

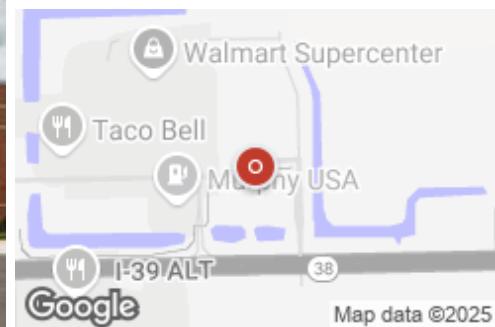
Office For Sale

450 Coronado Drive, Rochelle, IL, 61068

Office: Medical/Dental For Sale

Prepared on July 01, 2025

1 of 1 Listings



Listing Details | Office For Sale

Secondary Uses	Retail	Real Estate Taxes	\$50,639 in 2024
Total Available Space	10,050 SF	Vacant	Yes
Asking Price	\$1,995,000	Available Date	Now
Listing Price Per SF	\$198.51	Days On Market	1 day
Cap Rate (Actual)	-	Date Listed	6/30/2025
Total Expenses	\$50,639	Last Modified	7/01/2025
Signage	Free-Standing	Listing ID	42842382
Show Instructions	Call broker	Parking Spaces	45
Tax Year	2024		

Description

Built in 2013 with high-quality construction standards, this outpatient clinic offers a turn-key opportunity with well-maintained building systems and impressive overall condition. Professionally landscaped grounds with irrigation create a welcoming, professional setting for patients, staff, or clients.

Ideally located near the intersection of Interstate Highways 88 and 39, the property sits within a thriving commercial corridor surrounded by national retailers and hospitality providers including Walmart, Holiday Inn, McDonald's, Petro Travel Center, and more. This highly accessible location offers excellent visibility and convenience for a variety of users.

The building's current layout naturally divides into two suites of approximately 3,991 SF and 6,059 SF, separated by a spacious grand lobby. The flexible design allows for further subdivision into up to four suites to accommodate multiple tenants or specialty practices.

Property Highlights:

- Built in 2013 – excellent condition with modern systems
- Professionally landscaped and irrigated grounds
- ±10,050 total net rentable square feet
- Flexible interior configuration (2 to 4 suites possible)
- Grand main lobby with abundant natural light

Dedicated staff entrances to larger suites
 25-person training/community room
 Reception area with sliding glass check-in window
 Covered canopy drop-off area for patient convenience
 45 on-site parking spaces
 Average daily traffic of 6,800 vehicles per day

This property offers immediate occupancy potential with flexibility for a wide range of medical, office, or professional service uses. Whether single-user or multi-tenant, the adaptable design supports long-term functionality and value....

Property Features

Location Details

Address	450 Coronado Drive, Rochelle, IL, 610...
Zoning	PUD
County	Ogle

Parcels	25-18-378-001
In Opportunity Zone	Yes
Name	450 Coronado Dr

Building Details

Sub Type	Medical/Dental
Building Status	Existing
Building Size	10,050 SF
Land Size	2.62 Acres / 114,127 SF
Number of Buildings	1
Number of Floors	1
Year Built	2013
Occupancy Type	Multi-tenant
Building Class	A

Parking Spaces	45
Parking Ratio	-
In Opportunity Zone	Yes
Air Conditioned	Yes
Heated	Yes
Electricity	Yes
Water	Yes
Sanitary Sewer	Yes
Fiber Optic	Yes

