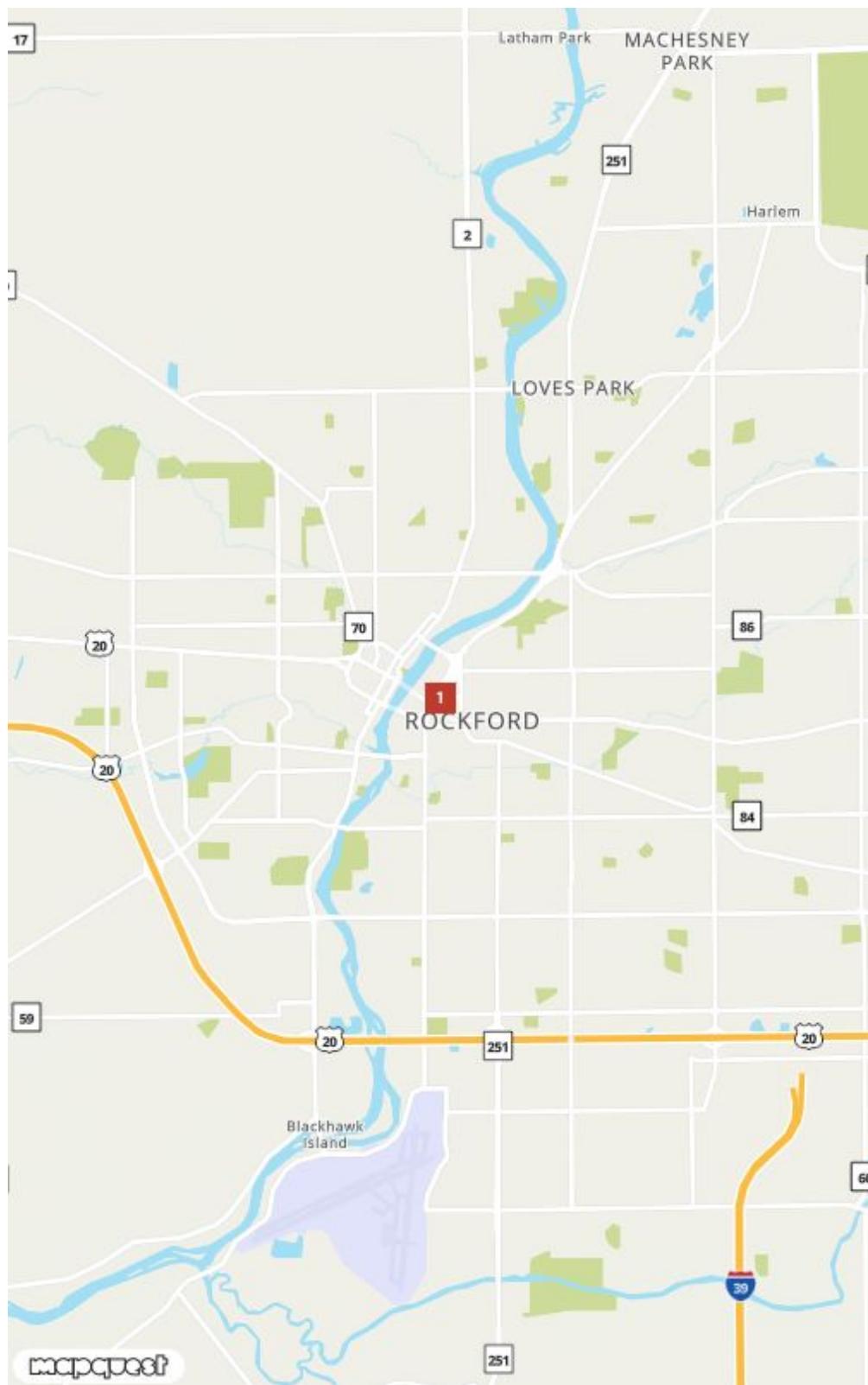


Report for 415 N 3rd St, Rockf...

Dickerson Nieman Commercial

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



Dickerson
& Nieman
COMMERCIAL



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

MOODY'S

415 N 3rd St.

Dickerson
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Dickerson Nieman Commercial

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



415 N 3rd St.

415 N 3rd St

Rockford, IL 61107

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& Nieman
COMMERCIAL



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MOODY'S
ANALYTICS

Catalyst

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1

Property Information

415 N 3rd St.
415 N 3rd St
Rockford, IL 61107
Winnebago /

Type	Office	Subtype	General	Zoning	C1
Building Size	11,220 SF	Parking Ratio		Land Size	0.48 Acres
Building status:	Existing	Floors	1	Parcel:	11-23-456-004
Year Built		Elevators			
Building Class	C	Construction	Framed		

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
Office	No	Available		\$599,000	11,368	\$52.69	Now

GOOD, CLEAN INDUSTRIAL BUILDING WITH KITCHEN AREA, OFFICES, RECEPTION, 10X10 & 10X11 OVERHEAD DOORS, HEAVY INDUSTRIAL POWER. GREAT BUILDING FOR LIGHT INDUSTRIAL WAREHOUSING, FULFILLMENT, LARGE CONTRACTION OR LANDSCAPING COMPANY, METAL FABRICATION OR SPECIALIZED FLEX. TERRIFIC VISIBILITY ON BUSY NORTH 3RD STREET IN ROCKFORD. OFFICE SPACE IN THE FRONT OF THE BUILDING WITH BUILTOUT SHOP SPACE IN THE REAR OF THE BUILDING. OFFERING INCLUDES 7 ADDITIONAL L



Office For Sale

Dickerson Nieman Commercial

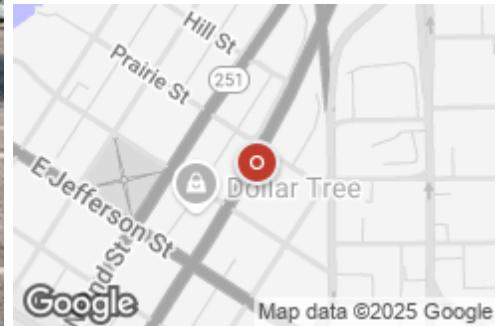
6277 E. Riverside Rockford, IL 61114 | 815-877-5995

415 N 3RD STREET

415 N 3RD STREET, Rockford, IL, 61107

Office: General For Sale

Prepared on June 20, 2025



Listing Details | Office For Sale

Total Available Space	11,368 SF
Asking Price	\$599,000
Listing Price Per SF	\$52.69
Cap Rate (Actual)	-
Total Expenses	\$5,249
Vacant	-
Available Date	Now

Days On Market	4 days
Date Listed	6/16/2025
Last Modified	6/20/2025
Listing ID	42814659
Owner Occupied	Yes
Parking Spaces	10

Description

GOOD, CLEAN INDUSTRIAL BUILDING WITH KITCHEN AREA, OFFICES, RECEPTION, 10X10 & 10X11 OVERHEAD DOORS, HEAVY INDUSTRIAL POWER. GREAT BUILDING FOR LIGHT INDUSTRIAL WAREHOUSING, FULFILLMENT, LARGE CONTRACTION OR LANDSCAPING COMPANY, METAL FABRICATION OR SPECIALIZED FLEX. TERRIFIC VISIBILITY ON BUSY NORTH 3RD STREET IN ROCKFORD. OFFICE SPACE IN THE FRONT OF THE BUILDING WITH BUILTOUT SHOP SPACE IN THE REAR OF THE BUILDING. OFFERING INCLUDES 7 ADDITIONAL LOTS (PIN #'S 11-23-456-002, 11-23-456-003, 11-23-456-005, 11-23-456-006, 11-23-456-013, 11-23-456-014 AND 11-23-456-015. 1.57 ACRES IN TOTAL.

