

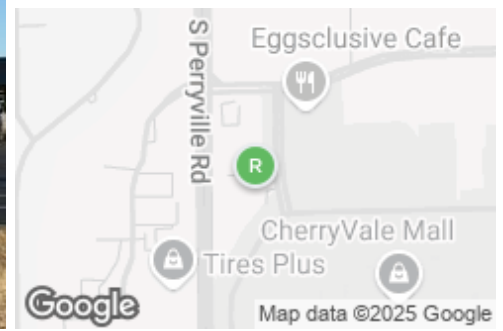
Auto Repair for Sale

1983 Pawlisch Drive, Rockford, IL, 61112

Retail: Auto Repair For Sale

Prepared on March 14, 2025

1 of 1 Listings



Listing Details | Retail For Sale

Total Available Space	4,137 SF
Asking Price	\$800,000
Listing Price Per SF	\$193.38
Cap Rate (Actual)	-
Total Expenses	\$10,451
Possession	Completion
Signage	On Building
Show Instructions	Call broker
Tax Year	2023

Real Estate Taxes	\$10,451 in 2023
Vacant	No
Available Date	Now
Days On Market	3 days
Date Listed	3/11/2025
Last Modified	3/12/2025
Listing ID	42053332
Owner Occupied	Yes
Parking Spaces	13

Description

Prime Commercial Property Auto Repair for Sale

Presenting an incredible opportunity for this auto repair building with spacious, well-maintained commercial property. This is situated in a high-traffic area, offering maximum visibility, offering great exposure with over 22,000 vehicular traffic daily. Real Estate Tax for 2023 was \$10,451.

Property Features:

- Size: Generous square footage, perfect for accommodating multiple-service bays and a comfortable customer waiting area.
- Layout: Open, functional design with a large service floor, administrative office, parts storage, and customer reception area.
- Parking: Ample parking space for customers, including a designated area for vehicle drop-offs and pick-ups.
- Location: Situated in a prime commercial district with high visibility, easy access to major roads, and close proximity to local businesses and residential areas, ensuring a steady stream of customers.

Property Features

Location Details

Address	1983 Pawlisch Drive, Rockford, IL, 61...	Parcels	12-35-151-005
Zoning	CC	Name	1983 Pawlisch Dr.
County	Winnebago	Campus Name	Cherryvale Mall

Building Details

Sub Type	Auto Repair	Retail Center Type	Outlet Center
Building Status	Existing	Air Conditioned	Yes
Building Size	4,137 SF	Heated	Yes
Land Size	0.92 Acres / 40,075 SF	Security System	Yes
Number of Buildings	1	Owner Occupied	Yes
Number of Floors	1	Expenses	\$2.53 Annual/SF
Year Built	1988	Electricity	Yes, Municipal Utility District, Com Ed
Primary Constr. Type	Masonry	Water	Yes, City, City of Rockford
Occupancy Type	Single Tenant	Sanitary Sewer	Yes, Municipal Utility District, Four Ri...
Parking Spaces	13	Natural Gas	Yes, Municipal Utility District, Nicor Gas
Parking Ratio	-	Rail Service	No
Floor Size	3,959 SF		

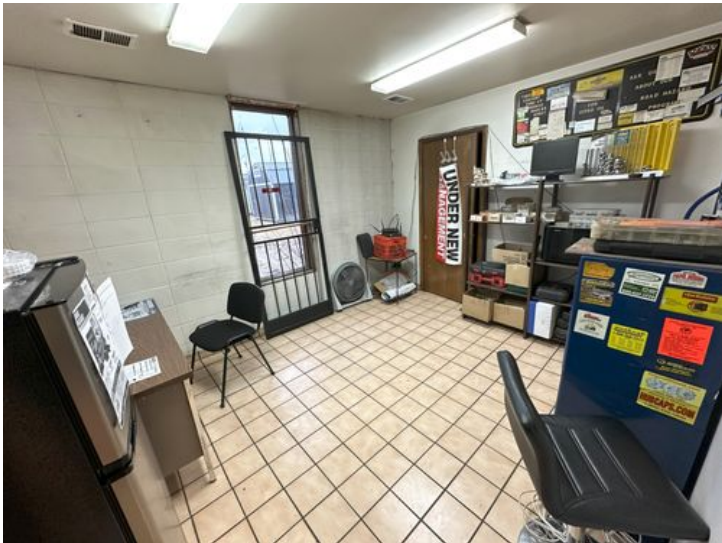
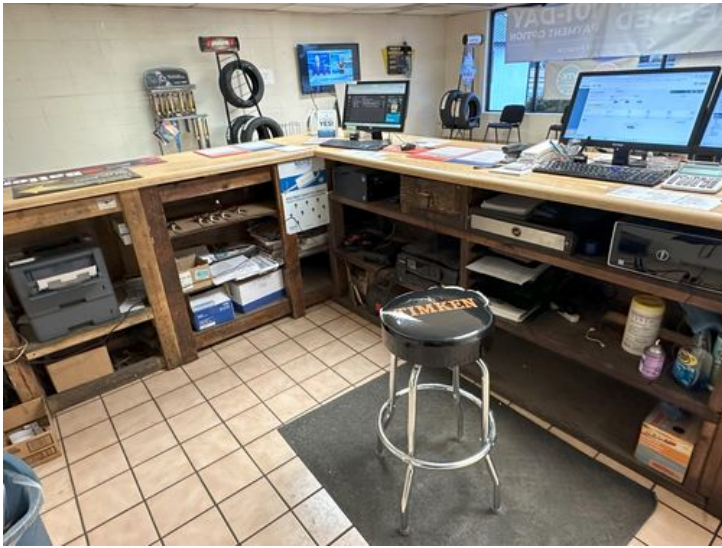
Property Listings

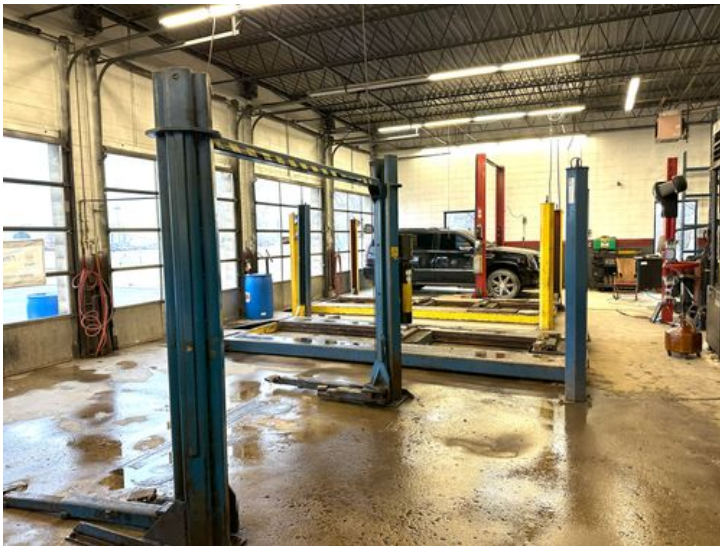
1 Listing | 4,137 SF | \$800,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Auto Repair	-	4,137 SF	\$800,000	Now