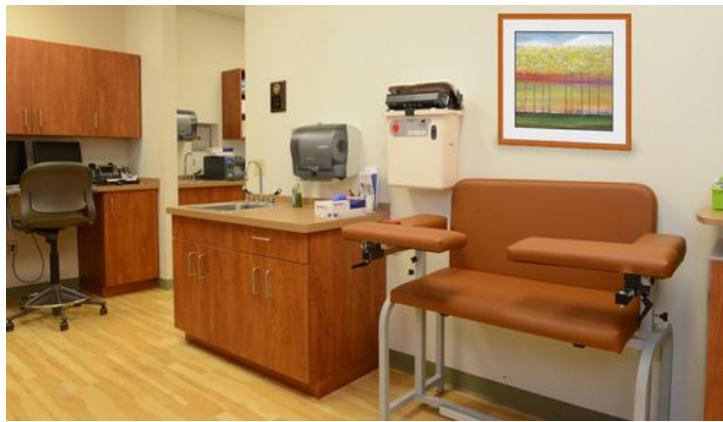
Property Listings

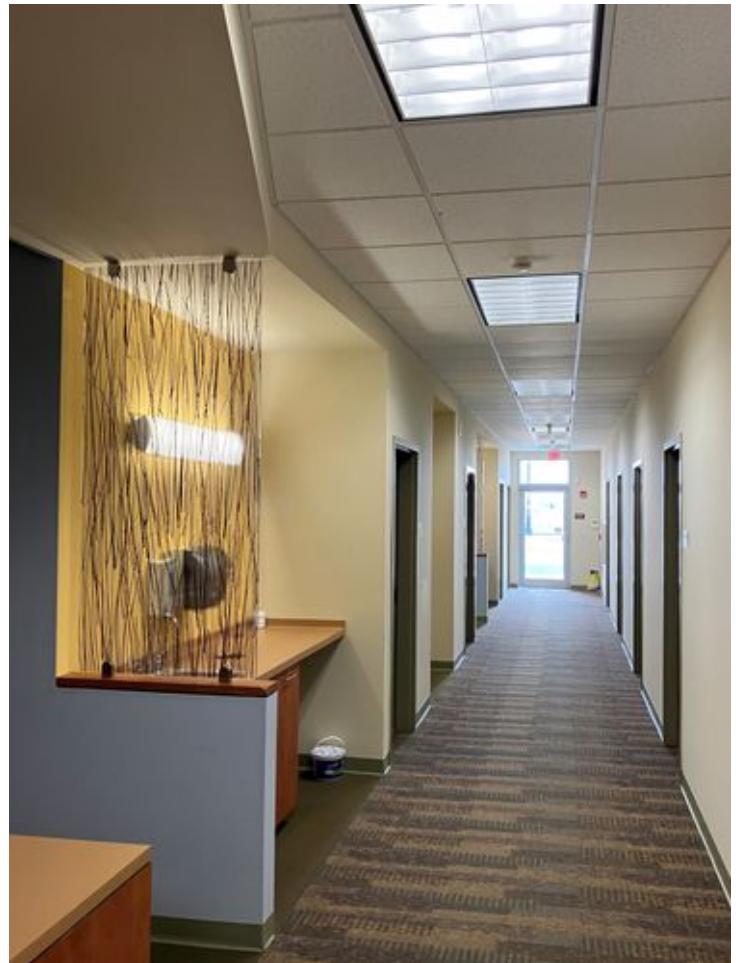
1 Listing | 10,050 SF | \$1,995,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Office	-	10,050 SF	\$1,995,000	Now

Additional Photos









Contact



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

GAMBINO REALTORS-Rkfd

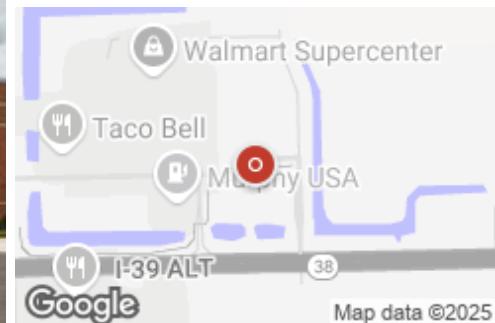
450 Coronado Dr

450 Coronado Dr, Rochelle, IL, 61068

Office: Medical/Dental

Prepared on July 01, 2025

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Property Features

Location Details

Address	450 Coronado Dr, Rochelle, IL 61068	Parcels	25-18-378-001
Zoning	PUD	In Opportunity Zone	Yes
County	Ogle	Name	450 Coronado Dr

Building Details

Sub Type	Medical/Dental	Parking Spaces	45
Building Status	Existing	Parking Ratio	-
Building Size	10,050 SF	In Opportunity Zone	Yes
Land Size	2.62 Acres / 114,127 SF	Air Conditioned	Yes
Number of Buildings	1	Heated	Yes
Number of Floors	1	Electricity	Yes
Year Built	2013	Water	Yes
Occupancy Type	Multi-tenant	Sanitary Sewer	Yes
Building Class	A	Fiber Optic	Yes

