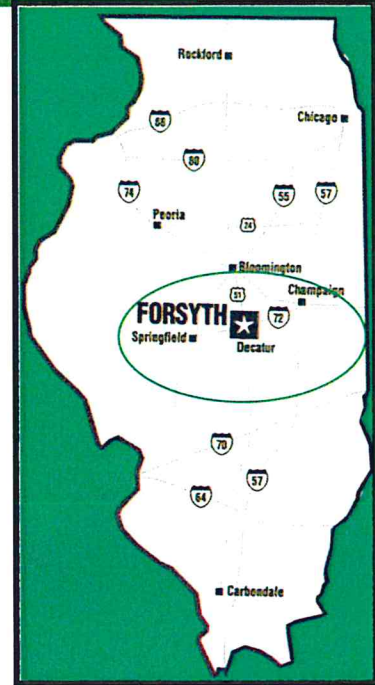


Village of Forsyth, Illinois

- ◆ Centrally located in Illinois at the intersection of 2 major highways (Route 51 and Interstate 72).
- ◆ Average Daily Traffic Counts on Route 51 through Forsyth - approximately 30,000.
- ◆ Enterprise Zone, and Tax Increment Financing (TIF) district covers many commercially zoned properties.
- ◆ Available parcels and buildings to fit any need. Inquire for details.



Village & Commercial Area Statistics

	Village of Forsyth	5-Miles	15-Min Drive Time
Population	3,690	42,761	60,202
Median Household Income	\$96,000	\$37,788	\$37,538
Total Businesses	230	1,922	3,080
Total Retail Expenditure	\$52,280,719	\$350,731,293	\$458,846,491
Apparel & Services	\$4,558,522	\$30,840,252	\$40,380,660
Household Furnishings	3,803,647	\$24,816,533	\$32,425,836
Eating & Drinking	\$6,594,510	\$43,690,964	\$57,224,233
Grocery Stores	\$10,363,830	\$72,548,217	\$95,132,312

*Data Source: ESRI Business Analyst 2015 & 2014 American Community Survey

- ◆ Forsyth is a premiere retail destination in central Illinois. Join the dozens of national brands already doing business in the Village, including Best Buy, Lowe's, Cheddar's, Red Lobster, Menards, Harley Davidson, Kohl's, TJ Maxx, Hobby Lobby, Von Maur, Bergner's, Staples, Texas Roadhouse and many others.



- ◆ With high levels of income, the smallest tax rates in the region, and a cost of living 15% less than the national average*, Forsyth residents have some of the highest levels of disposable income in central Illinois.

*Data Source: Experian (n.d.).

- ◆ Of the housing units within the Village, over 90% are owner-occupied.
- ◆ Median home values within the Village over \$220,000.

Tax Rate Comparisons

Forsyth	7.2666
Bloomington	8.1399
Mt. Zion	8.1569
Springfield	8.2889
Clinton	8.4031
Champaign	8.4125
Normal	8.4414
Maroa	8.9656
Peoria	9.2053
Decatur	9.5862
Urbana	10.6011

For more information about available buildings and sites, please contact the Village of Forsyth.



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