Additional Photos







Contact



Tom Ewing
815-703-6677
TomEwing@IllinoisCCIM.com

GAMBINO REALTORS

1983 Pawlisch Dr

GAMBINO REALTORS

3815 N MULFORD RD Rockford, IL 611145622 | 815-282-2222

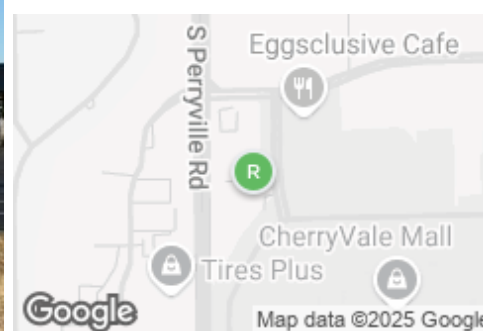
1983 Pawlisch Dr.

1983 Pawlisch Dr, Rockford, IL, 61112

Retail: Auto Repair

Prepared on March 14, 2025

0



Property Features

Location Details

Address	1983 Pawlisch Dr, Rockford, IL 61112
Zoning	CC
County	Winnebago

Parcels	12-35-151-005
Name	1983 Pawlisch Dr.
Campus Name	Cherryvale Mall

Building Details

Sub Type	Auto Repair
Building Status	Existing
Building Size	4,137 SF
Land Size	0.92 Acres / 40,075 SF
Number of Buildings	1
Number of Floors	1
Year Built	1988
Primary Constr. Type	Masonry
Occupancy Type	Single Tenant
Parking Spaces	13
Parking Ratio	-
Floor Size	3,959 SF

Retail Center Type	Outlet Center
Air Conditioned	Yes
Heated	Yes
Security System	Yes
Owner Occupied	Yes
Expenses	\$2.53 Annual/SF
Electricity	Yes, Municipal Utility District, Com Ed
Water	Yes, City, City of Rockford
Sanitary Sewer	Yes, Municipal Utility District, Four Riv...
Natural Gas	Yes, Municipal Utility District, Nicor Gas
Rail Service	No

Listings

1 Listing | 4,137 SF | \$800,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Auto Repair	-	4,137 SF	\$800,000	Now

Additional Photos



Contact



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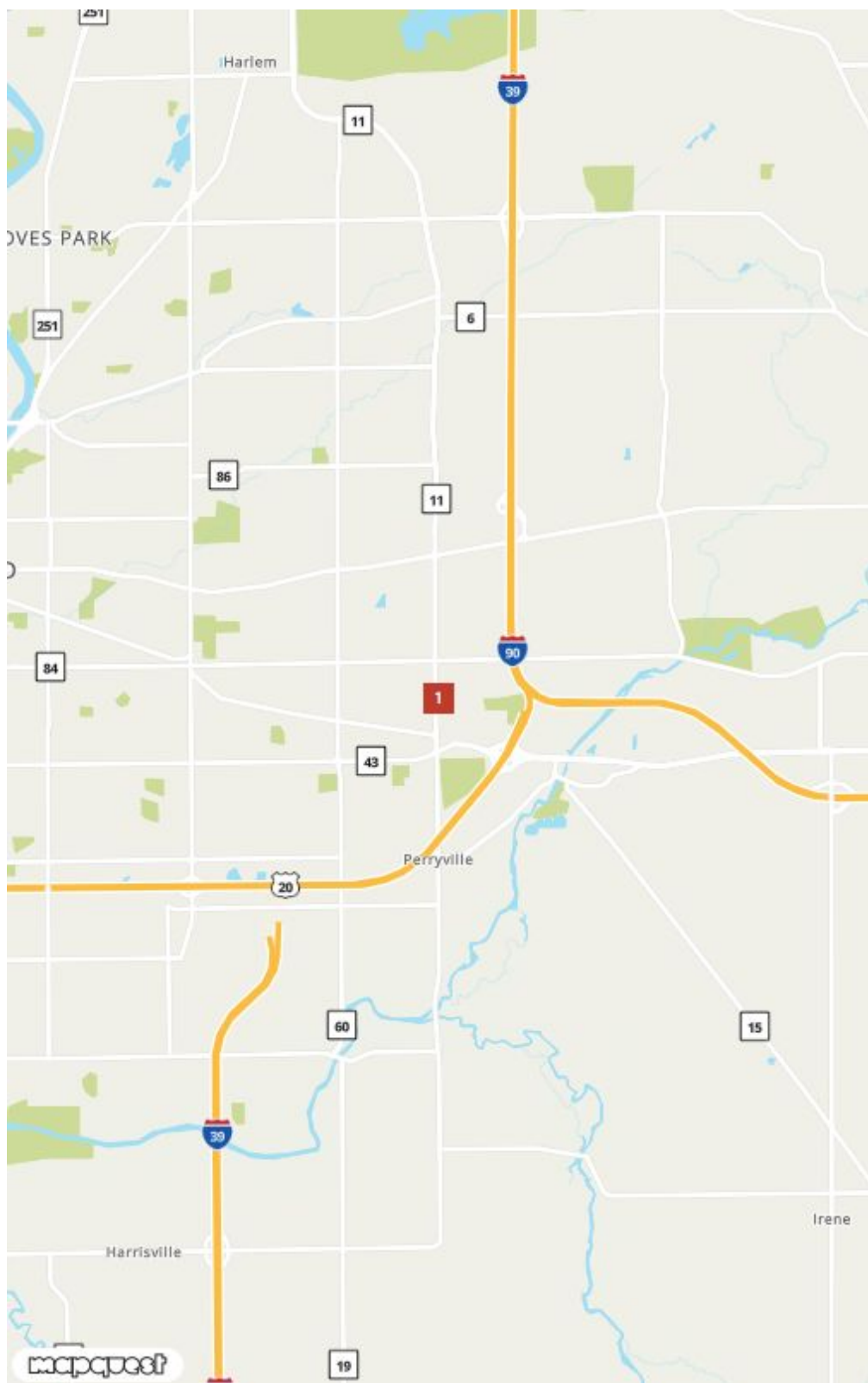
GAMBINO REALTORS

Report for 1983 Pawlisch Dr, R...