Listings

1 Listing | 10,050 SF | \$1,995,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Office	-	10,050 SF	\$1,995,000	Now

Additional Photos



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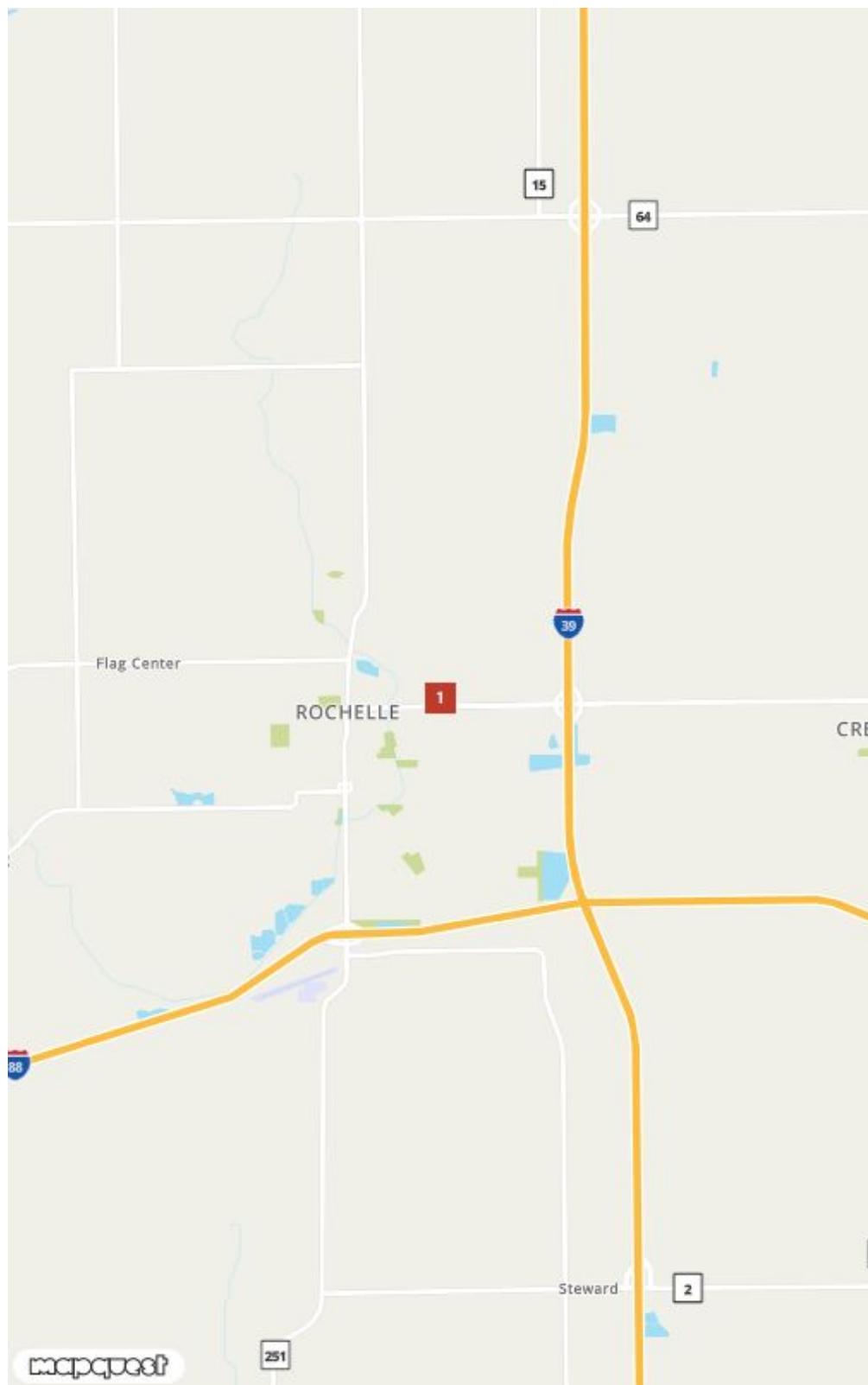
GAMBINO REALTORS-Rkfd

Report for 450 Coronado Dr, R...