Property Details

Building Class	C
Property Type	Office
Sub Type	General
Zoning	C1
Building Status	Existing
Building Size	11,220 SF
Land Size	0.48 Acres / 20,755 SF
Number of Buildings	1
Floors	1

Year Built/Renovated	-
Primary Construction	Framed
Occupancy Type	Single Tenant
Parcels	11-23-456-004
Legal Owner	Cmbc Investments Llc
Submarket	-
County	Winnebago
Floor Size	10,986 SF

Contact



Bobby Walsh

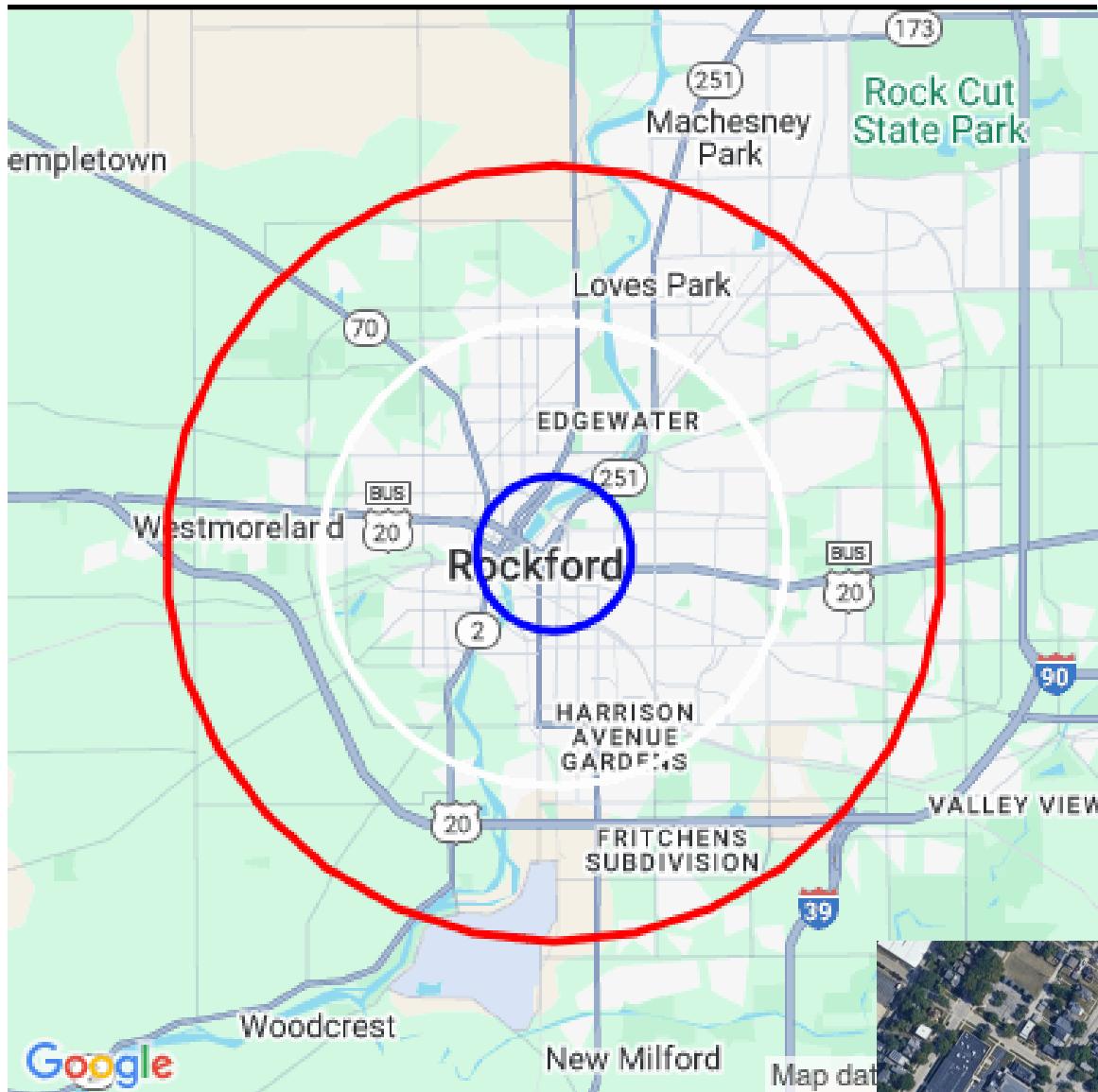
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MOODY'S

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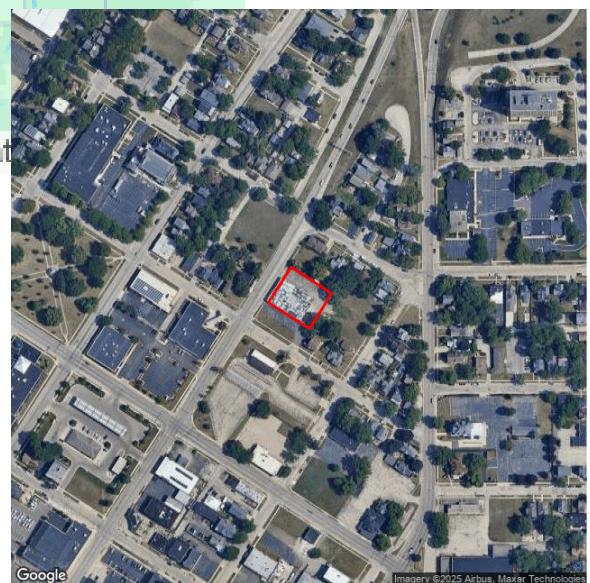
Demographic Report