MOODY'S

GAMBINO REALTORS

3815 N MULFORD RD Rockford, IL 611145622 | 815-282-2222



1



1983 Pawlisch Dr
Rockford, IL 61112



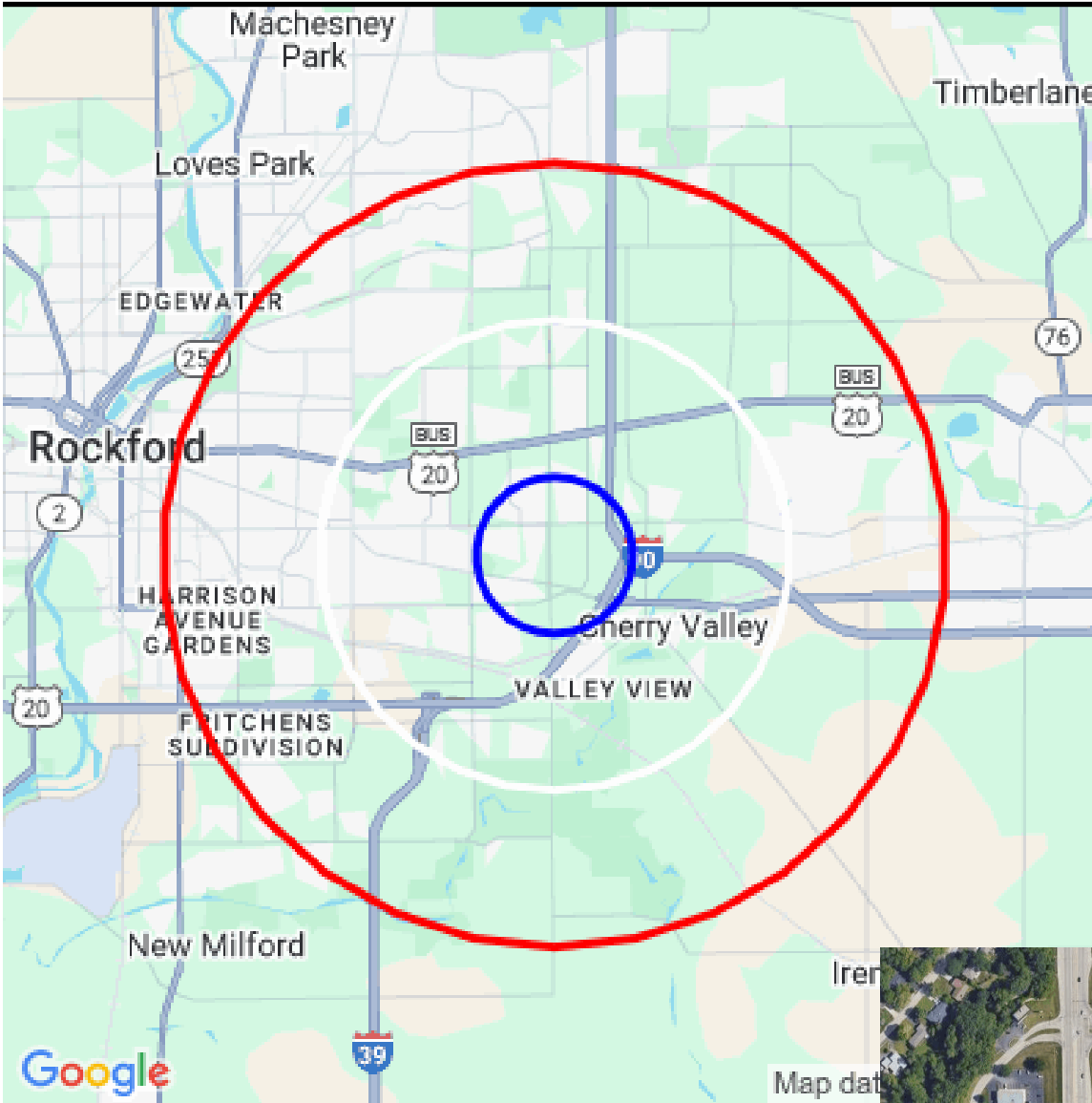
Tom Ewing

TomEwing@IllinoisCCIM.com

815-703-6677

MOODY'S

Demographic Report



1983 Pawlisch Dr.

Population

Distance	Male	Female	Total
1- Mile	1,151	1,275	2,426
3- Mile	10,752	11,576	22,328
5- Mile	27,521	29,310	56,831

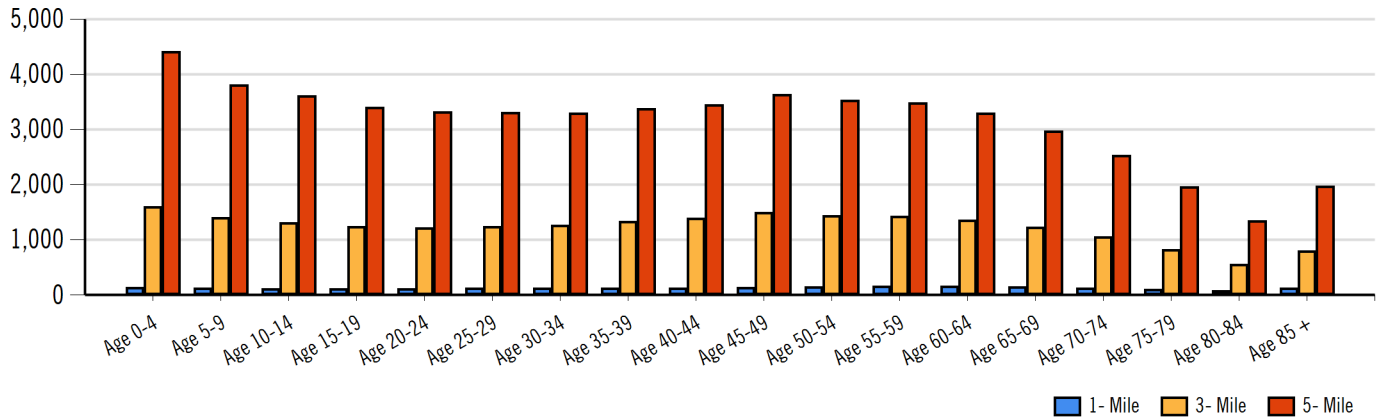


Tom Ewing
 TomEwing@IllinoisCCIM.com
 815-703-6677

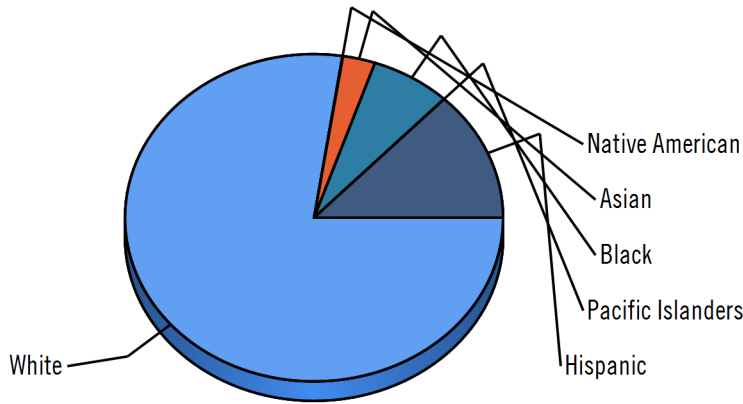
MOODY'S
 ANALYTICS

Catylist

Population by Distance and Age (2020)



Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

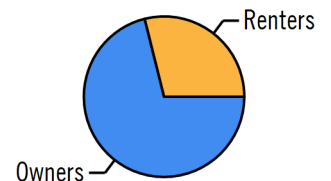
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,060	63	1.88 %
3-Mile	10,579	472	2.76 %
5-Mile	27,055	1,408	4.19 %

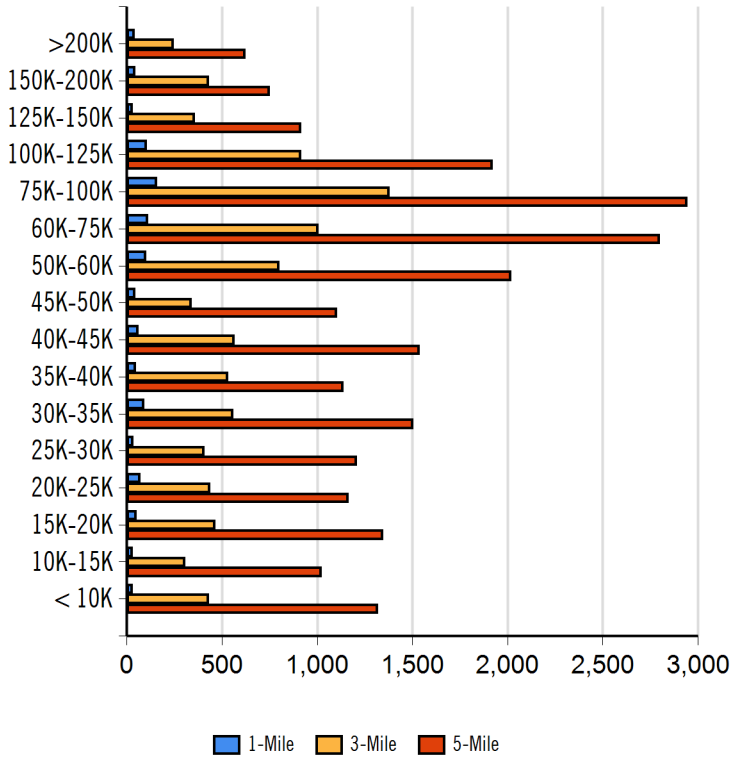


Tom Ewing
 TomEwing@IllinoisCCIM.com
 815-703-6677

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	4	49	214	39	105	74	23	72	239	77	10	126
3-Mile	31	15	483	2,481	358	1,008	611	269	744	2,304	824	298	752
5-Mile	45	49	1,303	5,880	848	2,910	1,489	597	2,035	6,323	1,934	689	1,808

Household Income



Radius	Median Household Income
1-Mile	\$69,384.40
3-Mile	\$59,684.57
5-Mile	\$56,024.81

Radius	Average Household Income
1-Mile	\$74,686.20
3-Mile	\$67,554.18
5-Mile	\$64,599.08

Radius	Aggregate Household Income
1-Mile	\$72,704,430.83
3-Mile	\$625,708,817.34
5-Mile	\$1,485,493,567.18

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,793	15,515	38,232
High School Grad	545	4,743	11,547
Some College	438	3,742	8,748
Associates	113	1,160	2,886
Bachelors	346	2,569	6,868
Masters	134	928	2,236
Prof. Degree	15	212	761
Doctorate	2	46	148

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	51 %	88 %	105 %
Teen's	25 %	58 %	76 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	0 %	5 %	8 %
New Homes	25 %	64 %	45 %
New Households	21 %	57 %	71 %
Military Households	0 %	0 %	7 %
Households with 4+ Cars	40 %	71 %	79 %
Public Transportation Users	0 %	8 %	8 %
Young Wealthy Households	0 %	82 %	54 %

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.



Tom Ewing
 TomEwing@IllinoisCCIM.com
 815-703-6677



Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	50,160,988		440,892,777		1,077,143,613	
Average annual household	50,802		48,295		46,673	
Food	6,577	12.95 %	6,283	13.01 %	6,095	13.06 %
Food at home	4,269		4,115		4,021	
Cereals and bakery products	607		585		570	
Cereals and cereal products	217		209		203	
Bakery products	390		376		367	
Meats poultry fish and eggs	845		820		806	
Beef	197		191		188	
Pork	152		149		147	
Poultry	157		153		151	
Fish and seafood	137		131		128	
Eggs	69		67		66	
Dairy products	434		414		402	
Fruits and vegetables	875		836		813	
Fresh fruits	129		123		119	
Processed vegetables	166		160		157	
Sugar and other sweets	156		151		148	
Fats and oils	136		131		128	
Miscellaneous foods	801		774		758	
Nonalcoholic beverages	359		351		345	
Food away from home	2,308		2,167		2,073	
Alcoholic beverages	364		344		329	
Housing	18,104	35.64 %	17,424	36.08 %	16,983	36.39 %
Shelter	10,918		10,500		10,230	
Owned dwellings	6,754		6,308		6,060	
Mortgage interest and charges	3,384		3,159		3,015	
Property taxes	2,278		2,120		2,032	
Maintenance repairs	1,091		1,028		1,012	
Rented dwellings	3,275		3,365		3,393	
Other lodging	888		826		776	
Utilities fuels	4,248		4,128		4,063	
Natural gas	405		386		376	
Electricity	1,672		1,646		1,630	
Fuel oil	171		160		155	
Telephone services	1,325		1,285		1,264	
Water and other public services	673		649		636	
Household operations	1,236	2.43 %	1,180	2.44 %	1,137	2.44 %
Personal services	348		335		318	
Other household expenses	888		845		819	
Housekeeping supplies	608		586		569	
Laundry and cleaning supplies	164		159		155	
Other household products	356		342		331	
Postage and stationery	86		84		82	
Household furnishings	1,093		1,028		982	
Household textiles	81		76		72	
Furniture	238		221		205	
Floor coverings	29		26		24	
Major appliances	152		141		140	
Small appliances	90		86		84	
Miscellaneous	502		476		454	
Apparel and services	1,310	2.58 %	1,276	2.64 %	1,227	2.63 %
Men and boys	263		247		230	
Men 16 and over	223		207		192	
Boys 2 to 15	40		39		38	
Women and girls	479		461		447	