MOODY'S

GAMBINO REALTORS-Rkfd

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



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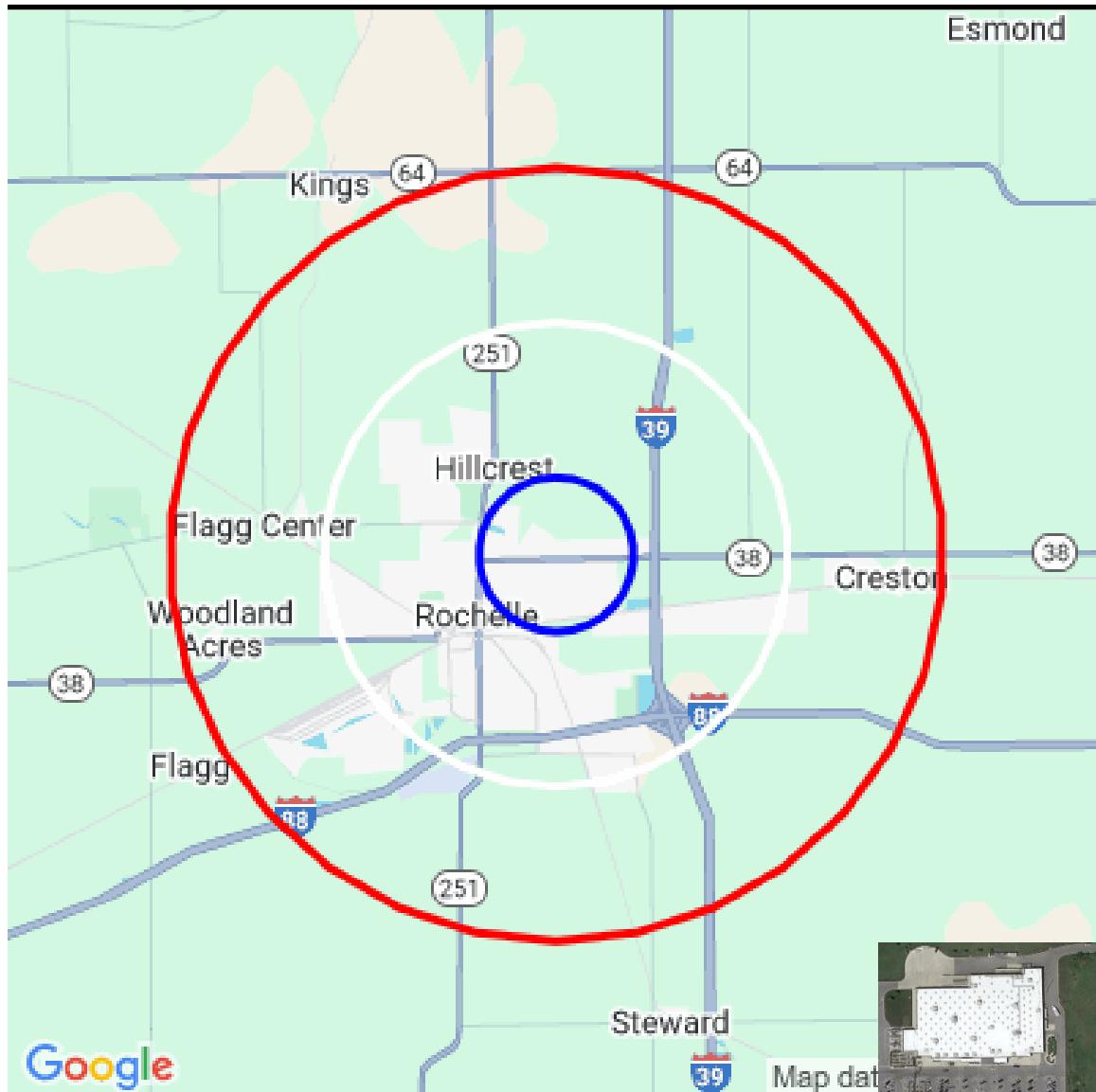
450 Coronado Dr
Rochelle, IL 61068



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

MOODY'S

Demographic Report



450 Coronado Dr

Population

Distance	Male	Female	Total
1- Mile	536	576	1,112
3- Mile	4,505	4,616	9,121
5- Mile	6,112	6,180	12,292