415 N 3rd St.

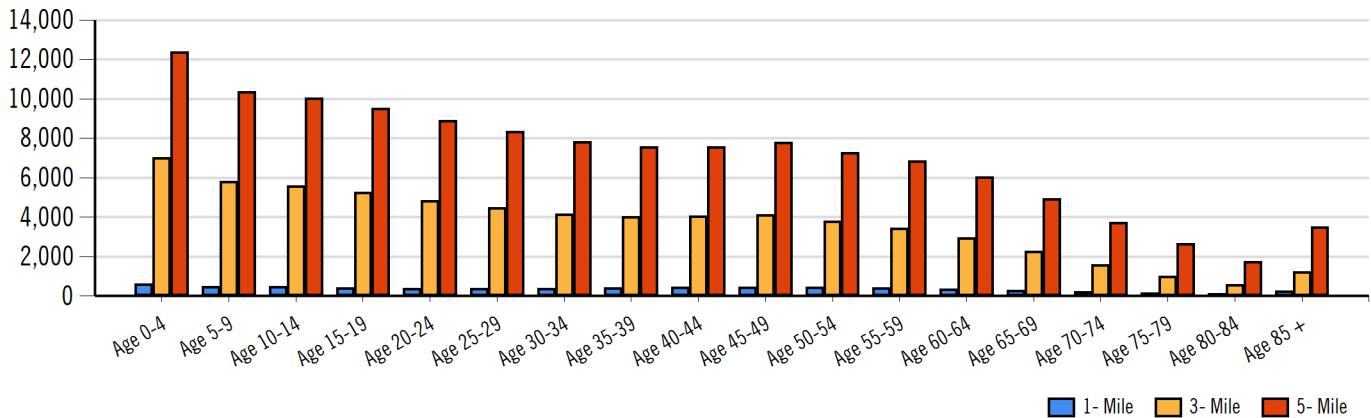
Population

Distance	Male	Female	Total
1- Mile	3,438	3,654	7,092
3- Mile	32,225	34,411	66,635
5- Mile	61,660	65,760	127,420

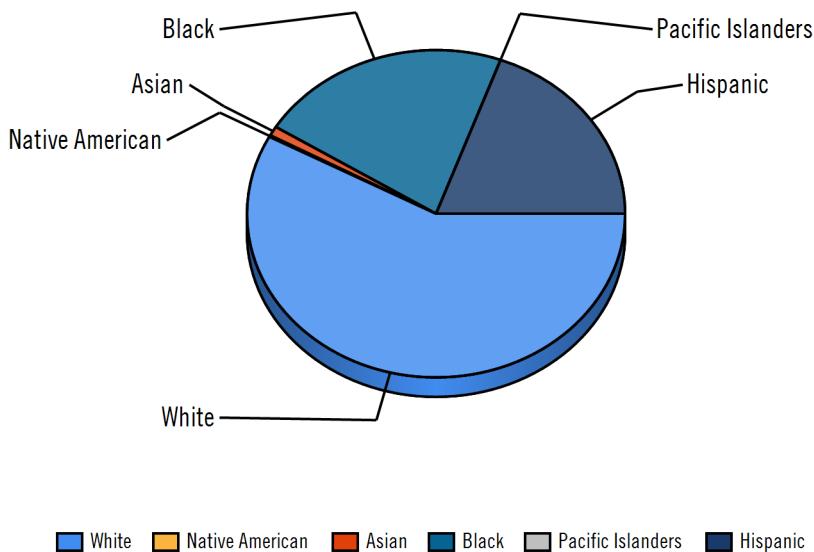


Bobby Walsh
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Population by Distance and Age (2020)



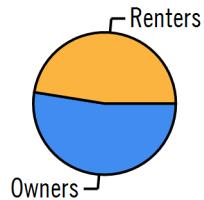
Ethnicity within 5 miles



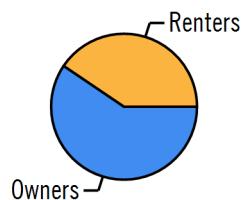
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

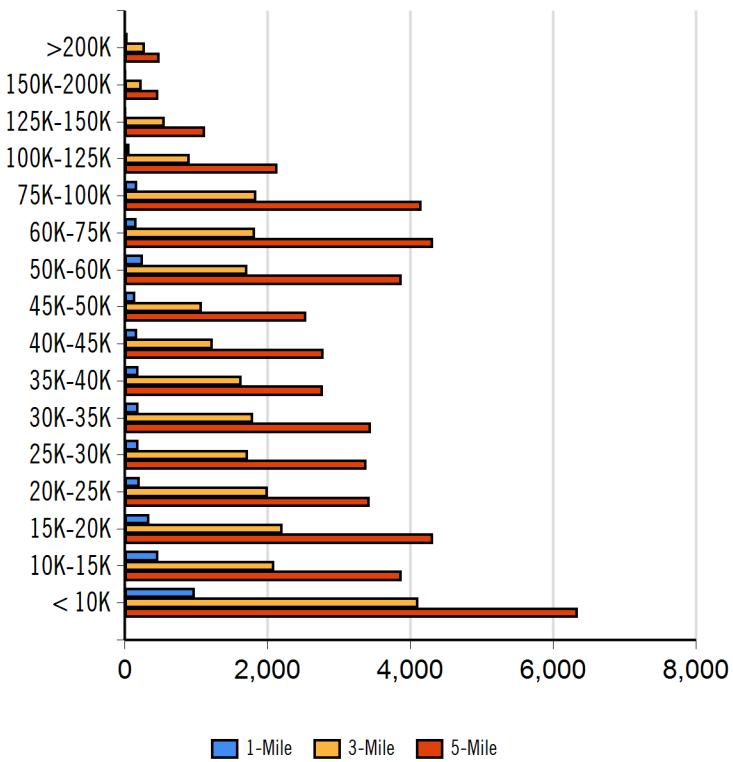
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,868	350	5.79 %
3-Mile	27,605	2,840	8.59 %
5-Mile	53,203	4,848	7.95 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	8	1	111	593	41	312	134	70	254	754	213	143	176
3-Mile	96	77	1,259	5,531	666	3,036	1,527	661	2,509	6,034	2,679	846	1,848
5-Mile	179	100	2,454	10,853	1,344	6,071	2,992	1,317	4,701	11,737	4,504	1,549	3,746

Household Income



Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	107 %	148 %	142 %
Teen's	42 %	105 %	103 %
Expensive Homes	0 %	2 %	7 %
Mobile Homes	0 %	8 %	11 %
New Homes	6 %	5 %	12 %
New Households	74 %	95 %	88 %
Military Households	3 %	3 %	8 %
Households with 4+ Cars	18 %	59 %	65 %
Public Transportation Users	50 %	54 %	42 %
Young Wealthy Households	22 %	24 %	18 %