Tom Ewing
 TomEwing@IllinoisCCIM.com
 815-703-6677



Catylist

Women 16 and over	405	387	373
Girls 2 to 15	74	73	73
Children under 2	86	87	86

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	50,160,988		440,892,777		1,077,143,613	
Average annual household	50,802		48,295		46,673	
Transportation	7,042	13.86 %	6,662	13.79 %	6,442	13.80 %
Vehicle purchases	1,719		1,560		1,469	
Cars and trucks new	912		807		757	
Cars and trucks used	762		712		672	
Gasoline and motor oil	2,185		2,115		2,075	
Other vehicle expenses	2,641		2,526		2,465	
Vehicle finance charges	177		171		167	
Maintenance and repairs	922		873		846	
Vehicle insurance	1,202		1,166		1,151	
Vehicle rental leases	338		314		299	
Public transportation	496		459		431	
Health care	4,039	7.95 %	3,814	7.90 %	3,710	7.95 %
Health insurance	2,638		2,503		2,447	
Medical services	858		799		766	
Drugs	412		388		378	
Medical supplies	130		122		118	
Entertainment	3,032	5.97 %	2,882	5.97 %	2,782	5.96 %
Fees and admissions	586		537		503	
Television radios	1,055		1,029		1,015	
Pets toys	1,109		1,053		1,014	
Personal care products	659		622		597	
Reading	58		54		52	
Education	1,242		1,178		1,100	
Tobacco products	397		400		402	
Miscellaneous	808	1.59 %	774	1.60 %	759	1.63 %
Cash contributions	1,402		1,316		1,291	
Personal insurance	5,762		5,259		4,897	
Life and other personal insurance	178		167		162	
Pensions and Social Security	5,584		5,092		4,735	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	3,347	3,199	5.47 %	954	2,275	2,879	468	650
3-Mile	2020	16,323	14,628	11.53 %	4,683	10,758	11,935	4,388	2,151
5-Mile	2020	33,237	29,778	11.30 %	9,874	21,378	23,541	9,696	4,708
1-Mile	2023	2,728	3,199	-13.73 %	775	1,857	2,506	222	1,429
3-Mile	2023	13,440	14,628	-7.83 %	3,859	8,849	10,147	3,293	5,827
5-Mile	2023	27,531	29,778	-7.61 %	8,183	17,692	20,143	7,388	11,975

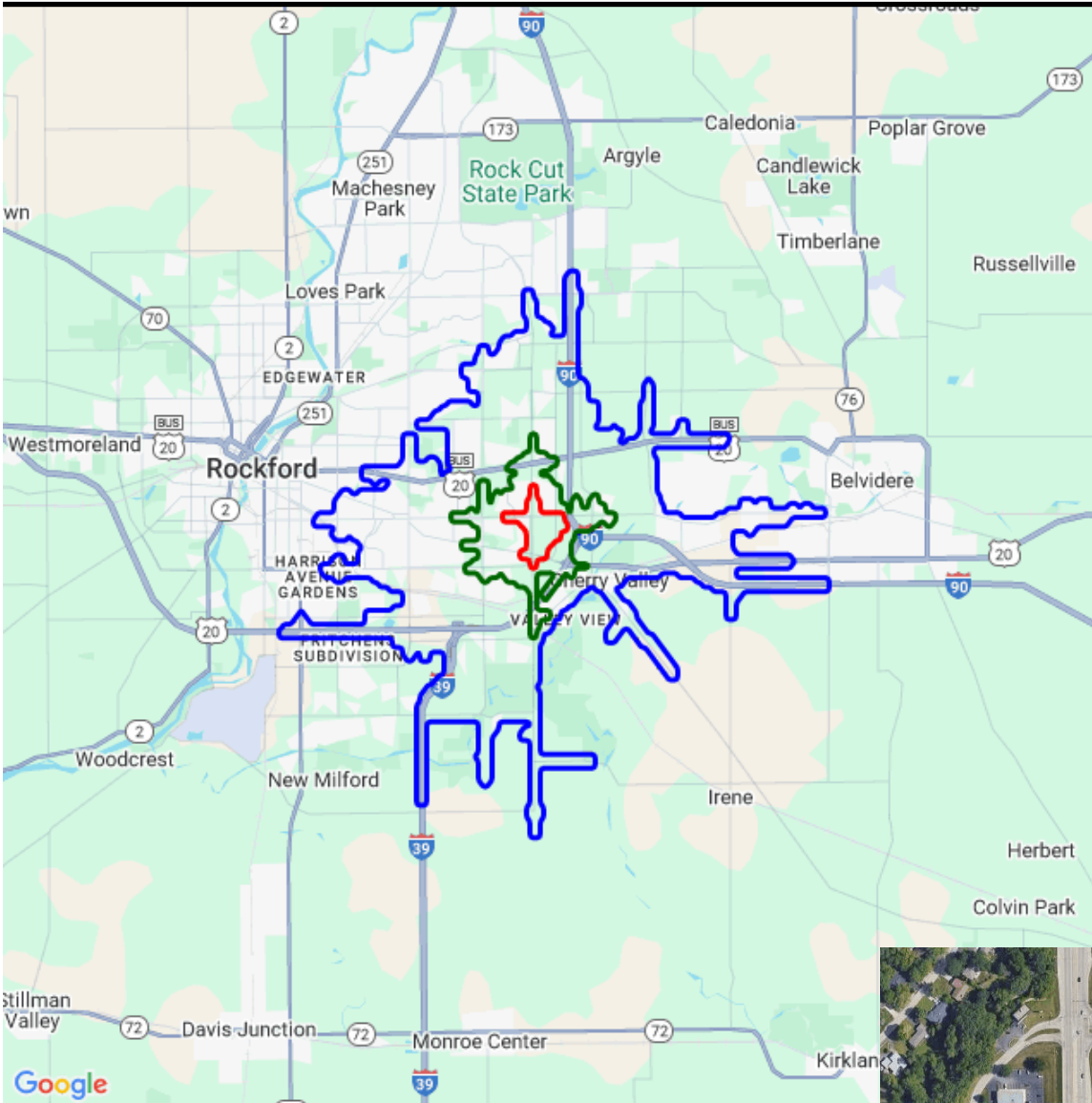


Tom Ewing
 TomEwing@IllinoisCCIM.com
 815-703-6677

MOODY'S
 ANALYTICS

Catylist

Demographic Report



1983 Pawlisch Dr.

Population

Distance	Male	Female	Total
3- Minute	594	658	1,252
5- Minute	3,586	3,937	7,523
10 Minute	27,622	29,488	57,111