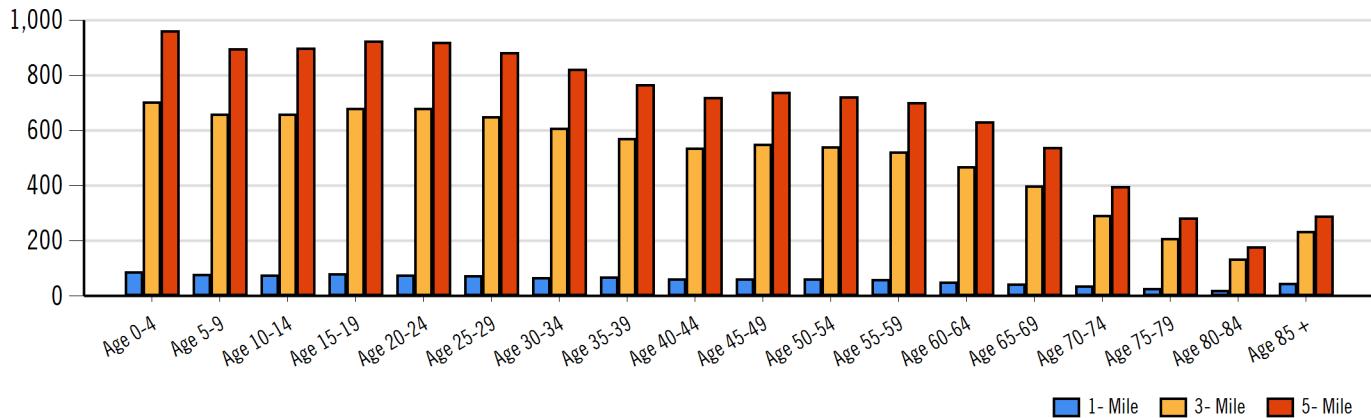


Tom Ewing
TomEwing@IllinoisCCIM.com
815-703-6677

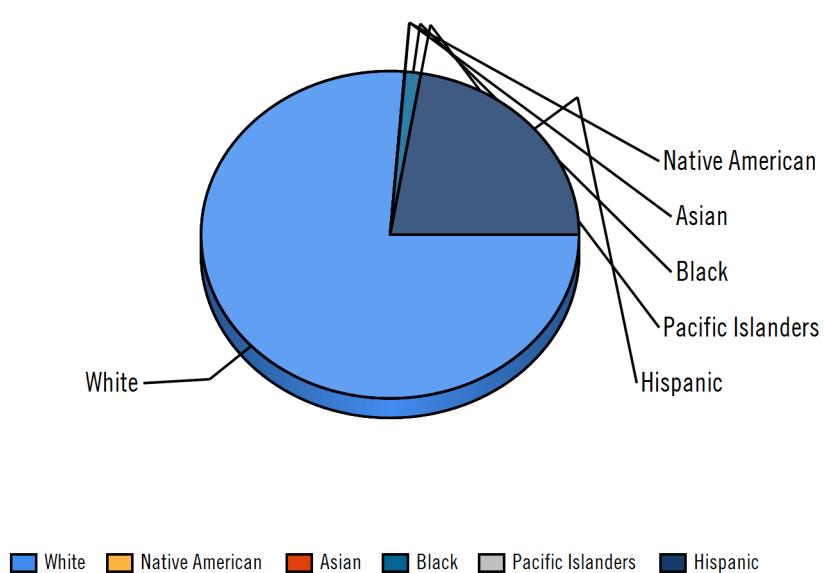
MOODY'S
ANALYTICS

Catylst

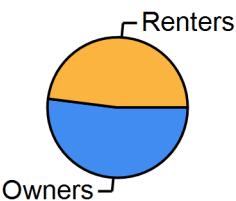
Population by Distance and Age (2020)



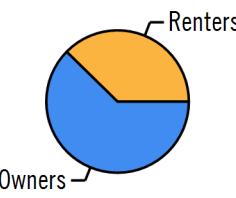
Ethnicity within 5 miles



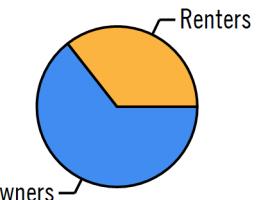
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	515	25	1.32 %
3-Mile	4,391	197	3.07 %
5-Mile	5,933	268	3.14 %