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	125,604,597		978,301,711		1,968,680,693	
Average annual household	35,309		38,845		39,929	
Food	4,879	13.82 %	5,243	13.50 %	5,345	13.39 %
Food at home	3,402		3,593		3,641	
Cereals and bakery products	478		508		515	
Cereals and cereal products	171		182		184	
Bakery products	306		326		330	
Meats poultry fish and eggs	708		741		746	
Beef	164		172		173	
Pork	124		133		135	
Poultry	136		141		141	
Fish and seafood	115		118		118	
Eggs	58		60		61	
Dairy products	337		353		358	
Fruits and vegetables	670		715		726	
Fresh fruits	98		104		106	
Processed vegetables	135		143		144	
Sugar and other sweets	124		133		134	
Fats and oils	106		113		115	
Miscellaneous foods	642		674		685	
Nonalcoholic beverages	305		319		321	
Food away from home	1,476		1,649		1,703	
Alcoholic beverages	223		254		265	
Housing	13,675	38.73 %	14,744	37.96 %	15,042	37.67 %
Shelter	8,211		8,842		9,025	
Owned dwellings	4,121		4,730		4,944	
Mortgage interest and charges	1,986		2,297		2,406	
Property taxes	1,346		1,566		1,644	
Maintenance repairs	788		865		893	
Rented dwellings	3,591		3,539		3,480	
Other lodging	499		572		601	
Utilities fuels	3,407		3,658		3,715	
Natural gas	298		327		333	
Electricity	1,443		1,521		1,534	
Fuel oil	120		131		135	
Telephone services	1,031		1,120		1,142	
Water and other public services	514		557		569	
Household operations	823	2.33 %	923	2.38 %	955	2.39 %
Personal services	208		242		253	
Other household expenses	615		680		702	
Housekeeping supplies	472		501		510	
Laundry and cleaning supplies	139		143		144	
Other household products	257		282		289	
Postage and stationery	76		75		76	
Household furnishings	760		818		836	
Household textiles	65		64		64	
Furniture	148		162		165	
Floor coverings	15		18		18	
Major appliances	106		120		124	
Small appliances	70		75		75	
Miscellaneous	354		377		386	
Apparel and services	1,038	2.94 %	1,084	2.79 %	1,090	2.73 %
Men and boys	178		191		194	
Men 16 and over	138		152		157	
Boys 2 to 15	40		38		37	
Women and girls	389		402		403	



Dickerson Nieman Commercial

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Women 16 and over	319	330	331
Girls 2 to 15	69	72	71
Children under 2	83	84	83

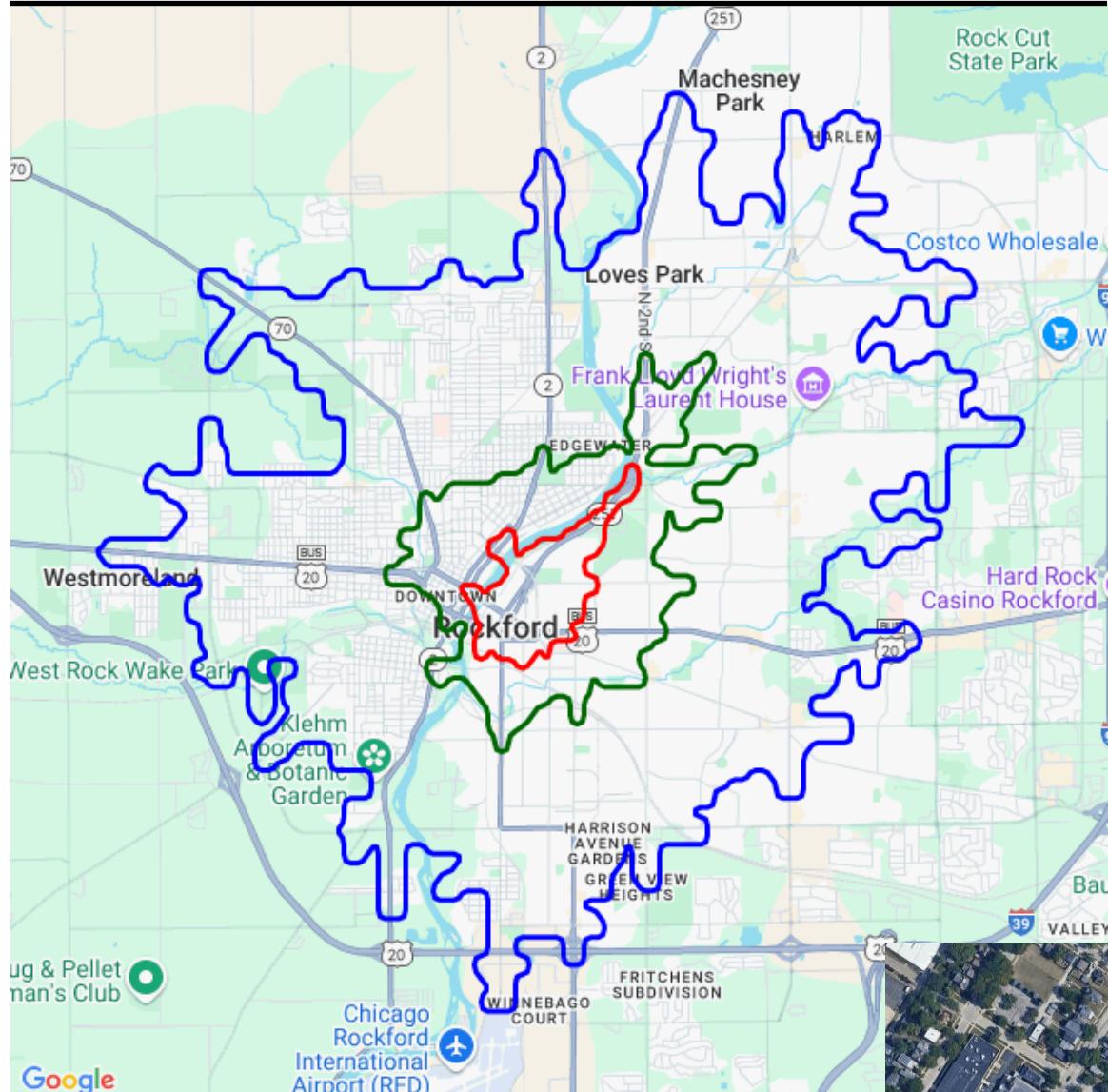
Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	125,604,597		978,301,711		1,968,680,693	
Average annual household	35,309		38,845		39,929	
Transportation	4,799	13.59 %	5,338	13.74 %	5,498	13.77 %
Vehicle purchases	987		1,119		1,167	
Cars and trucks new	430		519		560	
Cars and trucks used	535		574		577	
Gasoline and motor oil	1,672		1,820		1,855	
Other vehicle expenses	1,837		2,065		2,131	
Vehicle finance charges	111		132		138	
Maintenance and repairs	648		711		729	
Vehicle insurance	862		983		1,017	
Vehicle rental leases	215		238		246	
Public transportation	302		333		343	
Health care	2,704	7.66 %	3,059	7.87 %	3,178	7.96 %
Health insurance	1,853		2,069		2,138	
Medical services	497		584		618	
Drugs	265		305		319	
Medical supplies	89		98		102	
Entertainment	2,013	5.70 %	2,261	5.82 %	2,342	5.87 %
Fees and admissions	300		354		375	
Television radios	827		898		918	
Pets toys	737		826		853	
Personal care products	455		498		510	
Reading	39		44		45	
Education	904		913		915	
Tobacco products	389		395		396	
Miscellaneous	534	1.51 %	611	1.57 %	636	1.59 %
Cash contributions	912		1,048		1,096	
Personal insurance	2,739		3,345		3,565	
Life and other personal insurance	108		126		132	
Pensions and Social Security	2,631		3,218		3,433	

