

Special Use Property For Sale

921 W. State Street, Rockford, IL, 61102

Specialty For Sale

Prepared on June 17, 2025

1 of 1 Listings



Listing Details | Specialty For Sale

|                       |           |
|-----------------------|-----------|
| Total Available Space | 31,103 SF |
| Asking Price          | \$305,000 |
| Listing Price Per SF  | \$9.81    |
| Cap Rate (Actual)     | -         |
| Investment            | No        |
| Vacant                | Yes       |

|                |           |
|----------------|-----------|
| Available Date | Now       |
| Days On Market | 6 days    |
| Date Listed    | 6/11/2025 |
| Last Modified  | 6/12/2025 |
| Listing ID     | 42733289  |
| Parking Spaces | 65        |

Description

FOR SALE: Redevelopment Opportunity – Former School Building with Significant Upside  
921 W State St, Rockford | 31,103 SF | 84,867 SF | Zoning: C1  
Priced to Reflect Condition – Bring Your Vision!

This former school building presents a rare opportunity for developers, investors, or community-minded buyers to reimagine a substantial structure with solid bones in need of full renovation. Offering expansive square footage and situated on a generous parcel of land, this property is ideal for those seeking to repurpose or redevelop a legacy institutional space into multi-family housing, community center, office, creative space, or other adaptive reuse.

- Property Highlights:
- 31,103 SF school building on 1.95 acres of land
  - Multiple classrooms, offices, restrooms, and common areas
  - Solid structure with brick and stone construction
  - Large lot allows for expansion, parking, or outdoor amenities
  - Consists of 4 PINS (11-22-256-004, 11-22-256-008, 11-22-256-005, 11-22-256-009)
  - Zoned C1 – potential for mixed-use or residential conversion (verify with municipality)

Condition Note:  
This is a distressed property requiring significant repairs and upgrades throughout, including roof, mechanicals, and interior finishes. Sold AS-IS. Buyer to verify all measurements, zoning, and redevelopment feasibility.

This is an ideal canvas for those with the foresight and resources to transform a once-active school into a thriving new chapter. Seize this value-add

opportunity at a price that reflects the work required.

Contact Tom Ewing today for details or to schedule a private tour.

Property Features

Location Details

|         |   |
|---------|---|
| Address | 921 W. State Street, Rockford, IL, 611... |
| Zoning  | C1  |
| County  | Winnebago                                 |

|                     |                                       |
|---------------------|---------------------------------------|
| Parcels             | 11-22-256-004, 11-22-256-008, 11-2... |
| In Opportunity Zone | Yes                                   |
| Name                | 921 W State St                        |

Building Details

|                     |                        |
|---------------------|------------------------|
| Sub Type            | Mixed Use              |
| Building Status     | Existing               |
| Building Size       | 31,103 SF              |
| Land Size           | 1.95 Acres / 84,872 SF |
| Number of Buildings | 1                      |
| Number of Floors    | 4                      |
| Year Built          | 1929                   |

|                     |               |
|---------------------|---------------|
| Occupancy Type      | Single Tenant |
| Building Class      | C             |
| Parking Spaces      | 65            |
| Parking Ratio       | -             |
| In Opportunity Zone | Yes           |
| Rail Service        | No            |

Property Listings

1 Listing | 31,103 SF | \$305,000

| Type     | Condo | Space Use | Suite | Available Space | Rate      | Available |
|----------|-------|-----------|-------|-----------------|-----------|-----------|
| For Sale | No    | Specialty | -     | 31,103 SF       | \$305,000 | Now       |

Additional Photos







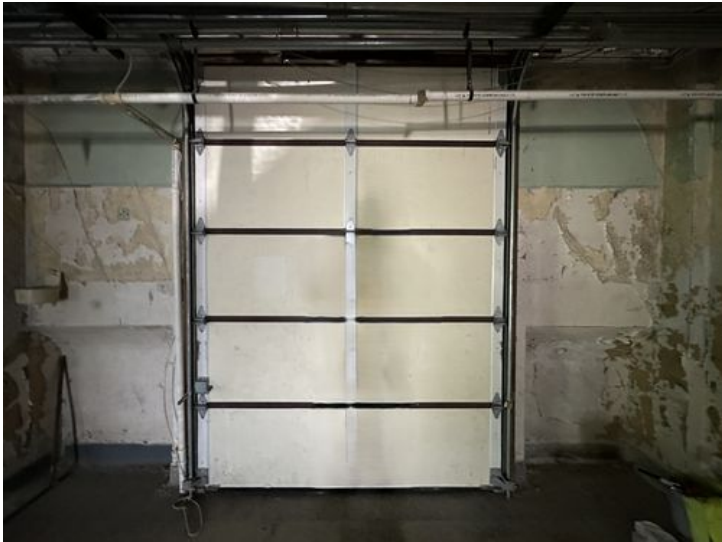












## Contact



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

GAMBINO REALTORS-Rkfd

# 921 W State St

GAMBINO REALTORS-Rkfd

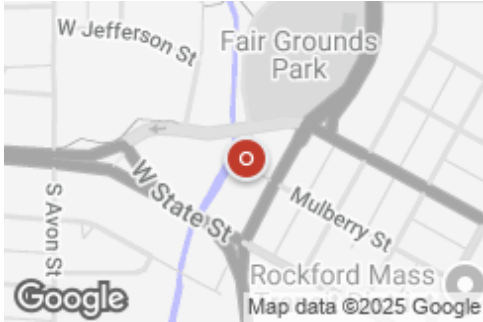
3815 N MULFORD RD Rockford, IL 611145622 | 815-282-2222

## 921 W State St

921 W State St, Rockford, IL, 61102

Office: Mixed Use

Prepared on June 17, 2025  
0



### Property Features

#### Location Details

|         |                                    |                     |  |
|---------|------------------------------------|---------------------|--|
| Address | 921 W State St, Rockford, IL 61102 | Parcels             | 11-22-256-004, 11-22-256-008, 11-22... |
| Zoning  | C1                                 | In Opportunity Zone | Yes                                    |
| County  | Winnebago                          | Name                | 921 W State St                         |

#### Building Details

|                     |                        |                     |               |
|---------------------|------------------------|---------------------|---------------|
| Sub Type            | Mixed Use              | Occupancy Type      | Single Tenant |
| Building Status     | Existing               | Building Class      | C             |
| Building Size       | 31,103 SF              | Parking Spaces      | 65            |
| Land Size           | 1.95 Acres / 84,872 SF | Parking Ratio       | -             |
| Number of Buildings | 1                      | In Opportunity Zone | Yes           |
| Number of Floors    | 4                      | Rail Service        | No            |
| Year Built          | 1929                   |                     |               |

### Listings

1 Listing | 31,103 SF | \$305,000

| Type     | Condo | Space Use | Suite | Available Space | Rate      | Available |
|----------|-------|-----------|-------|-----------------|-----------|-----------|
| For Sale | No    | Specialty | -     | 31,103 SF       | \$305,000 | Now       |



