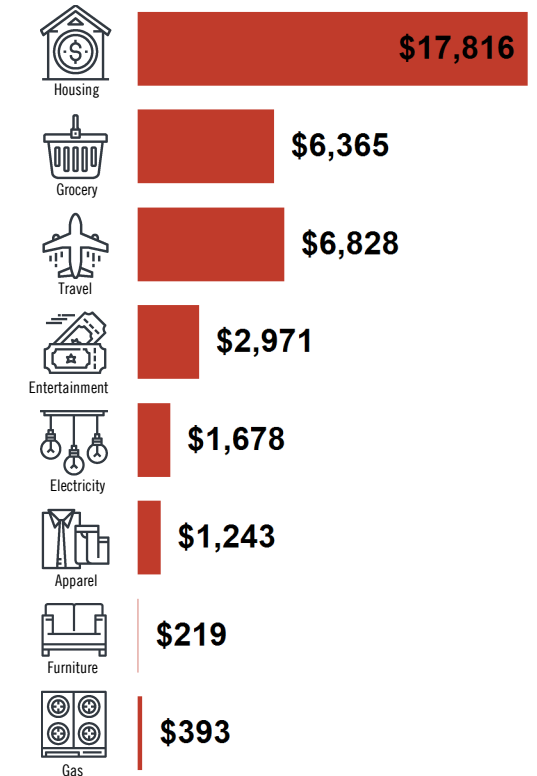
Hispanic: **1.22 %**

Two or More Races: **0.79 %**

INCOME BY HOUSEHOLD

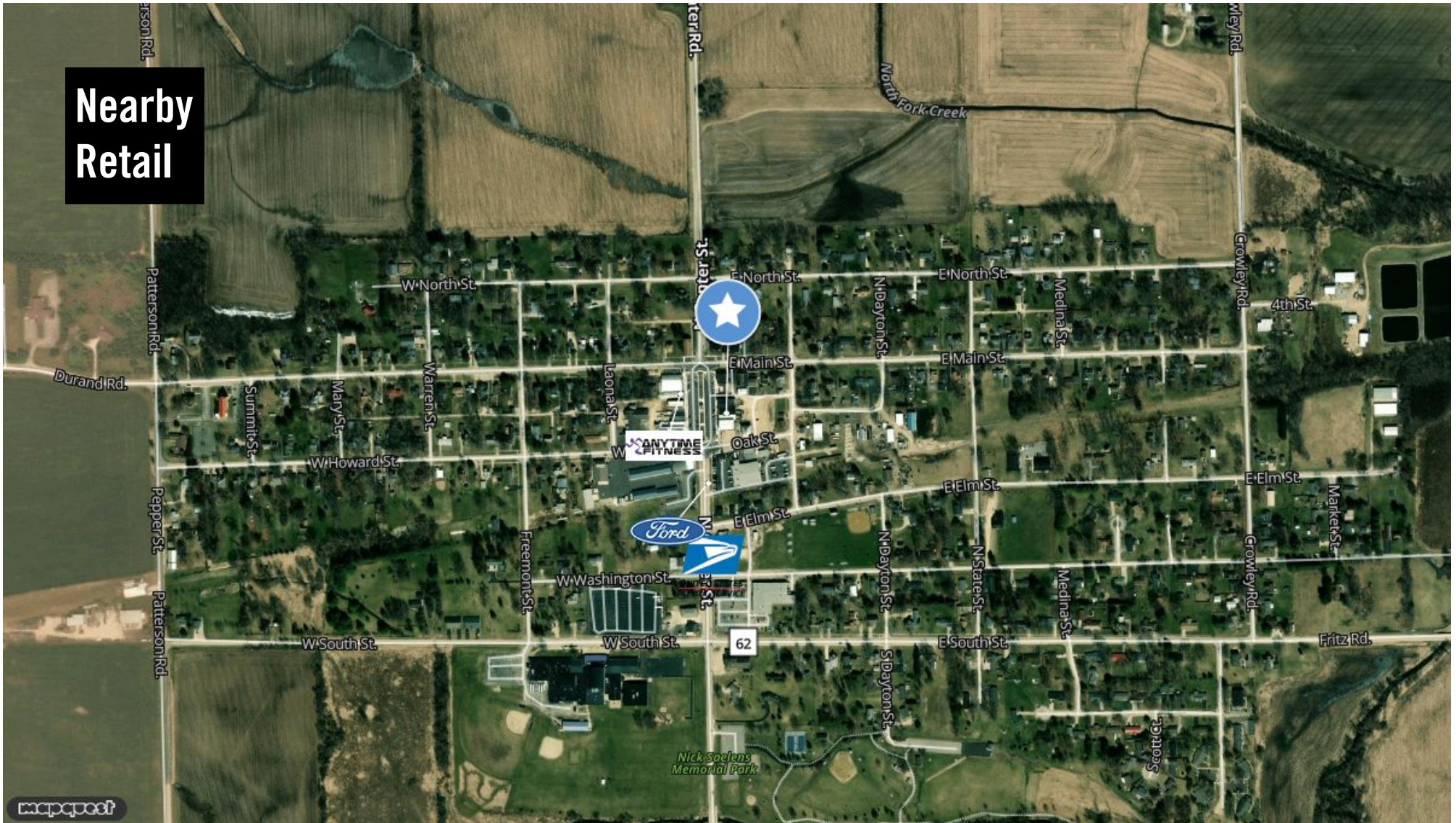


HH SPENDING



415 N Center St

**Nearby
Retail**



415 N Center St

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