Distance	Year	Estimated Households		Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter
1-Mile	2020	7,600	7,296	5.29 %	3,408	3,562	2,234	5,366
3-Mile	2020	34,043	31,227	9.55 %	10,787	20,968	18,778	15,265
5-Mile	2020	65,338	59,885	9.52 %	20,345	40,876	39,259	26,079
1-Mile	2023	6,414	7,296	-10.36 %	2,818	3,063	1,775	4,639
3-Mile	2023	28,984	31,227	-6.36 %	9,085	17,952	16,240	12,744
5-Mile	2023	55,140	59,885	-7.09 %	17,053	34,608	33,942	21,198



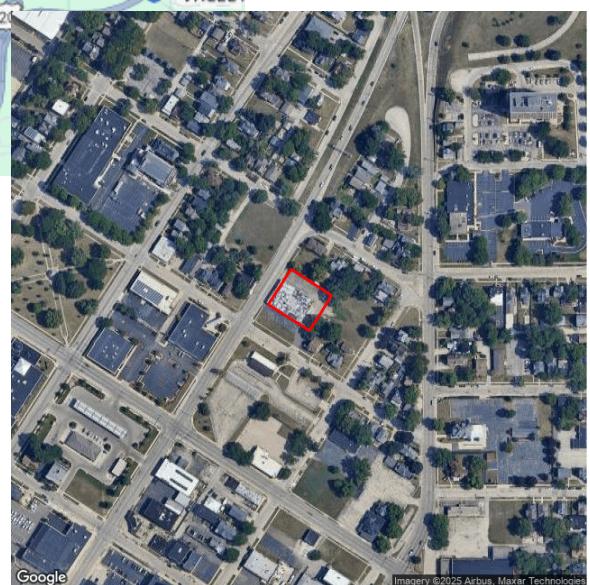
Demographic Report



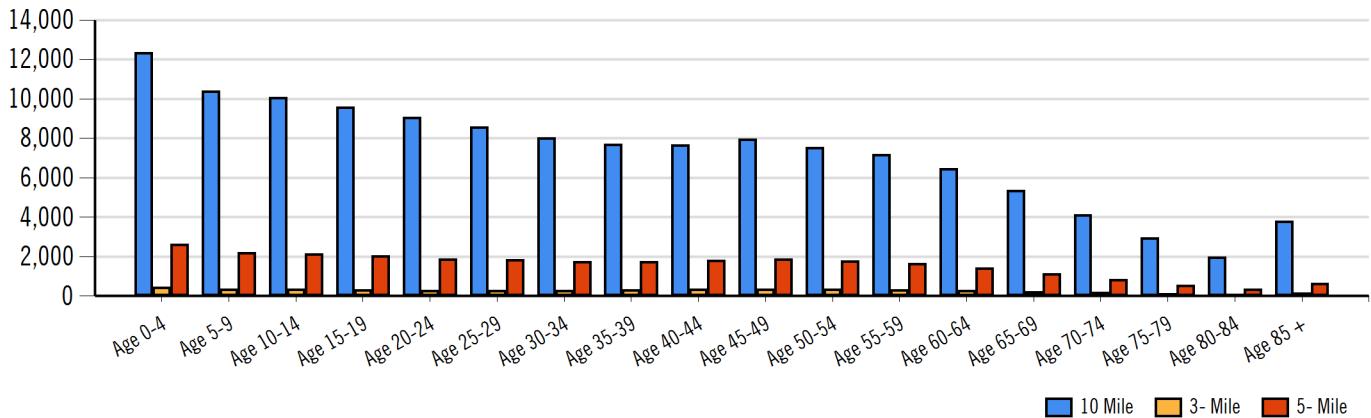
415 N 3rd St.

Population

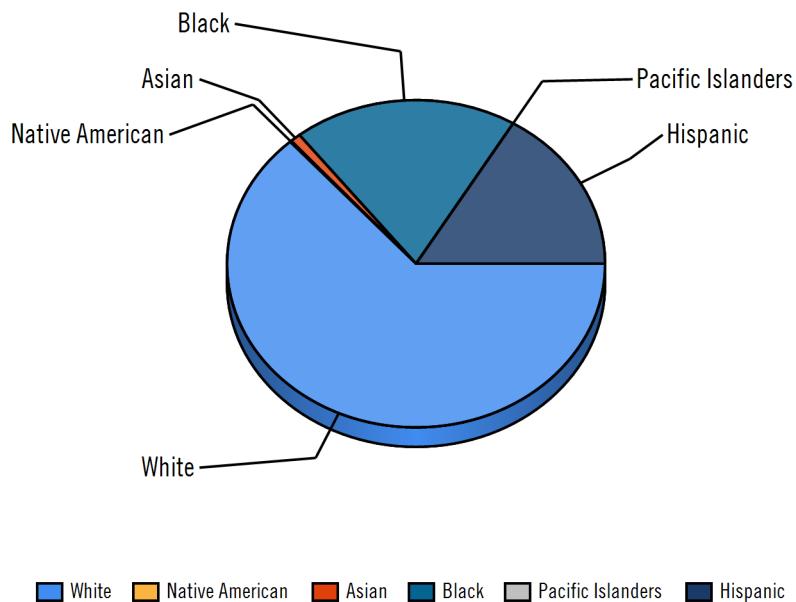
Distance	Male	Female	Total
3-Minute	2,673	2,811	5,484
5-Minute	13,896	14,838	28,735
10 Minute	63,472	67,725	131,196



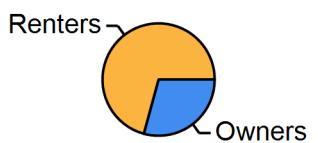
Population by Distance and Age (2020)



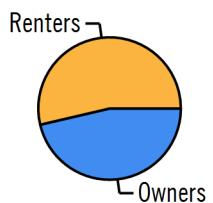
Ethnicity within 5 Minute



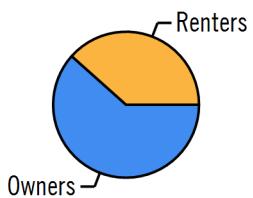
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