## Additional Photos



## Contact



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GAMBINO REALTORS-Rkfd

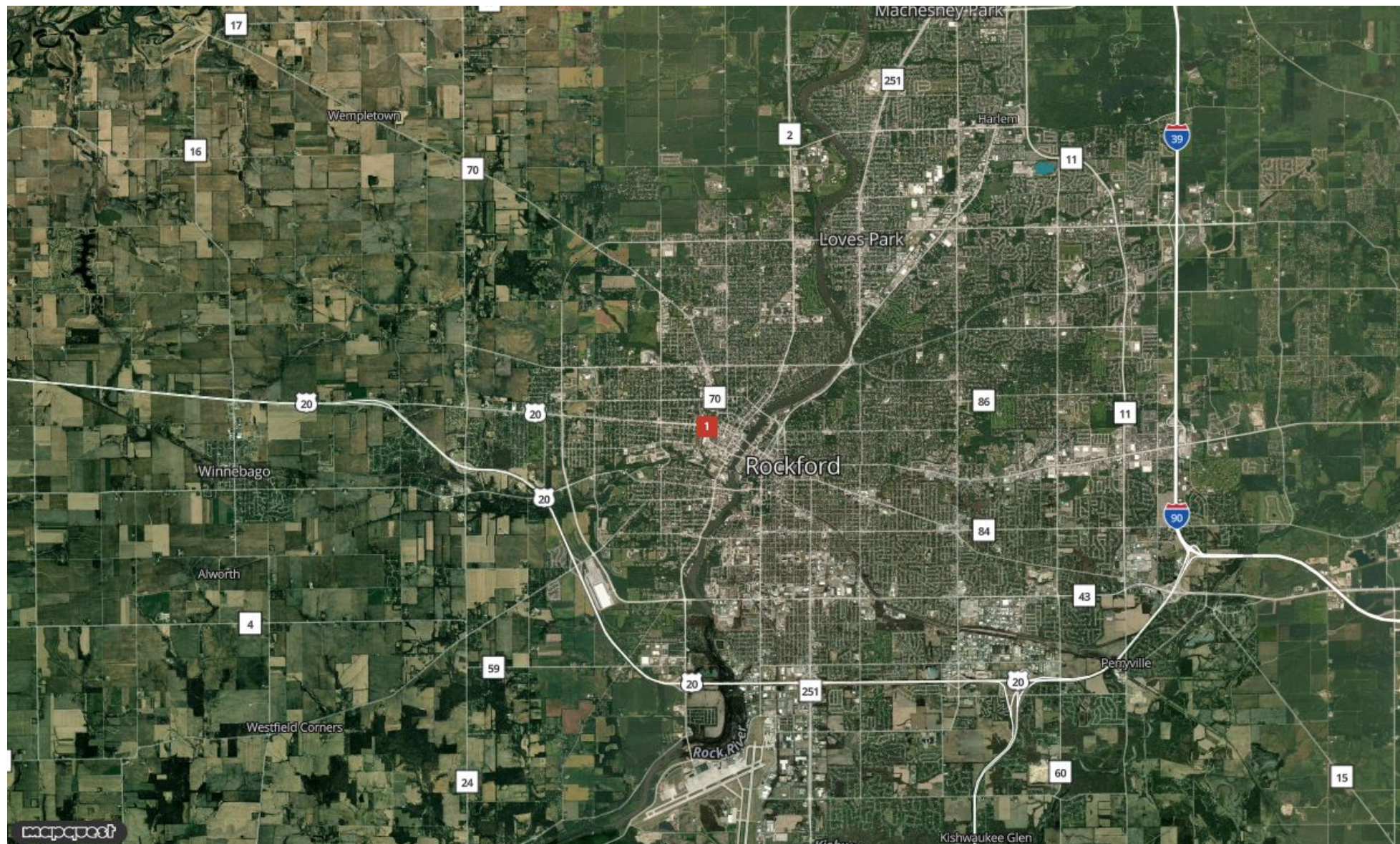


# Report for 921 W State St, Roc...

**MOODY'S**

GAMBINO REALTORS-Rkfd

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

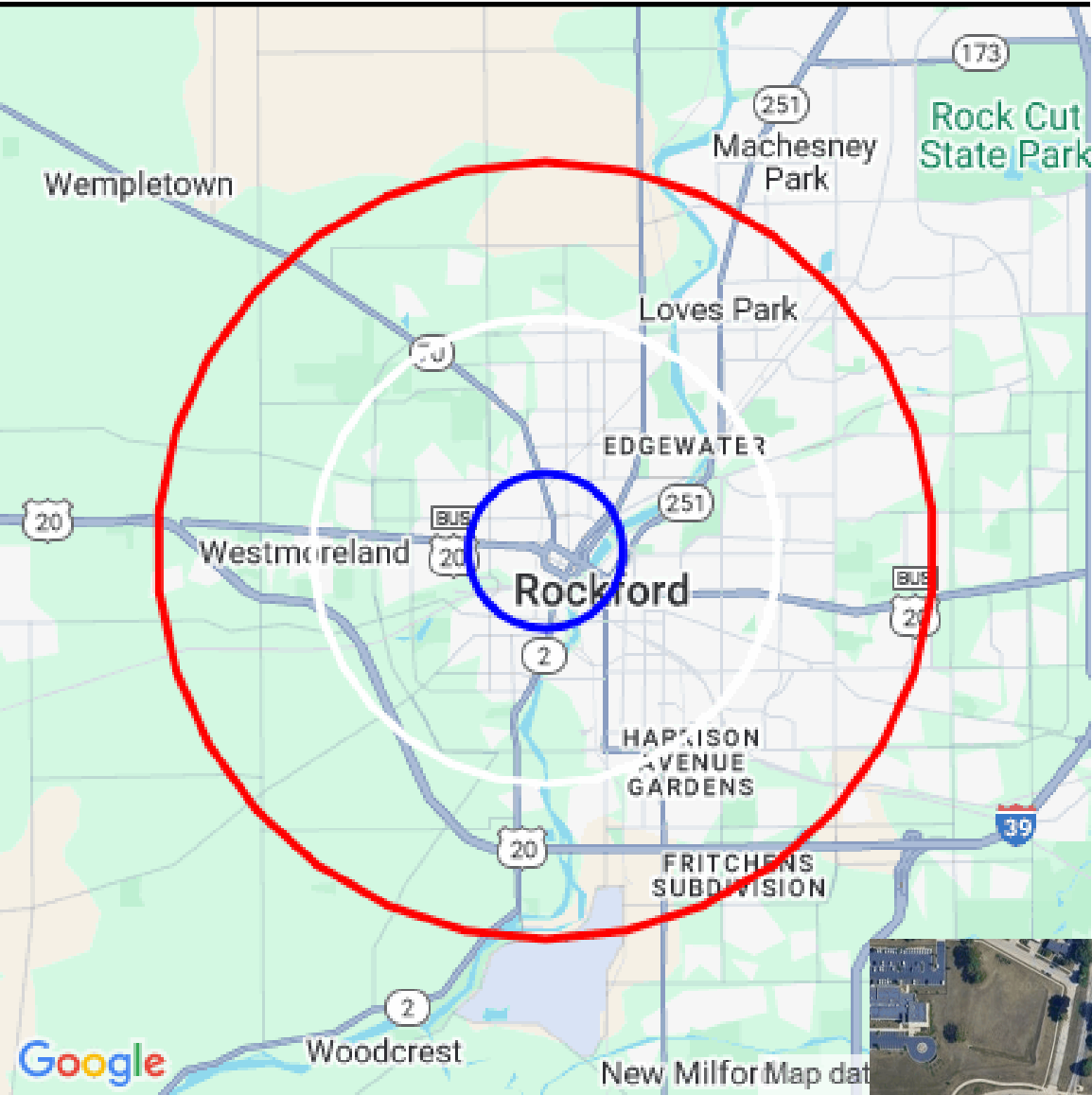


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**MOODY'S**



Demographic Report



921 W State St



Population

| Distance | Male   | Female | Total   |
|----------|--------|--------|---------|
| 1- Mile  | 3,828  | 4,529  | 8,357   |
| 3- Mile  | 28,372 | 30,468 | 58,840  |
| 5- Mile  | 53,231 | 56,425 | 109,656 |