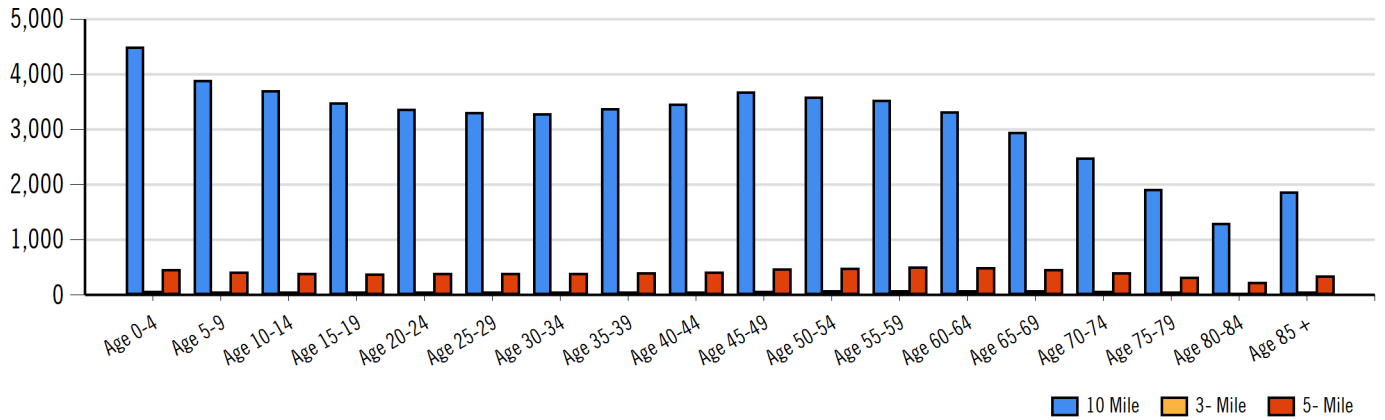


Tom Ewing
 TomEwing@IllinoisCCIM.com
 815-703-6677

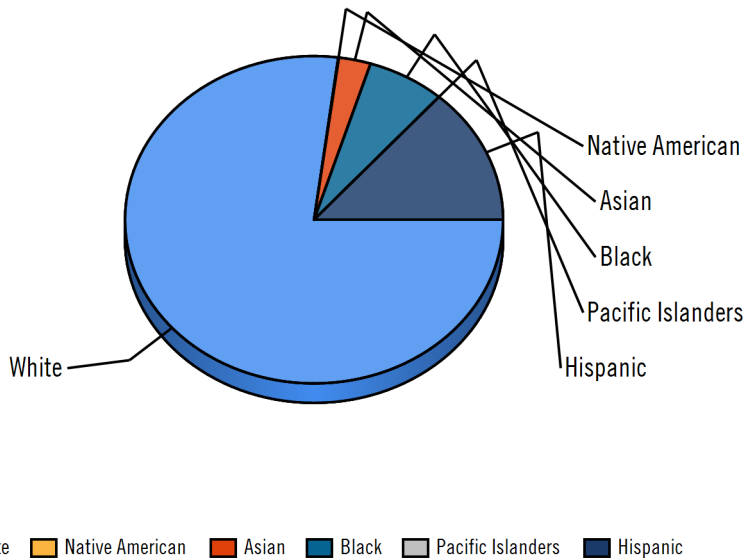
MOODY'S
 ANALYTICS

Catylist

Population by Distance and Age (2020)



Ethnicity within 5 Minute



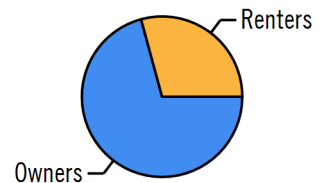
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	550	33	0.98 %
5-Minute	3,396	178	1.80 %
10-Minute	27,047	1,468	3.78 %

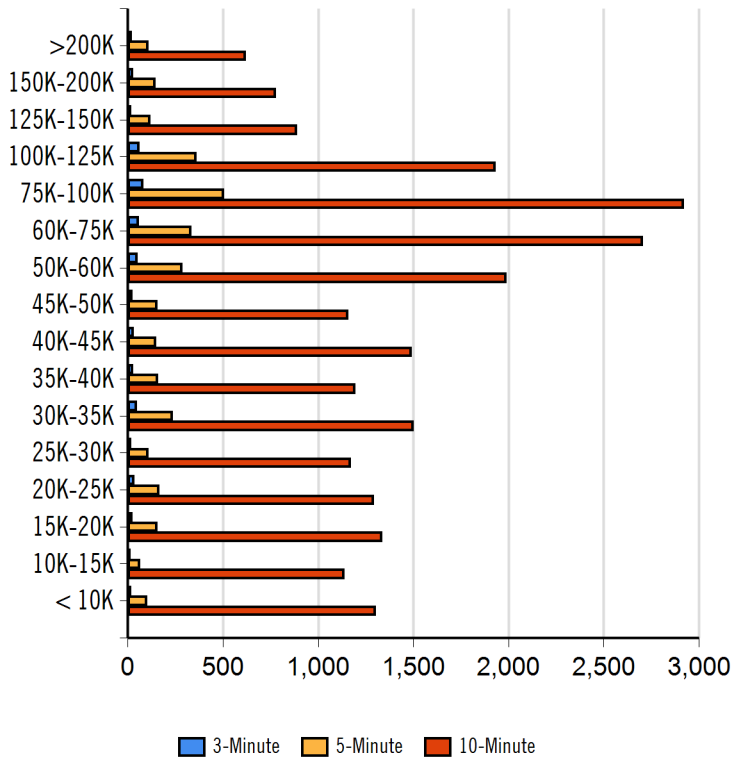


Tom Ewing
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	1	2	26	116	20	52	38	14	34	121	42	6	64
5-Minute	7	7	166	780	123	302	212	101	195	762	221	55	342
10-Minute	46	41	1,164	5,913	867	2,812	1,514	577	2,107	6,179	2,073	708	1,998

Household Income



Radius	Median Household Income
10-Minute	\$52,881.38
5-Minute	\$65,955.47
3-Minute	\$69,384.40

Radius	Average Household Income
10-Minute	\$61,418.19
5-Minute	\$72,855.53
3-Minute	\$74,686.20

Radius	Aggregate Household Income
3-Minute	\$38,134,520.55
5-Minute	\$226,136,270.59
10-Minute	\$1,484,774,367.74