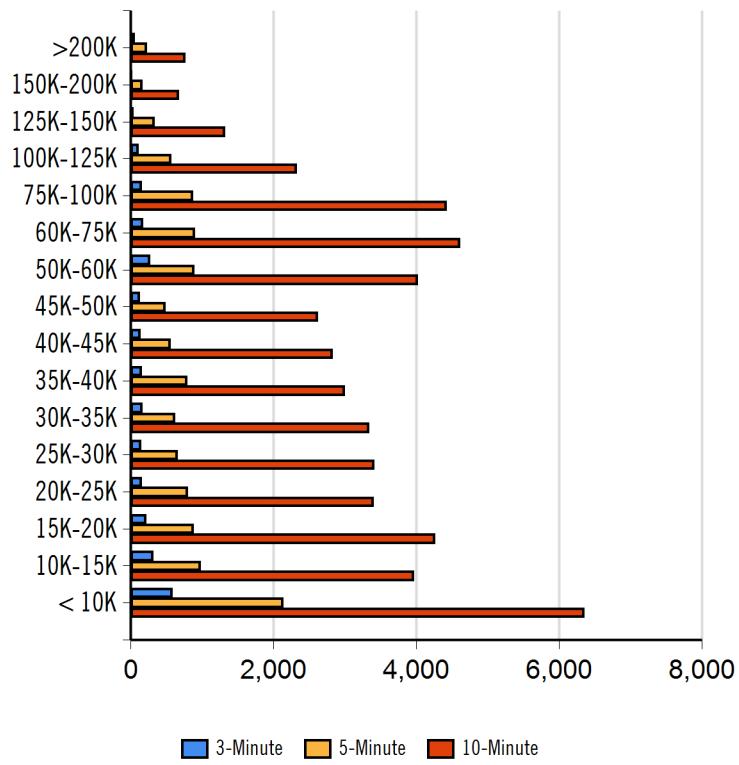
Distance	Employed	Unemployed	Unemployment Rate
3-Minute	2,435	257	4.15 %
5-Minute	12,511	1,197	6.22 %
10-Minute	55,627	4,942	7.31 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	1	1	74	532	38	259	125	82	228	621	158	125	130
5-Minute	37	26	503	2,286	278	1,336	660	324	1,097	2,959	1,227	528	871
10-Minute	196	115	2,763	10,942	1,456	6,471	2,936	1,378	4,988	12,743	4,472	1,476	3,960

Household Income



Radius	Median Household Income
3-Minute	\$32,405.71
5-Minute	\$37,592.31
10-Minute	\$41,013.49

Radius	Average Household Income
3-Minute	\$41,793.65
5-Minute	\$46,014.20
10-Minute	\$48,834.54

Radius	Aggregate Household Income
3-Minute	\$109,050,395.36
5-Minute	\$545,238,137.63
10-Minute	\$2,452,517,644.31

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	3,626	17,720	79,636
High School Grad	1,032	4,946	25,380
Some College	739	3,692	16,328
Associates	166	872	4,458
Bachelors	308	2,064	8,878
Masters	145	1,008	3,500
Prof. Degree	87	474	1,732
Doctorate	19	119	394

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	80 %	116 %	133 %
Teen's	35 %	70 %	94 %
Expensive Homes	3 %	6 %	6 %
Mobile Homes	0 %	1 %	10 %
New Homes	0 %	7 %	11 %
New Households	58 %	80 %	79 %
Military Households	0 %	5 %	5 %
Households with 4+ Cars	21 %	41 %	65 %
Public Transportation Users	32 %	47 %	38 %
Young Wealthy Households	12 %	8 %	13 %

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

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	103,019,890		474,014,301		2,087,382,650	
Average annual household	38,419		40,084		40,908	
Food	5,221	13.59 %	5,387	13.44 %	5,454	13.33 %
Food at home	3,573		3,661		3,696	
Cereals and bakery products	503		517		523	
Cereals and cereal products	180		185		187	
Bakery products	323		332		336	
Meats poultry fish and eggs	737		750		755	
Beef	172		175		176	
Pork	129		134		137	
Poultry	141		143		143	
Fish and seafood	120		120		119	
Eggs	60		61		61	
Dairy products	356		363		364	
Fruits and vegetables	708		729		738	
Fresh fruits	103		106		108	
Processed vegetables	141		144		146	
Sugar and other sweets	131		135		136	
Fats and oils	111		115		117	
Miscellaneous foods	673		689		696	
Nonalcoholic beverages	316		323		325	
Food away from home	1,647		1,725		1,758	
Alcoholic beverages	253		268		274	
Housing	14,563	37.91 %	15,068	37.59 %	15,322	37.45 %
Shelter	8,772		9,052		9,200	
Owned dwellings	4,635		4,917		5,105	
Mortgage interest and charges	2,263		2,411		2,494	
Property taxes	1,530		1,630		1,701	
Maintenance repairs	841		875		909	
Rented dwellings	3,537		3,516		3,466	
Other lodging	598		617		628	
Utilities fuels	3,554		3,688		3,763	
Natural gas	317		332		340	
Electricity	1,483		1,526		1,547	
Fuel oil	129		134		138	
Telephone services	1,080		1,130		1,159	
Water and other public services	543		565		578	
Household operations	905	2.36 %	959	2.39 %	982	2.40 %
Personal services	234		258		262	
Other household expenses	670		701		719	
Housekeeping supplies	505		514		519	
Laundry and cleaning supplies	145		146		146	
Other household products	279		290		295	
Postage and stationery	79		78		77	
Household furnishings	826		852		856	
Household textiles	70		67		65	
Furniture	169		173		171	
Floor coverings	18		19		19	
Major appliances	109		118		126	
Small appliances	75		77		77	
Miscellaneous	382		396		395	
Apparel and services	1,098	2.86 %	1,129	2.82 %	1,110	2.71 %
Men and boys	194		202		200	
Men 16 and over	153		162		162	
Boys 2 to 15	40		40		37	
Women and girls	411		414		409	



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Women 16 and over	343	342	337
Girls 2 to 15	68	72	72
Children under 2	85	85	84

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	103,019,890		474,014,301		2,087,382,650	
Average annual household	38,419		40,084		40,908	
Transportation	5,194	13.52 %	5,482	13.68 %	5,629	13.76 %
Vehicle purchases	1,113		1,177		1,208	
Cars and trucks new	520		550		586	
Cars and trucks used	567		598		591	
Gasoline and motor oil	1,764		1,843		1,885	
Other vehicle expenses	1,969		2,106		2,179	
Vehicle finance charges	125		135		142	
Maintenance and repairs	698		730		745	
Vehicle insurance	906		989		1,037	
Vehicle rental leases	239		250		254	
Public transportation	347		355		356	
Health care	2,949	7.68 %	3,117	7.78 %	3,251	7.95 %
Health insurance	1,996		2,098		2,180	
Medical services	564		606		638	
Drugs	291		311		327	
Medical supplies	96		101		104	
Entertainment	2,206	5.74 %	2,339	5.84 %	2,404	5.88 %
Fees and admissions	362		384		394	
Television radios	867		908		931	
Pets toys	807		855		876	
Personal care products	497		515		522	
Reading	44		45		46	
Education	1,015		993		949	
Tobacco products	392		394		397	
Miscellaneous	600	1.56 %	629	1.57 %	655	1.60 %
Cash contributions	1,004		1,067		1,125	
Personal insurance	3,376		3,645		3,764	
Life and other personal insurance	121		131		136	
Pensions and Social Security	3,255		3,514		3,627	

Distance	Year	Estimated Households		Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter
3-Minute	2020	3,139	3,090	12.74 %	1,595	1,284	964	2,175
5-Minute	2020	13,729	12,976	249.70 %	5,188	7,496	6,423	7,306
10-Minute	2020	59,707	55,001	1,360.99 %	18,679	37,264	36,178	23,528
3-Minute	2023	2,612	3,090	-107.68 %	1,310	1,086	782	1,831
5-Minute	2023	11,562	12,976	-354.01 %	4,309	6,371	5,380	6,183
10-Minute	2023	50,361	55,001	-1,128.56 %	15,644	31,540	31,313	19,048
								24,503