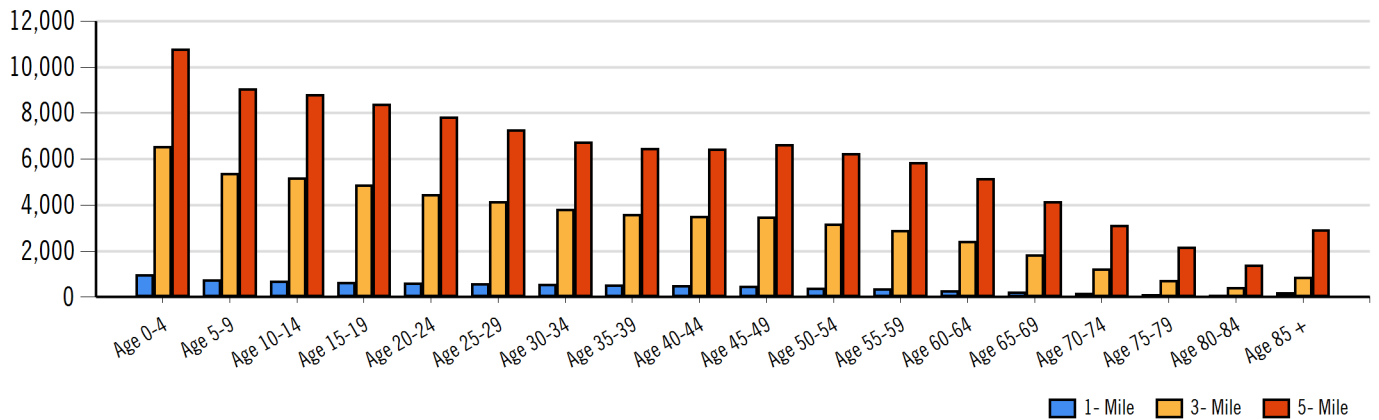
Tom Ewing  
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MOODY'S  
ANALYTICS

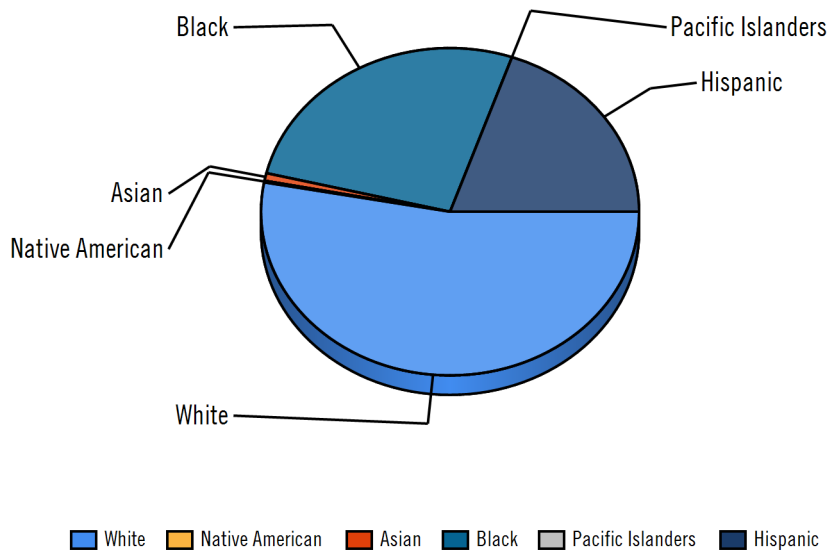
Catylist



## Population by Distance and Age (2020)



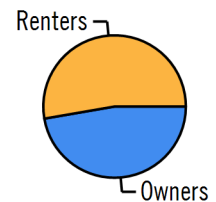
## Ethnicity within 5 miles



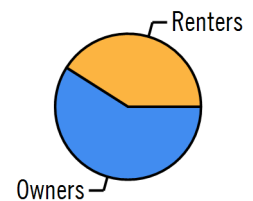
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

| Distance | Employed | Unemployed | Unemployment Rate |
|----------|----------|------------|-------------------|
| 1-Mile   | 2,443    | 532        | 10.43 %           |
| 3-Mile   | 22,914   | 2,670      | 9.84 %            |
| 5-Mile   | 45,346   | 4,359      | 8.40 %            |

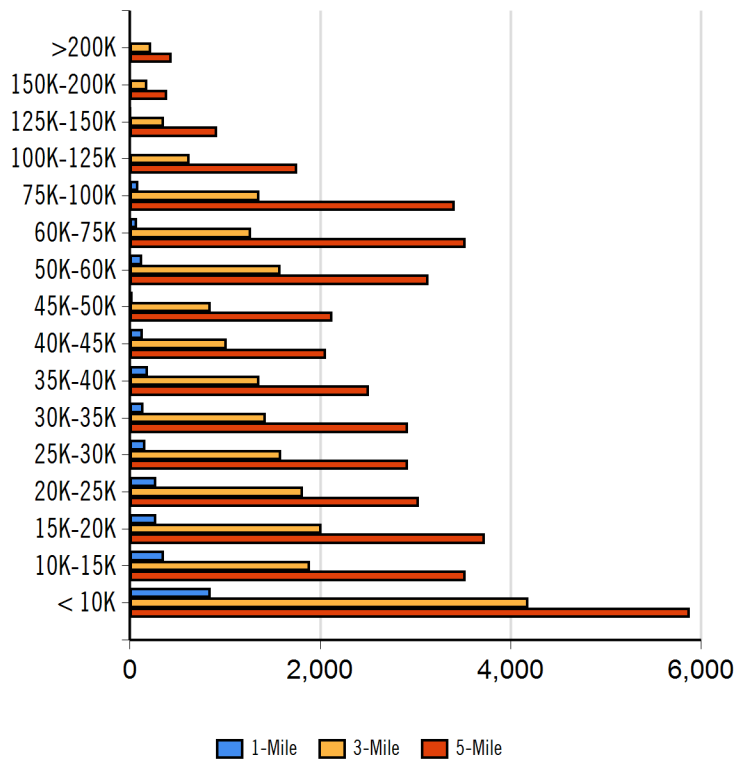


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## Labor & Income

|        | Agriculture | Mining | Construction | Manufacturing | Wholesale | Retail | Transportaion | Information | Professional | Utility | Hospitality | Pub-Admin | Other |
|--------|-------------|--------|--------------|---------------|-----------|--------|---------------|-------------|--------------|---------|-------------|-----------|-------|
| 1-Mile | 34          | 34     | 108          | 443           | 34        | 264    | 109           | 43          | 174          | 615     | 281         | 94        | 148   |
| 3-Mile | 108         | 78     | 1,039        | 4,853         | 508       | 2,471  | 1,257         | 591         | 2,021        | 5,152   | 2,067       | 645       | 1,409 |
| 5-Mile | 185         | 94     | 2,128        | 9,301         | 1,225     | 5,226  | 2,588         | 1,122       | 3,957        | 9,866   | 3,828       | 1,313     | 3,214 |

## Household Income



| Radius | Median Household Income |
|--------|-------------------------|
| 1-Mile | \$18,035.72             |
| 3-Mile | \$31,507.46             |
| 5-Mile | \$37,275.55             |

| Radius | Average Household Income |
|--------|--------------------------|
| 1-Mile | \$26,030.56              |
| 3-Mile | \$38,431.96              |
| 5-Mile | \$44,893.92              |

| Radius | Aggregate Household Income |
|--------|----------------------------|
| 1-Mile | \$65,864,819.55            |
| 3-Mile | \$839,627,756.95           |
| 5-Mile | \$1,862,821,910.01         |

## Education

|                  | 1-Mile | 3-mile | 5-mile |
|------------------|--------|--------|--------|
| Pop > 25         | 4,607  | 32,315 | 64,738 |
| High School Grad | 1,528  | 10,148 | 21,438 |
| Some College     | 707    | 6,096  | 12,882 |
| Associates       | 57     | 1,502  | 3,412  |
| Bachelors        | 102    | 2,314  | 5,799  |
| Masters          | 36     | 968    | 2,586  |
| Prof. Degree     | 13     | 606    | 1,224  |
| Doctorate        | 69     | 241    | 342    |

## Tapestry

|                             | 1-Mile | 3-mile | 5-mile |
|-----------------------------|--------|--------|--------|
| Vacant Ready For Rent       | 117 %  | 152 %  | 146 %  |
| Teen's                      | 69 %   | 112 %  | 105 %  |
| Expensive Homes             | 0 %    | 6 %    | 8 %    |
| Mobile Homes                | 0 %    | 10 %   | 11 %   |
| New Homes                   | 20 %   | 8 %    | 11 %   |
| New Households              | 86 %   | 101 %  | 87 %   |
| Military Households         | 0 %    | 5 %    | 6 %    |
| Households with 4+ Cars     | 26 %   | 65 %   | 67 %   |
| Public Transportation Users | 79 %   | 69 %   | 47 %   |
| Young Wealthy Households    | 0 %    | 28 %   | 16 %   |

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.