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	922	5,450	38,161
High School Grad	276	1,581	11,580
Some College	224	1,313	8,850
Associates	61	396	2,860
Bachelors	182	1,027	6,520
Masters	71	416	2,189
Prof. Degree	8	63	803
Doctorate	1	12	156

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	26 %	51 %	91 %
Teen's	13 %	29 %	66 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	0 %	0 %	12 %
New Homes	12 %	43 %	46 %
New Households	11 %	24 %	63 %
Military Households	0 %	0 %	2 %
Households with 4+ Cars	20 %	42 %	65 %
Public Transportation Users	0 %	1 %	8 %
Young Wealthy Households	0 %	32 %	45 %

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Tom Ewing
 TomEwing@IllinoisCCIM.com
 815-703-6677



Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	26,084,400		154,570,879		1,079,788,934	
Average annual household	50,802		50,369		45,655	
Food	6,577	12.95 %	6,523	12.95 %	5,985	13.11 %
Food at home	4,269		4,235		3,969	
Cereals and bakery products	607		602		563	
Cereals and cereal products	217		215		201	
Bakery products	390		387		362	
Meats poultry fish and eggs	845		837		798	
Beef	197		195		186	
Pork	152		151		146	
Poultry	157		156		150	
Fish and seafood	137		136		126	
Eggs	69		68		65	
Dairy products	434		430		395	
Fruits and vegetables	875		865		800	
Fresh fruits	129		127		117	
Processed vegetables	166		164		156	
Sugar and other sweets	156		155		146	
Fats and oils	136		135		126	
Miscellaneous foods	801		797		748	
Nonalcoholic beverages	359		358		342	
Food away from home	2,308		2,288		2,015	
Alcoholic beverages	364		364		318	
Housing	18,104	35.64 %	17,986	35.71 %	16,696	36.57 %
Shelter	10,918		10,847		10,053	
Owned dwellings	6,754		6,643		5,898	
Mortgage interest and charges	3,384		3,355		2,924	
Property taxes	2,278		2,234		1,976	
Maintenance repairs	1,091		1,054		996	
Rented dwellings	3,275		3,324		3,409	
Other lodging	888		878		746	
Utilities fuels	4,248		4,213		4,017	
Natural gas	405		398		371	
Electricity	1,672		1,665		1,618	
Fuel oil	171		166		152	
Telephone services	1,325		1,314		1,249	
Water and other public services	673		667		626	
Household operations	1,236	2.43 %	1,234	2.45 %	1,109	2.43 %
Personal services	348		356		307	
Other household expenses	888		878		802	
Housekeeping supplies	608		602		560	
Laundry and cleaning supplies	164		164		154	
Other household products	356		352		325	
Postage and stationery	86		85		81	
Household furnishings	1,093		1,088		954	
Household textiles	81		80		70	
Furniture	238		238		196	
Floor coverings	29		28		23	
Major appliances	152		147		138	
Small appliances	90		89		83	
Miscellaneous	502		504		442	
Apparel and services	1,310	2.58 %	1,329	2.64 %	1,202	2.63 %
Men and boys	263		266		225	
Men 16 and over	223		225		186	
Boys 2 to 15	40		41		38	
Women and girls	479		476		438	



Tom Ewing
TomEwing@IllinoisCCIM.com
815-703-6677

Women 16 and over	405	401	365
Girls 2 to 15	74	75	73
Children under 2	86	87	86

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	26,084,400		154,570,879		1,079,788,934	
Average annual household	50,802		50,369		45,655	
Transportation	7,042	13.86 %	6,961	13.82 %	6,305	13.81 %
Vehicle purchases	1,719		1,681		1,424	
Cars and trucks new	912		870		732	
Cars and trucks used	762		766		654	
Gasoline and motor oil	2,185		2,169		2,046	
Other vehicle expenses	2,641		2,619		2,417	
Vehicle finance charges	177		177		162	
Maintenance and repairs	922		910		829	
Vehicle insurance	1,202		1,197		1,133	
Vehicle rental leases	338		333		291	
Public transportation	496		490		416	
Health care	4,039	7.95 %	3,944	7.83 %	3,639	7.97 %
Health insurance	2,638		2,575		2,406	
Medical services	858		840		745	
Drugs	412		400		371	
Medical supplies	130		127		116	
Entertainment	3,032	5.97 %	3,011	5.98 %	2,717	5.95 %
Fees and admissions	586		579		483	
Television radios	1,055		1,051		1,002	
Pets toys	1,109		1,099		990	
Personal care products	659		652		583	
Reading	58		56		51	
Education	1,242		1,259		1,062	
Tobacco products	397		396		403	
Miscellaneous	808	1.59 %	795	1.58 %	742	1.63 %
Cash contributions	1,402		1,367		1,264	
Personal insurance	5,762		5,720		4,682	
Life and other personal insurance	178		176		157	
Pensions and Social Security	5,584		5,543		4,525	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	610	585	4.81 %	185	403	509	101	123
5-Minute	2020	3,594	3,389	39.75 %	1,052	2,395	2,967	627	648
10-Minute	2020	27,166	24,153	634.89 %	8,073	17,431	18,792	8,374	3,722
3-Minute	2023	497	585	-12.18 %	151	328	447	49	266
5-Minute	2023	2,933	3,389	-66.94 %	856	1,956	2,590	343	1,480
10-Minute	2023	22,593	24,153	-325.80 %	6,715	14,488	16,163	6,430	9,538



Tom Ewing
 TomEwing@IllinoisCCIM.com
 815-703-6677



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1983 Pawlisch Dr, Rockford, IL 61112