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 415 N 3rd St, Rockford, IL 61107

CITY, STATE

Rockford, IL

POPULATION

131,196

AVG. HH SIZE

2.53

MEDIAN HH INCOME

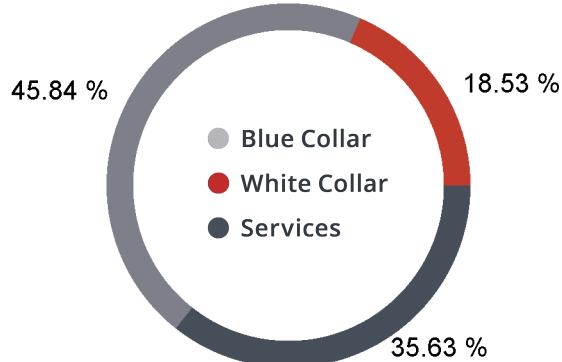
\$41,013

HOME OWNERSHIP

Renters:  **19,690**

Owners:  **31,581**

EMPLOYMENT



42.40 %

Employed

3.77 %

Unemployed

EDUCATION

High School Grad: **31.87 %**

Some College: **20.50 %**

Associates: **5.60 %**

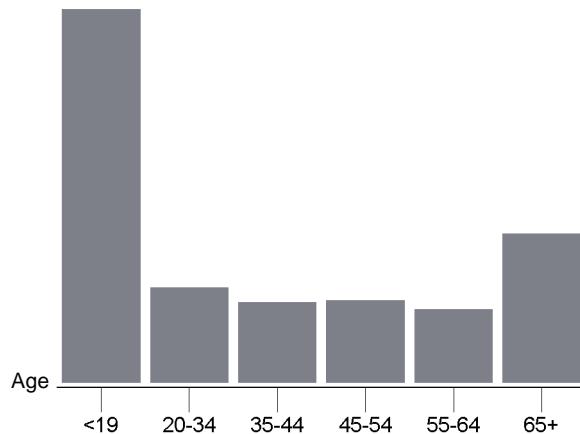
Bachelors: **20.43 %**

GENDER & AGE

48.38 %



51.62 %



RACE & ETHNICITY

White: **58.41 %**

Asian: **1.14 %**

Native American: **0.12 %**

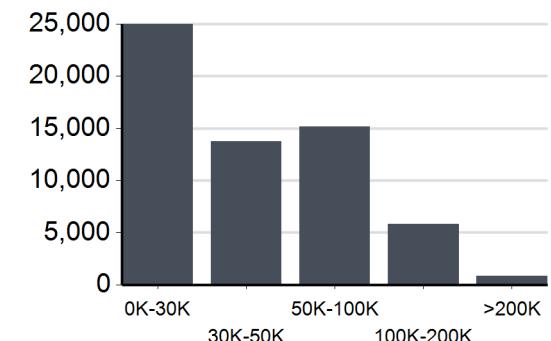
Pacific Islanders: **0.00 %**

African-American: **18.48 %**

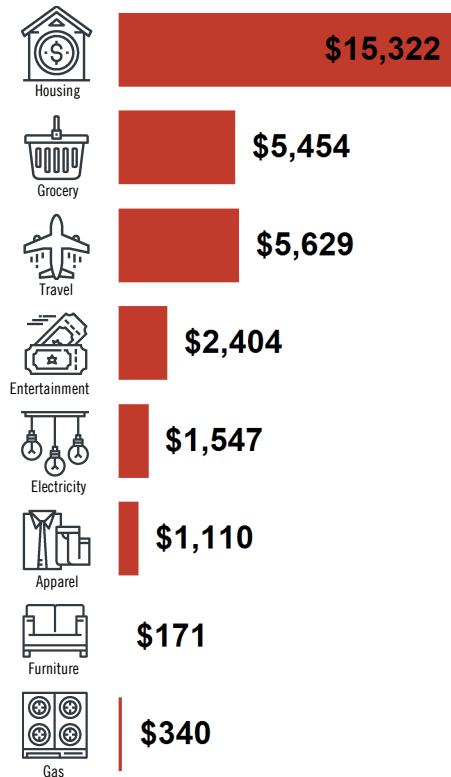
Hispanic: **13.27 %**

Two or More Races: **8.57 %**

INCOME BY HOUSEHOLD



HH SPENDING



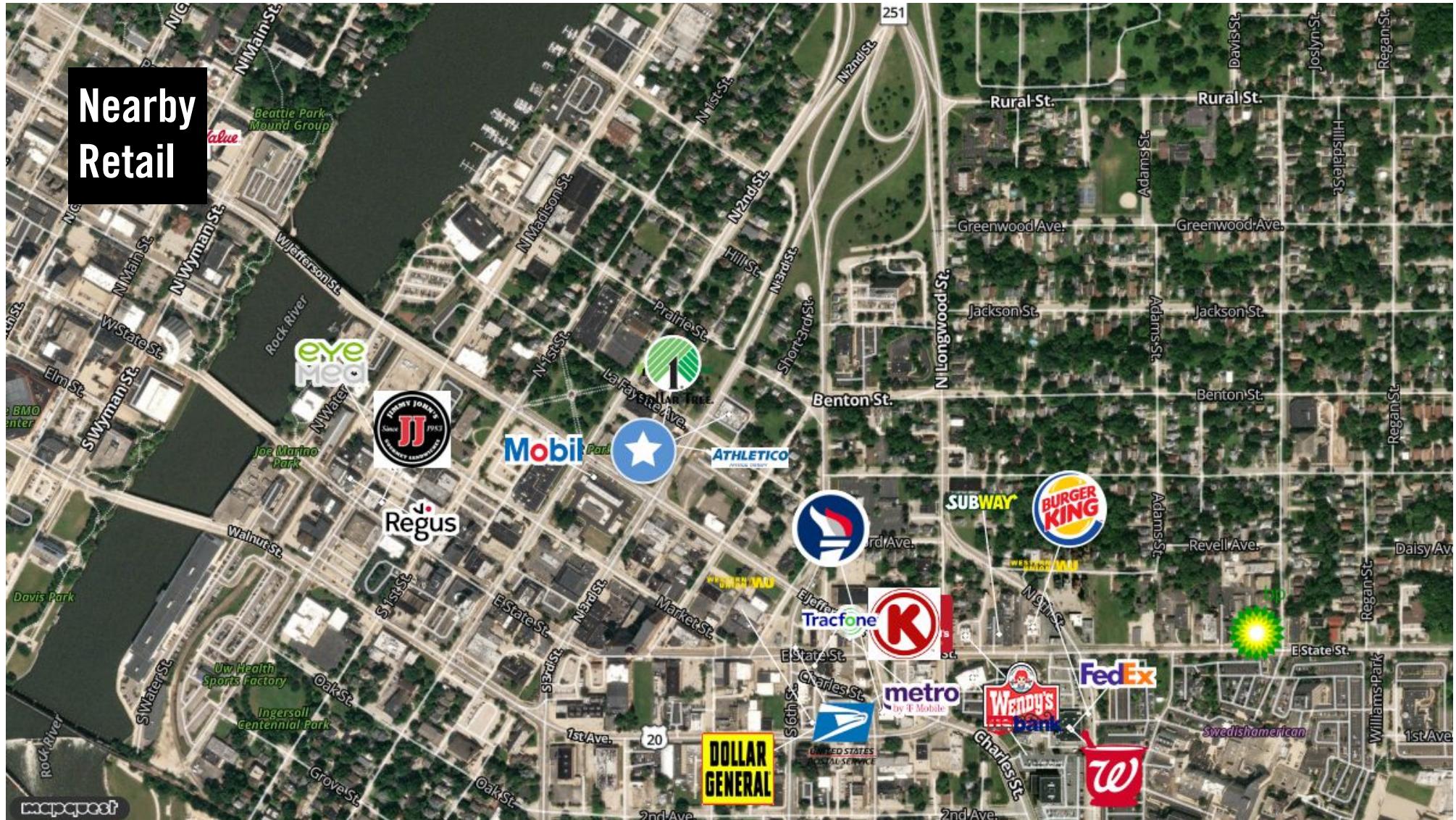
415 N 3rd St.