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## Expenditures

|                                 | 1-Mile     | %       | 3-Mile      | %       | 5-Mile        | %       |
|---------------------------------|------------|---------|-------------|---------|---------------|---------|
| <b>Total Expenditures</b>       | 87,883,083 |         | 816,631,577 |         | 1,668,262,953 |         |
| <b>Average annual household</b> | 32,705     |         | 37,306      |         | 39,647        |         |
| <b>Food</b>                     | 4,581      | 14.01 % | 5,072       | 13.60 % | 5,322         | 13.42 % |
| Food at home                    | 3,257      |         | 3,506       |         | 3,636         |         |
| Cereals and bakery products     | 457        |         | 496         |         | 514           |         |
| Cereals and cereal products     | 164        |         | 178         |         | 184           |         |
| Bakery products                 | 293        |         | 317         |         | 330           |         |
| Meats poultry fish and eggs     | 688        |         | 726         |         | 746           |         |
| Beef                            | 159        |         | 168         |         | 173           |         |
| Pork                            | 120        |         | 130         |         | 135           |         |
| Poultry                         | 133        |         | 139         |         | 142           |         |
| Fish and seafood                | 112        |         | 116         |         | 118           |         |
| Eggs                            | 56         |         | 59          |         | 61            |         |
| Dairy products                  | 319        |         | 344         |         | 358           |         |
| Fruits and vegetables           | 636        |         | 695         |         | 724           |         |
| Fresh fruits                    | 92         |         | 101         |         | 106           |         |
| Processed vegetables            | 130        |         | 139         |         | 144           |         |
| Sugar and other sweets          | 121        |         | 130         |         | 134           |         |
| Fats and oils                   | 101        |         | 110         |         | 114           |         |
| Miscellaneous foods             | 610        |         | 657         |         | 685           |         |
| Nonalcoholic beverages          | 297        |         | 313         |         | 321           |         |
| Food away from home             | 1,324      |         | 1,565       |         | 1,686         |         |
| Alcoholic beverages             | 198        |         | 239         |         | 262           |         |
| <b>Housing</b>                  | 12,960     | 39.63 % | 14,314      | 38.37 % | 14,979        | 37.78 % |
| Shelter                         | 7,751      |         | 8,579       |         | 8,983         |         |
| Owned dwellings                 | 3,658      |         | 4,461       |         | 4,883         |         |
| Mortgage interest and charges   | 1,740      |         | 2,156       |         | 2,374         |         |
| Property taxes                  | 1,188      |         | 1,473       |         | 1,621         |         |
| Maintenance repairs             | 729        |         | 831         |         | 886           |         |
| Rented dwellings                | 3,663      |         | 3,579       |         | 3,510         |         |
| Other lodging                   | 430        |         | 539         |         | 590           |         |
| Utilities fuels                 | 3,295      |         | 3,573       |         | 3,708         |         |
| Natural gas                     | 286        |         | 317         |         | 332           |         |
| Electricity                     | 1,418      |         | 1,499       |         | 1,535         |         |
| Fuel oil                        | 111        |         | 126         |         | 134           |         |
| Telephone services              | 988        |         | 1,089       |         | 1,138         |         |
| Water and other public services | 491        |         | 541         |         | 566           |         |
| <b>Household operations</b>     | 749        | 2.29 %  | 880         | 2.36 %  | 947           | 2.39 %  |
| Personal services               | 181        |         | 227         |         | 250           |         |
| Other household expenses        | 568        |         | 653         |         | 696           |         |
| Housekeeping supplies           | 452        |         | 489         |         | 508           |         |
| Laundry and cleaning supplies   | 136        |         | 141         |         | 144           |         |
| Other household products        | 243        |         | 272         |         | 287           |         |
| Postage and stationery          | 72         |         | 75          |         | 76            |         |
| Household furnishings           | 711        |         | 790         |         | 831           |         |
| Household textiles              | 62         |         | 63          |         | 64            |         |
| Furniture                       | 140        |         | 157         |         | 164           |         |
| Floor coverings                 | 13         |         | 17          |         | 18            |         |
| Major appliances                | 99         |         | 115         |         | 123           |         |
| Small appliances                | 67         |         | 73          |         | 75            |         |
| Miscellaneous                   | 327        |         | 362         |         | 385           |         |
| <b>Apparel and services</b>     | 996        | 3.05 %  | 1,057       | 2.83 %  | 1,089         | 2.75 %  |
| Men and boys                    | 166        |         | 184         |         | 194           |         |
| Men 16 and over                 | 127        |         | 146         |         | 156           |         |
| Boys 2 to 15                    | 39         |         | 38          |         | 37            |         |
| Women and girls                 | 373        |         | 395         |         | 402           |         |



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|                   |     |     |     |
|-------------------|-----|-----|-----|
| Women 16 and over | 304 | 323 | 330 |
| Girls 2 to 15     | 69  | 71  | 72  |
| Children under 2  | 82  | 83  | 83  |

## Expenditures (Continued)

|                                   | 1-Mile     | %       | 3-Mile      | %       | 5-Mile        | %       |
|-----------------------------------|------------|---------|-------------|---------|---------------|---------|
| <b>Total Expenditures</b>         | 87,883,083 |         | 816,631,577 |         | 1,668,262,953 |         |
| <b>Average annual household</b>   | 32,705     |         | 37,306      |         | 39,647        |         |
| <b>Transportation</b>             | 4,418      | 13.51 % | 5,106       | 13.69 % | 5,460         | 13.77 % |
| Vehicle purchases                 | 849        |         | 1,048       |         | 1,154         |         |
| Cars and trucks new               | 322        |         | 472         |         | 546           |         |
| Cars and trucks used              | 508        |         | 551         |         | 579           |         |
| Gasoline and motor oil            | 1,596      |         | 1,765       |         | 1,848         |         |
| Other vehicle expenses            | 1,709      |         | 1,976       |         | 2,118         |         |
| Vehicle finance charges           | 102        |         | 125         |         | 136           |         |
| Maintenance and repairs           | 600        |         | 682         |         | 724           |         |
| Vehicle insurance                 | 814        |         | 942         |         | 1,012         |         |
| Vehicle rental leases             | 191        |         | 226         |         | 244           |         |
| Public transportation             | 264        |         | 315         |         | 339           |         |
| <b>Health care</b>                | 2,483      | 7.59 %  | 2,919       | 7.82 %  | 3,147         | 7.94 %  |
| Health insurance                  | 1,733      |         | 1,987       |         | 2,121         |         |
| Medical services                  | 428        |         | 547         |         | 609           |         |
| Drugs                             | 239        |         | 288         |         | 315           |         |
| Medical supplies                  | 82         |         | 94          |         | 101           |         |
| <b>Entertainment</b>              | 1,831      | 5.60 %  | 2,151       | 5.77 %  | 2,322         | 5.86 %  |
| Fees and admissions               | 243        |         | 325         |         | 367           |         |
| Television radios                 | 794        |         | 873         |         | 915           |         |
| Pets toys                         | 665        |         | 784         |         | 846           |         |
| Personal care products            | 426        |         | 480         |         | 507           |         |
| Reading                           | 36         |         | 42          |         | 44            |         |
| Education                         | 831        |         | 891         |         | 911           |         |
| Tobacco products                  | 384        |         | 394         |         | 397           |         |
| <b>Miscellaneous</b>              | 490        | 1.50 %  | 582         | 1.56 %  | 627           | 1.58 %  |
| <b>Cash contributions</b>         | 853        |         | 1,001       |         | 1,082         |         |
| <b>Personal insurance</b>         | 2,212      |         | 3,054       |         | 3,490         |         |
| Life and other personal insurance | 97         |         | 118         |         | 131           |         |
| Pensions and Social Security      | 2,115      |         | 2,936       |         | 3,359         |         |