CITY, STATE

Rockford, IL

POPULATION

57,111

AVG. HHSIZE

2.44

MEDIAN HH INCOME

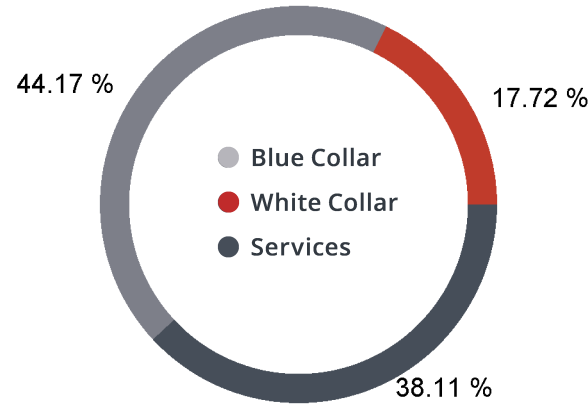
\$52,881

HOME OWNERSHIP

Renters: **6,836**

Owners: **16,561**

EMPLOYMENT

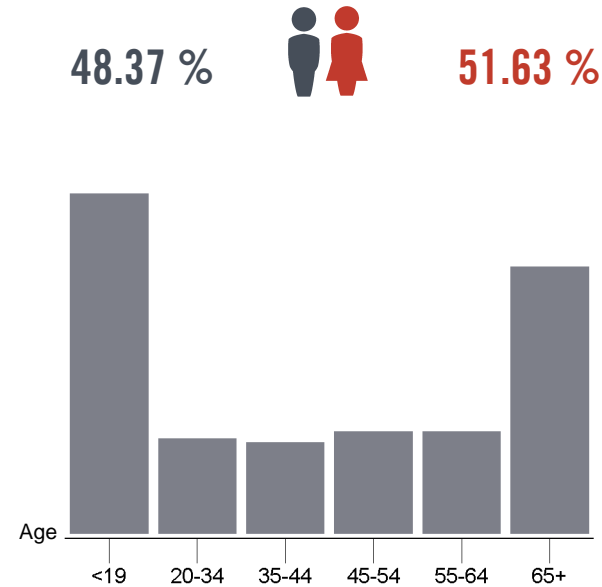


47.36 % Employed
2.57 % Unemployed

EDUCATION

High School Grad: **30.34 %**
Some College: **23.19 %**
Associates: **7.49 %**
Bachelors: **28.97 %**

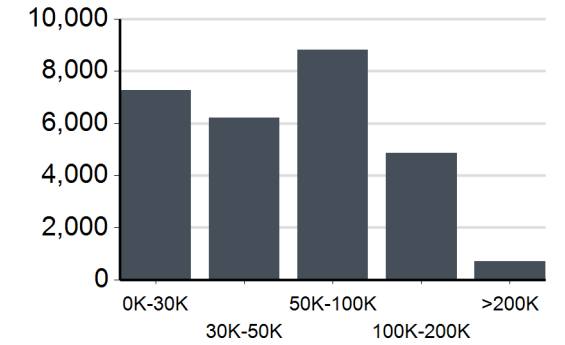
GENDER & AGE



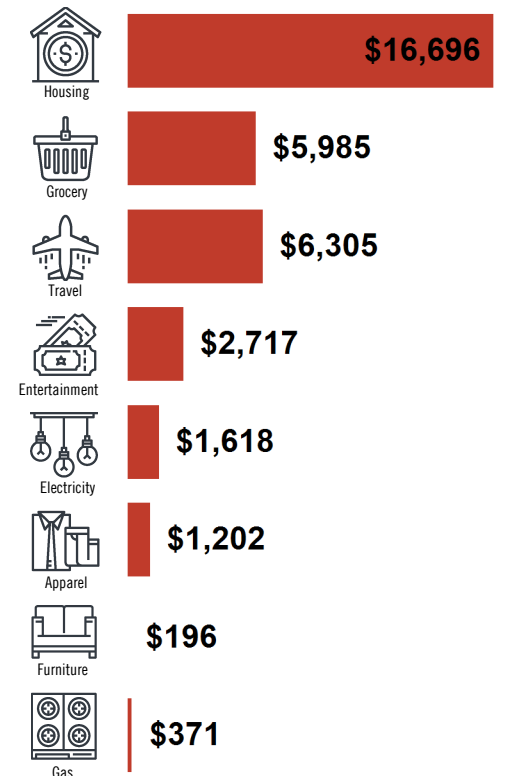
RACE & ETHNICITY

White: **81.97 %**
Asian: **3.34 %**
Native American: **0.00 %**
Pacific Islanders: **0.01 %**
African-American: **2.74 %**
Hispanic: **7.48 %**
Two or More Races: **4.45 %**

INCOME BY HOUSEHOLD



HH SPENDING



1983 Pawlisch Dr.

GAMBINO REALTORS

3815 N MULFORD RD Rockford, IL 611145622 | 815-282-2222

Nearby Retail



Tom Ewing
TomEwing@IllinoisCCIM.com
815-703-6677

1983 Pawlisch Dr.

MOODY'S

GAMBINO REALTORS

3815 N MULFORD RD Rockford, IL 611145622 | 815-282-2222

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Tom Ewing
TomEwing@IllinoisCCIM.com
815-703-6677

MOODY'S
ANALYTICS

Catylist



Tom Ewing

Contact

TomEwing@IllinoisCCIM.com
815-703-6677

Company

3815 N MULFORD RD
Rockford, IL 611145622

Biography

I SOLVE REAL ESTATE PROBLEMS WHILE PRACTICING THE "PLATINUM RULE".

Professional Profile Managing Broker -

Working in Commercial Real Estate since 1979, Thomas Ewing CPM, CCIM, RPA, MCR is known as a Commercial and Industrial expert who understands the intricacies of this specialized market. As a Certified Commercial Investment Member, or CCIM, Tom is a leading expert in commercial investment real estate and has completed advanced coursework in financial and market analysis. With over 45 years in the industry, Tom has the experience and knowledge to ensure his clients get the greatest of outcomes. From accountants to lawyers, lending to title work, property insurance to contract services, Tom and his extensive network of local, regional, and national contacts will assist in all aspects of his client's real estate transaction. He also has real estate experience and expertise in residential, property management (as a Certified Property Manager CPM), and Court-Appointed Receivership.

As his client's trusted professional real estate advisor, Tom's thoroughness ensures his clients receive the most accurate information on every transaction. He is a realist and will speak honestly and candidly with his clients about goals and expectations. Tom is a diligent listener and his attention to detail is unsurpassed.

Previously, as the Commercial Director at Keller Williams Commercial and current Commercial Broker at Gambino Realtors, Tom enjoys sharing his experience and knowledge by educating veteran agents and mentoring new agents joining the profession to further enhance their real estate proficiency and expertise.

Outside of work, Tom enjoys spending time with family, golfing, and dining out around town. He has been involved with several organizations over the past 45 years: Past President of the Rockford Area Association of Realtors, Past Chairman of the Winnebago County Board of Review, Past Member of the National Association of Realtors - Commercial Legislative & Regulatory Sub Committee, Past Member and Past Chairman of Illinois Realtors Commercial and Property Management Committee, Past Board Member of the Northern Illinois Commercial Association of REALTORS, Past Secretary of the Rock Valley College Foundation Board, Past President of the Rockford East Rotary Club, Current Class Coordinator of the Rockford Men's Community Bible Study, and Member-Board of Directors - Fairhaven Christian Retirement Center.

Specializations:

Asset Management, Brokerage, Commercial Investment, Buyer Representation, Leasing Market Analysis, Net Leased Properties, REO, Residential Land Sale/Leaseback Valuation

Property Types: All Property Types- Hospitality, Industrial, Land, Multi-Family, Office & Retail.