Dickerson & Nieman **COMMERCIAL**

Dickerson Nieman Commercial

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

Nearby Retail



**Dickerson
& Nieman
COMMERCIAL**

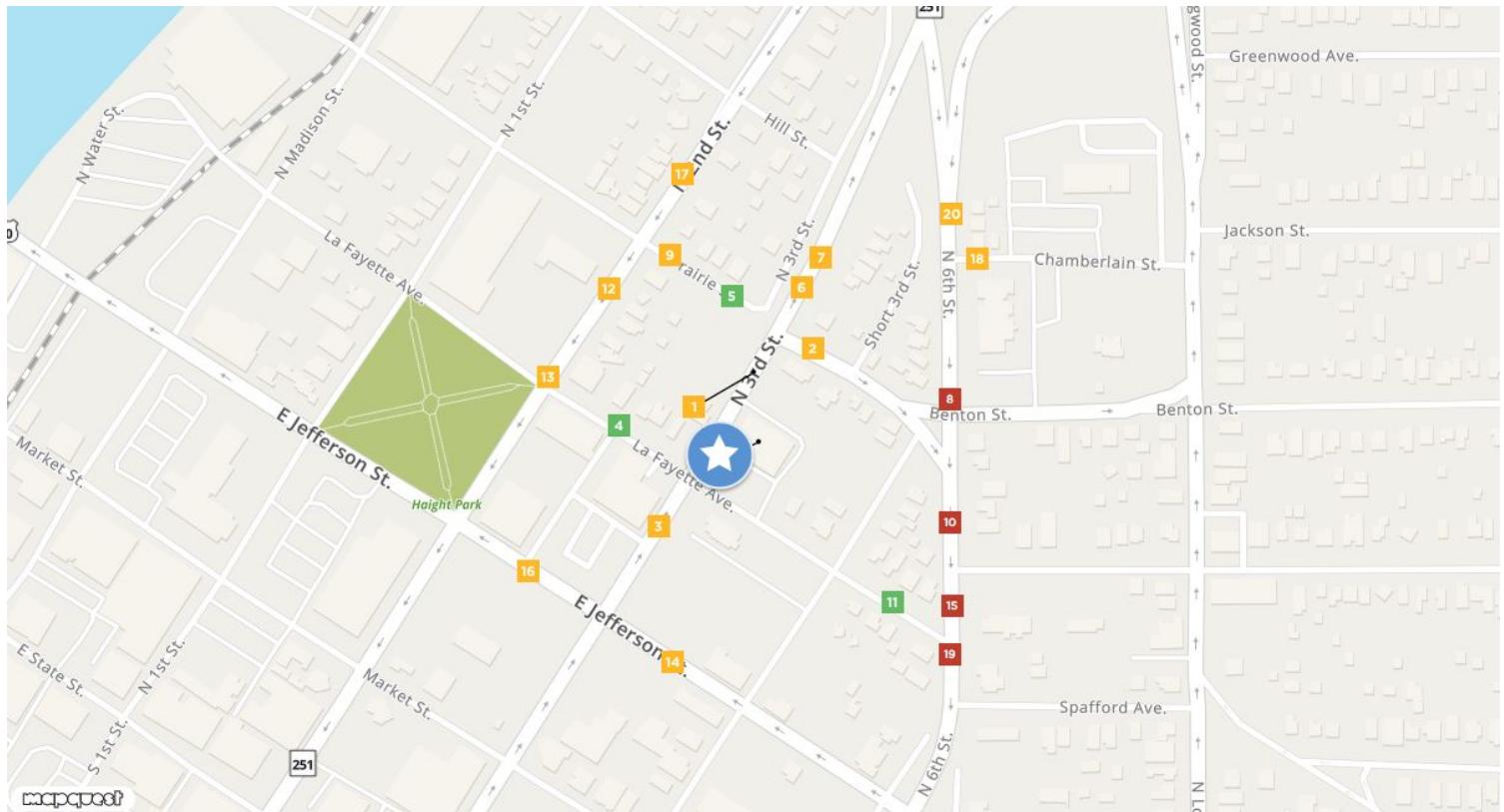


Bobby Walsh
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773-551-2366

COMMERCIAL This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Moody's
ANALYTICS | Catylist

Traffic Counts



North 3rd Street	1	Prairie St	2	IL 251	3	Lafayette Avenue	4	Prairie St	5
Lafayette Ave		N 3rd St		La Fayette Ave		N 3rd St		N 3rd St	
Year: 2021	8,000	Year: 2005	9,500	Year: 2021	8,000	Year: 2022	550	Year: 1994	225
Year: 2005	9,500					Year: 1994	2,000		
Year: 1994	12,700								
N 3rd St	6	IL 251	7	North 6th Street	8	Prairie St	9	North 6th Street	10
Prairie St		Prairie St		N 4th St		N 2nd St		Crosby St	
Year: 2005	9,500	Year: 2021	8,000	Year: 2022	12,600	Year: 2005	8,200	Year: 2022	12,100
Year: 1994	12,300			Year: 2004	7,300	Year: 2004		Year: 2004	17,400
								Year: 1994	17,600
N 4th St	11	N 2nd St	12	North 2nd Street	13	East Jefferson Street	14	N 6th St	15
		Prairie St		E Jefferson St		N 3rd St		Lafayette Ave	
Year: 2022	550	Year: 2005	8,200	Year: 2021	7,200	Year: 2021	6,600	Year: 2004	17,400
				Year: 1994	9,800	Year: 2005	8,300		
						Year: 1994	8,900		
East Jefferson Street	16	IL 251	17	Chamberlain St	18	La Fayette Ave	19	Chamberlain St	20
N 3rd St		Prairie St		N 6th St		Year: 2022	12,100	Year: 2022	6,000
Year: 2023	8,200	Year: 2021	7,200	Year: 2004	7,300				
Year: 2021	7,400								
Year: 2005	8,600								