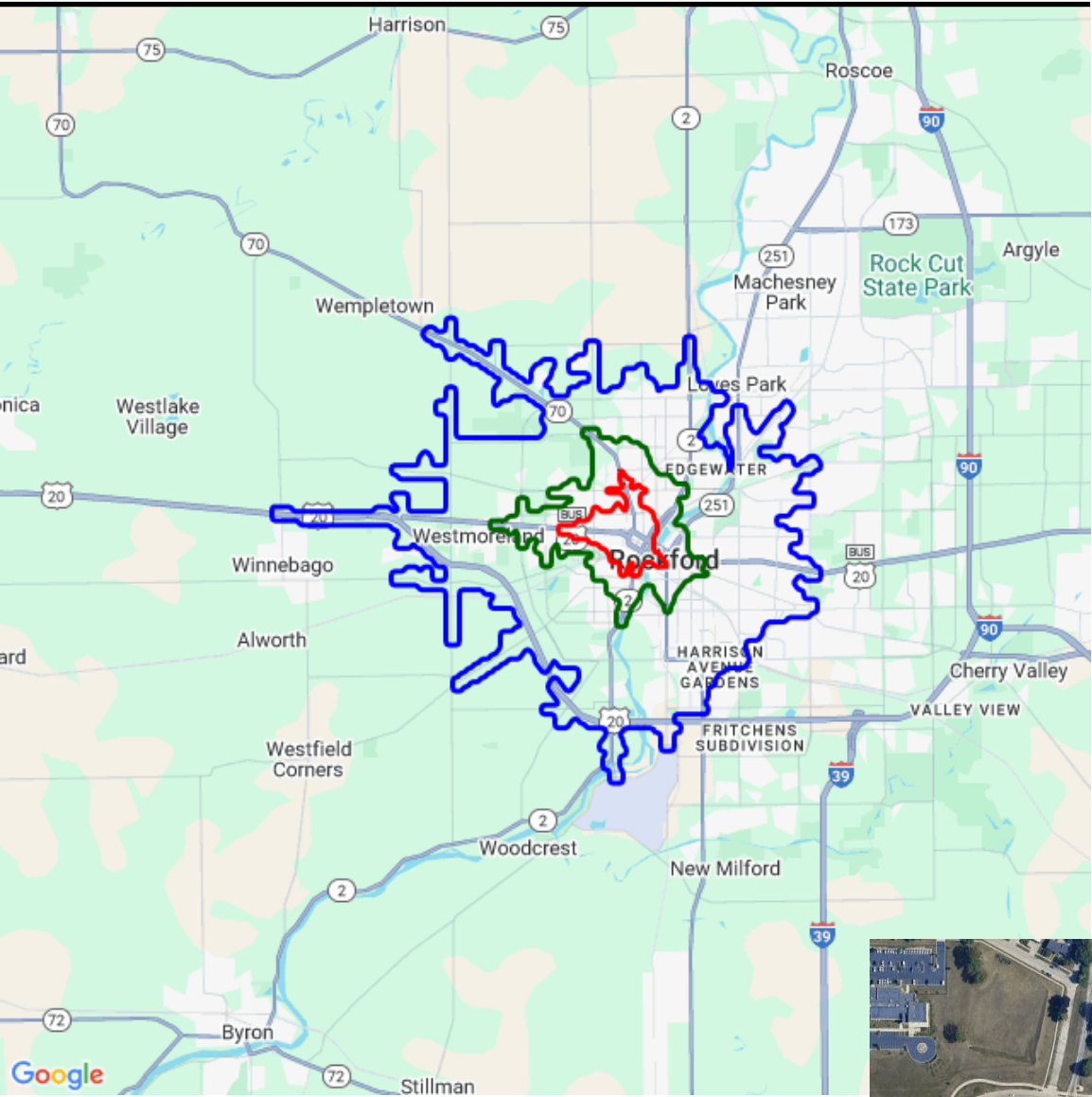
| Estimated Households |      |            |        |         | Housing Occupied By |        | Housing Occupancy |        |        |
|----------------------|------|------------|--------|---------|---------------------|--------|-------------------|--------|--------|
| Distance             | Year | Projection | 2018   | Change  | 1 Person            | Family | Owner             | Renter | Vacant |
| 1-Mile               | 2020 | 5,924      | 5,658  | 7.83 %  | 2,356               | 3,208  | 1,577             | 4,347  | 2,027  |
| 3-Mile               | 2020 | 29,052     | 26,477 | 10.30 % | 9,216               | 17,848 | 14,234            | 14,818 | 6,452  |
| 5-Mile               | 2020 | 55,927     | 51,378 | 9.39 %  | 17,242              | 35,125 | 33,531            | 22,396 | 11,289 |
| 1-Mile               | 2023 | 5,053      | 5,658  | -6.95 % | 1,942               | 2,807  | 1,257             | 3,796  | 3,325  |
| 3-Mile               | 2023 | 24,908     | 26,477 | -5.07 % | 7,804               | 15,405 | 12,305            | 12,603 | 12,285 |
| 5-Mile               | 2023 | 47,307     | 51,378 | -7.09 % | 14,473              | 29,823 | 29,139            | 18,168 | 22,973 |



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Demographic Report



921 W State St

Population

| Distance  | Male   | Female | Total   |
|-----------|--------|--------|---------|
| 3- Minute | 4,529  | 5,312  | 9,841   |
| 5- Minute | 16,660 | 18,254 | 34,914  |
| 10 Minute | 51,168 | 54,301 | 105,468 |

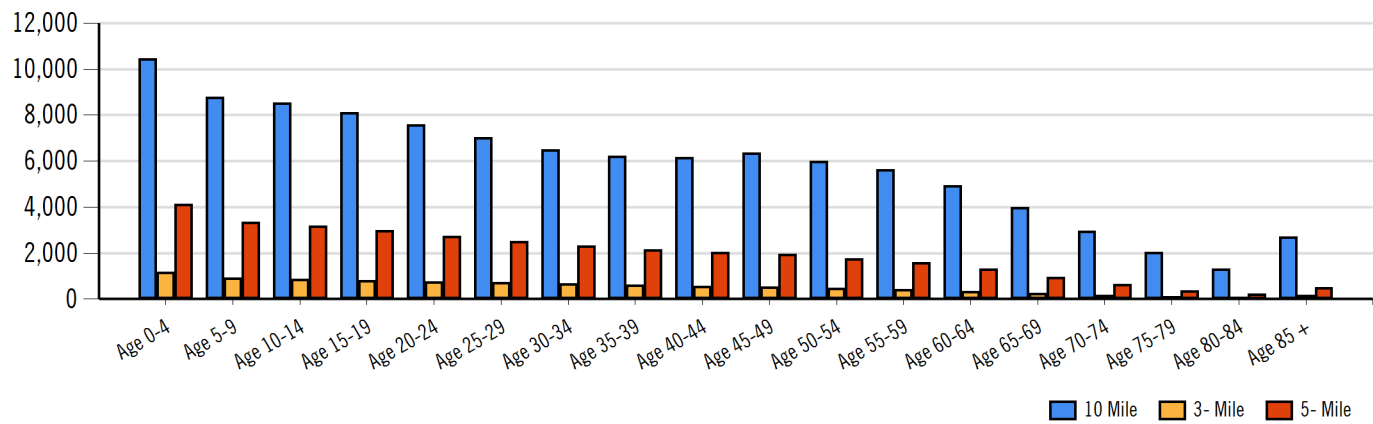


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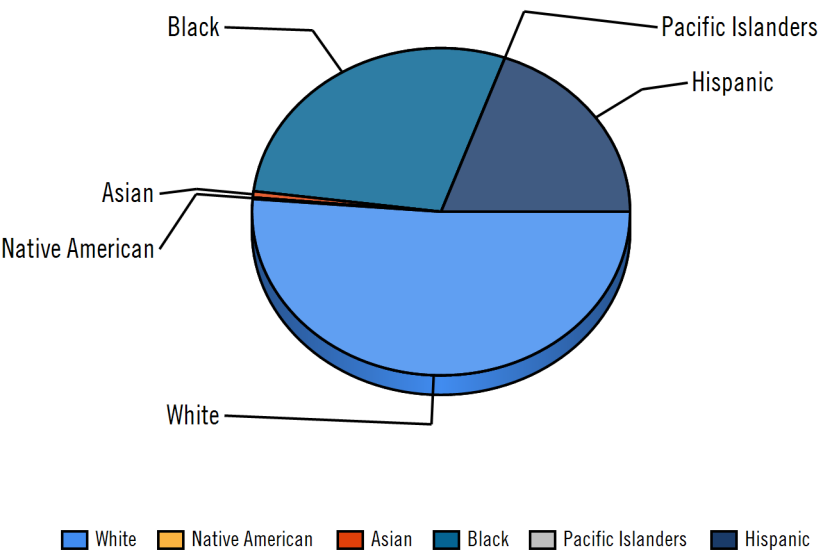
MOODY'S  
ANALYTICS

Catylist

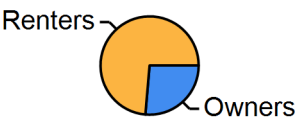
Population by Distance and Age (2020)



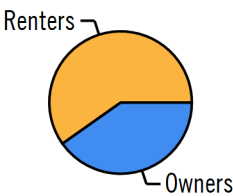
Ethnicity within 5 Minute



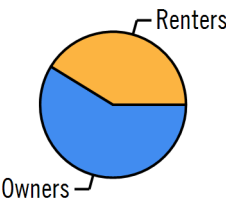
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

| Distance  | Employed | Unemployed | Unemployment Rate |
|-----------|----------|------------|-------------------|
| 3-Minute  | 2,956    | 623        | 8.52 %            |
| 5-Minute  | 12,426   | 1,748      | 9.45 %            |
| 10-Minute | 43,478   | 4,210      | 7.91 %            |



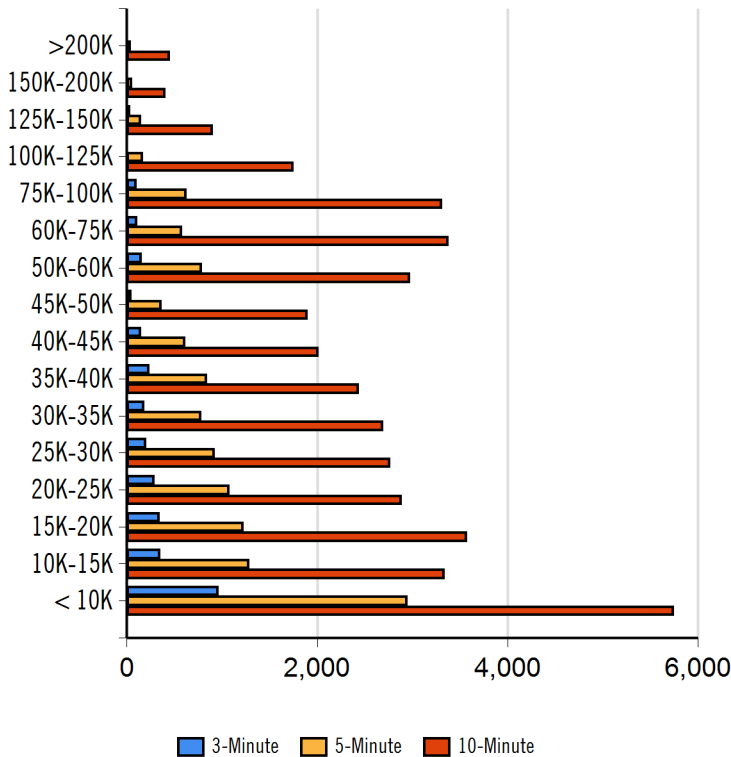
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## Labor &amp; Income

|           | Agriculture | Mining | Construction | Manufacturing | Wholesale | Retail | Transportation | Information | Professional | Utility | Hospitality | Pub-Admin | Other |
|-----------|-------------|--------|--------------|---------------|-----------|--------|----------------|-------------|--------------|---------|-------------|-----------|-------|
| 3-Minute  | 35          | 35     | 136          | 521           | 45        | 344    | 127            | 56          | 276          | 707     | 333         | 104       | 156   |
| 5-Minute  | 77          | 58     | 595          | 2,625         | 249       | 1,285  | 700            | 310         | 1,067        | 2,777   | 1,247       | 323       | 775   |
| 10-Minute | 186         | 92     | 2,033        | 8,969         | 1,121     | 4,793  | 2,475          | 1,113       | 3,892        | 9,598   | 3,607       | 1,265     | 3,088 |

## Household Income



## Radius Median Household Income

| Radius    | Median Household Income |
|-----------|-------------------------|
| 3-Minute  | \$21,322.20             |
| 5-Minute  | \$27,168.93             |
| 10-Minute | \$37,912.33             |

## Radius Average Household Income

| Radius    | Average Household Income |
|-----------|--------------------------|
| 3-Minute  | \$28,436.48              |
| 5-Minute  | \$34,059.47              |
| 10-Minute | \$45,953.41              |

## Radius Aggregate Household Income

| Radius    | Aggregate Household Income |
|-----------|----------------------------|
| 3-Minute  | \$82,386,929.99            |
| 5-Minute  | \$399,320,715.32           |
| 10-Minute | \$1,803,252,355.39         |

## Education

|                  | 3-Minute | 5-Minute | 10-Minute |
|------------------|----------|----------|-----------|
| Pop > 25         | 5,256    | 18,488   | 61,973    |
| High School Grad | 1,745    | 6,068    | 20,178    |
| Some College     | 812      | 3,251    | 12,314    |
| Associates       | 113      | 733      | 3,255     |
| Bachelors        | 129      | 838      | 5,612     |
| Masters          | 45       | 286      | 2,498     |
| Prof. Degree     | 24       | 201      | 1,195     |
| Doctorate        | 72       | 131      | 332       |

## Tapestry

|                             | 3-Minute | 5-Minute | 10-Minute |
|-----------------------------|----------|----------|-----------|
| Vacant Ready For Rent       | 97 %     | 130 %    | 140 %     |
| Teen's                      | 60 %     | 95 %     | 99 %      |
| Expensive Homes             | 0 %      | 4 %      | 8 %       |
| Mobile Homes                | 0 %      | 5 %      | 14 %      |
| New Homes                   | 15 %     | 9 %      | 10 %      |
| New Households              | 69 %     | 90 %     | 82 %      |
| Military Households         | 0 %      | 5 %      | 6 %       |
| Households with 4+ Cars     | 27 %     | 50 %     | 64 %      |
| Public Transportation Users | 59 %     | 73 %     | 44 %      |
| Young Wealthy Households    | 0 %      | 28 %     | 15 %      |

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.



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## Expenditures

|                                 | 3-Minute    | %       | 5-Minute    | %       | 10-Minute     | %       |
|---------------------------------|-------------|---------|-------------|---------|---------------|---------|
| <b>Total Expenditures</b>       | 104,245,119 |         | 439,767,059 |         | 1,603,915,067 |         |
| <b>Average annual household</b> | 33,498      |         | 35,699      |         | 39,849        |         |
| <b>Food</b>                     | 4,660       | 13.91 % | 4,896       | 13.71 % | 5,336         | 13.39 % |
| Food at home                    | 3,297       |         | 3,414       |         | 3,636         |         |
| Cereals and bakery products     | 464         |         | 482         |         | 514           |         |
| Cereals and cereal products     | 167         |         | 173         |         | 184           |         |
| Bakery products                 | 297         |         | 309         |         | 330           |         |
| Meats poultry fish and eggs     | 696         |         | 713         |         | 745           |         |
| Beef                            | 160         |         | 165         |         | 173           |         |
| Pork                            | 124         |         | 127         |         | 135           |         |
| Poultry                         | 135         |         | 137         |         | 141           |         |
| Fish and seafood                | 112         |         | 114         |         | 118           |         |
| Eggs                            | 56          |         | 58          |         | 61            |         |
| Dairy products                  | 321         |         | 334         |         | 358           |         |
| Fruits and vegetables           | 646         |         | 674         |         | 725           |         |
| Fresh fruits                    | 94          |         | 98          |         | 106           |         |
| Processed vegetables            | 132         |         | 136         |         | 144           |         |
| Sugar and other sweets          | 122         |         | 126         |         | 134           |         |
| Fats and oils                   | 102         |         | 106         |         | 115           |         |
| Miscellaneous foods             | 616         |         | 639         |         | 685           |         |
| Nonalcoholic beverages          | 300         |         | 307         |         | 321           |         |
| Food away from home             | 1,362       |         | 1,481       |         | 1,700         |         |
| Alcoholic beverages             | 203         |         | 224         |         | 265           |         |
| <b>Housing</b>                  | 13,226      | 39.48 % | 13,855      | 38.81 % | 15,013        | 37.67 % |
| Shelter                         | 7,906       |         | 8,297       |         | 9,007         |         |
| Owned dwellings                 | 3,804       |         | 4,183       |         | 4,929         |         |
| Mortgage interest and charges   | 1,804       |         | 2,006       |         | 2,402         |         |
| Property taxes                  | 1,243       |         | 1,375       |         | 1,638         |         |
| Maintenance repairs             | 756         |         | 802         |         | 888           |         |
| Rented dwellings                | 3,659       |         | 3,613       |         | 3,478         |         |
| Other lodging                   | 442         |         | 500         |         | 599           |         |
| Utilities fuels                 | 3,368       |         | 3,485       |         | 3,706         |         |
| Natural gas                     | 293         |         | 306         |         | 333           |         |
| Electricity                     | 1,443       |         | 1,475       |         | 1,531         |         |
| Fuel oil                        | 113         |         | 121         |         | 135           |         |
| Telephone services              | 1,015       |         | 1,057       |         | 1,139         |         |
| Water and other public services | 502         |         | 524         |         | 567           |         |
| <b>Household operations</b>     | 774         | 2.31 %  | 835         | 2.34 %  | 952           | 2.39 %  |
| Personal services               | 188         |         | 210         |         | 252           |         |
| Other household expenses        | 585         |         | 624         |         | 700           |         |
| Housekeeping supplies           | 458         |         | 475         |         | 509           |         |
| Laundry and cleaning supplies   | 136         |         | 138         |         | 144           |         |
| Other household products        | 249         |         | 262         |         | 288           |         |
| Postage and stationery          | 72          |         | 74          |         | 76            |         |
| Household furnishings           | 718         |         | 760         |         | 836           |         |
| Household textiles              | 61          |         | 62          |         | 64            |         |
| Furniture                       | 140         |         | 150         |         | 165           |         |
| Floor coverings                 | 14          |         | 16          |         | 18            |         |
| Major appliances                | 104         |         | 111         |         | 124           |         |
| Small appliances                | 69          |         | 71          |         | 75            |         |
| Miscellaneous                   | 327         |         | 347         |         | 386           |         |
| <b>Apparel and services</b>     | 994         | 2.97 %  | 1,029       | 2.88 %  | 1,091         | 2.74 %  |
| Men and boys                    | 166         |         | 174         |         | 195           |         |
| Men 16 and over                 | 128         |         | 136         |         | 157           |         |
| Boys 2 to 15                    | 37          |         | 38          |         | 37            |         |
| Women and girls                 | 374         |         | 387         |         | 403           |         |



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|                   |     |     |     |
|-------------------|-----|-----|-----|
| Women 16 and over | 303 | 316 | 331 |
| Girls 2 to 15     | 70  | 71  | 71  |
| Children under 2  | 82  | 83  | 83  |

## Expenditures (Continued)

|                                   | 3-Minute    | %       | 5-Minute    | %       | 10-Minute     | %       |
|-----------------------------------|-------------|---------|-------------|---------|---------------|---------|
| <b>Total Expenditures</b>         | 104,245,119 |         | 439,767,059 |         | 1,603,915,067 |         |
| <b>Average annual household</b>   | 33,498      |         | 35,699      |         | 39,849        |         |
| <b>Transportation</b>             | 4,555       | 13.60 % | 4,873       | 13.65 % | 5,484         | 13.76 % |
| Vehicle purchases                 | 872         |         | 973         |         | 1,165         |         |
| Cars and trucks new               | 347         |         | 421         |         | 555           |         |
| Cars and trucks used              | 505         |         | 529         |         | 580           |         |
| Gasoline and motor oil            | 1,635       |         | 1,710       |         | 1,851         |         |
| Other vehicle expenses            | 1,776       |         | 1,891       |         | 2,124         |         |
| Vehicle finance charges           | 107         |         | 118         |         | 138           |         |
| Maintenance and repairs           | 616         |         | 655         |         | 727           |         |
| Vehicle insurance                 | 856         |         | 904         |         | 1,012         |         |
| Vehicle rental leases             | 196         |         | 213         |         | 246           |         |
| Public transportation             | 271         |         | 298         |         | 342           |         |
| <b>Health care</b>                | 2,585       | 7.72 %  | 2,779       | 7.78 %  | 3,164         | 7.94 %  |
| Health insurance                  | 1,795       |         | 1,906       |         | 2,129         |         |
| Medical services                  | 451         |         | 508         |         | 616           |         |
| Drugs                             | 253         |         | 273         |         | 317           |         |
| Medical supplies                  | 84          |         | 90          |         | 101           |         |
| <b>Entertainment</b>              | 1,889       | 5.64 %  | 2,041       | 5.72 %  | 2,337         | 5.86 %  |
| Fees and admissions               | 253         |         | 295         |         | 374           |         |
| Television radios                 | 814         |         | 848         |         | 915           |         |
| Pets toys                         | 687         |         | 744         |         | 851           |         |
| Personal care products            | 434         |         | 460         |         | 509           |         |
| Reading                           | 37          |         | 40          |         | 45            |         |
| Education                         | 808         |         | 860         |         | 918           |         |
| Tobacco products                  | 387         |         | 391         |         | 395           |         |
| <b>Miscellaneous</b>              | 511         | 1.53 %  | 553         | 1.55 %  | 633           | 1.59 %  |
| <b>Cash contributions</b>         | 884         |         | 949         |         | 1,092         |         |
| <b>Personal insurance</b>         | 2,319       |         | 2,742       |         | 3,561         |         |
| Life and other personal insurance | 101         |         | 111         |         | 132           |         |
| Pensions and Social Security      | 2,218       |         | 2,631       |         | 3,429         |         |

| Estimated Households |      |            |        |            | Housing Occupied By |        | Housing Occupancy |        |        |
|----------------------|------|------------|--------|------------|---------------------|--------|-------------------|--------|--------|
| Distance             | Year | Projection | 2018   | Change     | 1 Person            | Family | Owner             | Renter | Vacant |
| 3-Minute             | 2020 | 3,682      | 3,517  | 93.45 %    | 1,306               | 2,164  | 1,051             | 2,631  | 1,243  |
| 5-Minute             | 2020 | 14,669     | 13,418 | 440.75 %   | 4,786               | 8,901  | 6,026             | 8,643  | 3,617  |
| 10-Minute            | 2020 | 47,258     | 43,641 | 1,106.65 % | 14,793              | 29,432 | 27,391            | 19,868 | 10,232 |
| 3-Minute             | 2023 | 3,153      | 3,517  | -83.92 %   | 1,077               | 1,896  | 850               | 2,303  | 2,035  |
| 5-Minute             | 2023 | 12,611     | 13,418 | -184.35 %  | 4,029               | 7,741  | 5,137             | 7,474  | 6,582  |
| 10-Minute            | 2023 | 40,055     | 43,641 | -911.13 %  | 12,429              | 25,056 | 23,725            | 16,331 | 20,075 |



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MOODY'S  
ANALYTICS

Catylist

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 921 W State St, Rockford, IL 61102

CITY, STATE

Rockford, IL

POPULATION

105,468

AVG. HHSIZE

2.55

MEDIAN HH INCOME

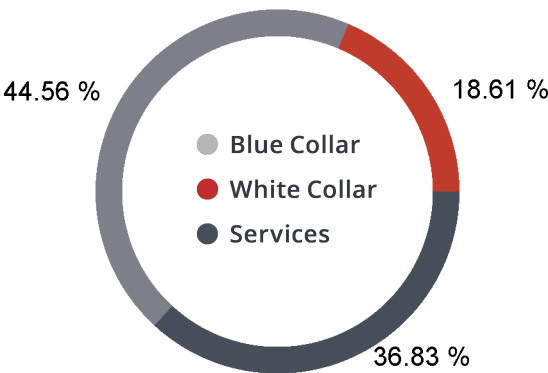
\$37,912

HOME OWNERSHIP

Renters: 16,689

Owners: 23,787

EMPLOYMENT



41.22 %

Employed

3.99 %

Unemployed

EDUCATION

High School Grad: 32.56 %

Some College: 19.87 %

Associates: 5.25 %

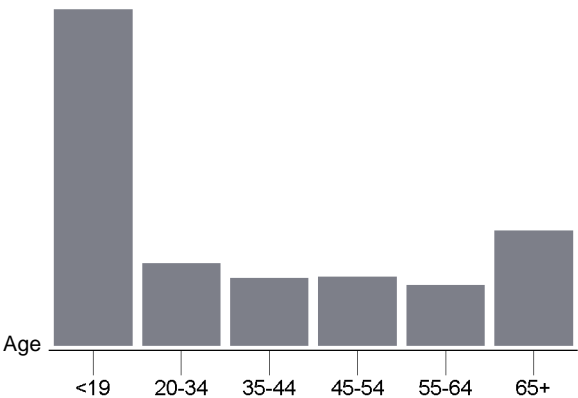
Bachelors: 17.65 %

GENDER & AGE

48.51 %



51.49 %



RACE & ETHNICITY

White: 33.01 %

Asian: 0.38 %

Native American: 0.18 %

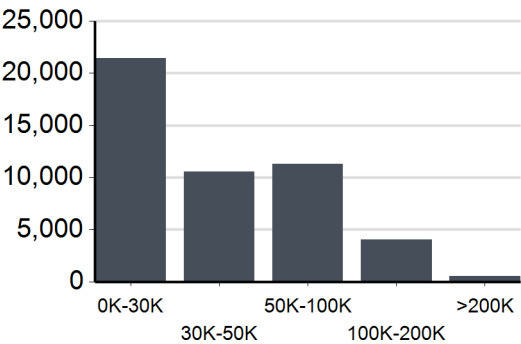
Pacific Islanders: 0.00 %

African-American: 34.81 %

Hispanic: 19.54 %

Two or More Races: 12.08 %

INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$15,013



Grocery

\$5,336



Travel

\$5,484



Entertainment

\$2,337



Electricity

\$1,531



Apparel

\$1,091



Furniture

\$165



Gas

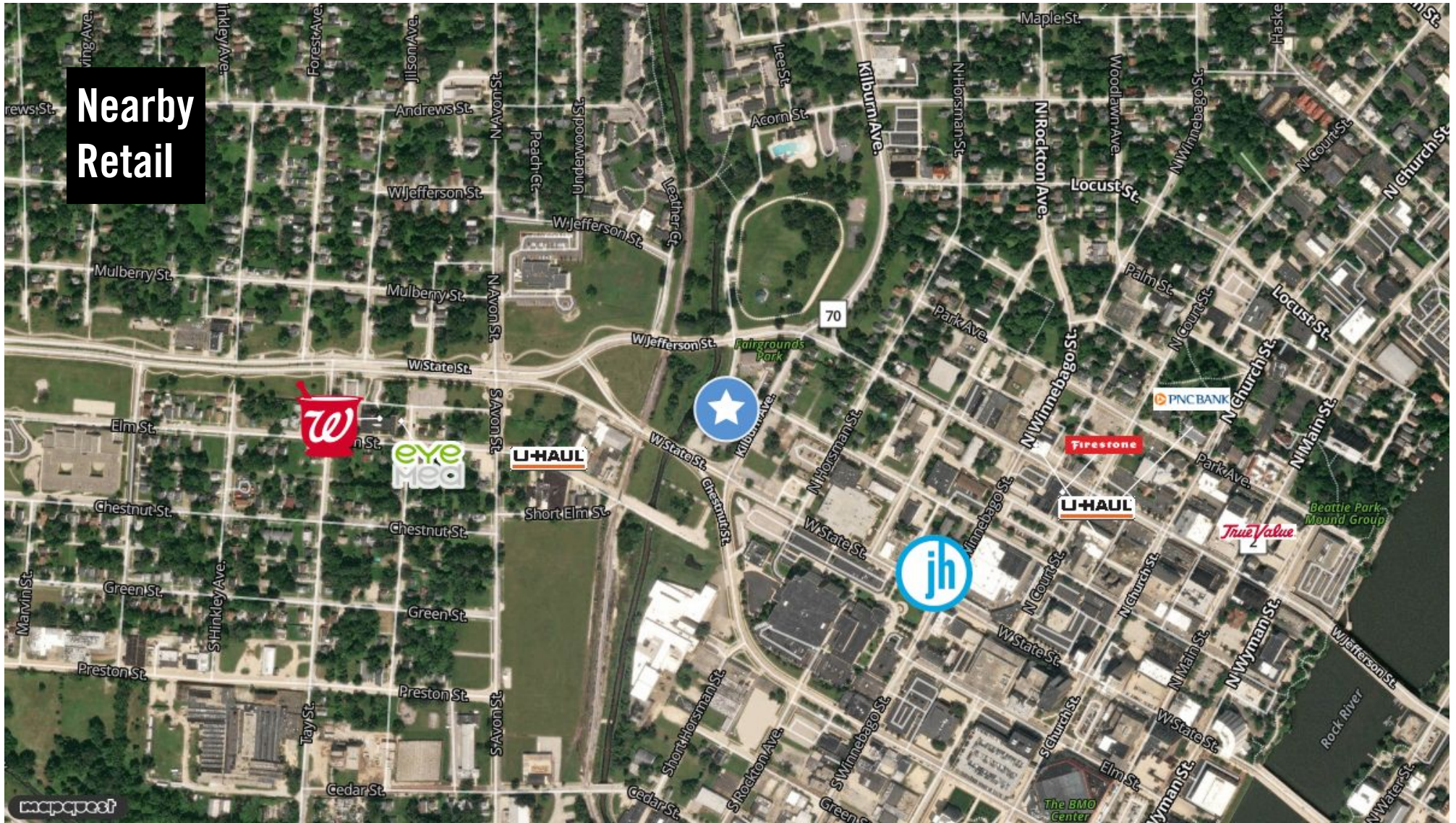
\$333



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MOODY'S  
ANALYTICS

Catylist



921 W State St

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## Tom Ewing

### Contact

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### Company

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### Biography

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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.