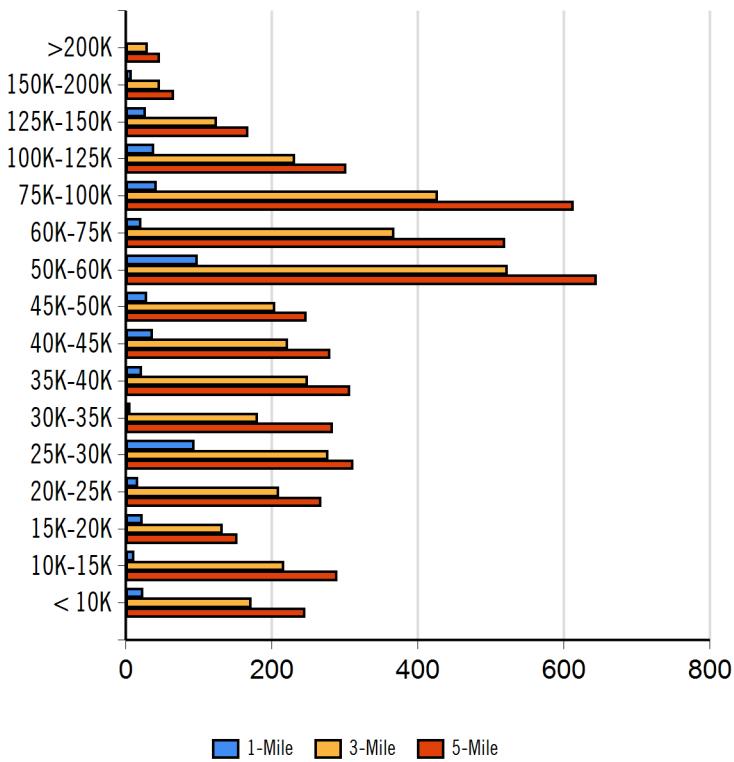


Tom Ewing
TomEwing@IllinoisCCIM.com
815-703-6677

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	8	0	29	96	16	84	38	0	44	84	79	10	9
3-Mile	81	2	273	803	179	615	352	23	314	873	287	128	188
5-Mile	135	6	371	1,076	269	819	437	43	427	1,206	343	176	269

Household Income



Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	19 %	65 %	58 %
Teen's	31 %	82 %	84 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	0 %	11 %	21 %
New Homes	0 %	14 %	19 %
New Households	33 %	78 %	78 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	7 %	48 %	51 %
Public Transportation Users	6 %	8 %	8 %
Young Wealthy Households	0 %	24 %	35 %

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.

Radius	Median Household Income
1-Mile	\$51,831.00
3-Mile	\$51,454.10
5-Mile	\$54,677.33

Radius	Average Household Income
1-Mile	\$53,237.33
3-Mile	\$55,475.00
5-Mile	\$58,661.75

Radius	Aggregate Household Income
1-Mile	\$27,220,647.20
3-Mile	\$201,646,380.42
5-Mile	\$269,649,644.83

Education

	1-Mile	3-mile	5-mile
Pop > 25	706	5,734	7,687
High School Grad	225	1,818	2,462
Some College	154	1,243	1,673
Associates	18	261	352
Bachelors	62	574	762
Masters	24	187	239
Prof. Degree	16	116	150
Doctorate	17	40	48



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TomEwing@IllinoisCCIM.com
815-703-6677

MOODY'S
ANALYTICS

Catalyst

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	21,526,517		157,631,200		208,988,750	
Average annual household	42,997		43,707		44,949	
Food	5,666	13.18 %	5,743	13.14 %	5,871	13.06 %
Food at home	3,827		3,854		3,915	
Cereals and bakery products	542		547		556	
Cereals and cereal products	192		195		198	
Bakery products	349		351		358	
Meats poultry fish and eggs	773		773		782	
Beef	183		179		181	
Pork	145		143		144	
Poultry	144		145		146	
Fish and seafood	118		121		122	
Eggs	63		64		65	
Dairy products	376		379		387	
Fruits and vegetables	765		779		793	
Fresh fruits	112		115		117	
Processed vegetables	152		154		156	
Sugar and other sweets	144		143		145	
Fats and oils	122		123		125	
Miscellaneous foods	724		728		740	
Nonalcoholic beverages	337		336		340	
Food away from home	1,839		1,888		1,955	
Alcoholic beverages	294		301		315	
Housing	15,946	37.09 %	16,161	36.98 %	16,514	36.74 %
Shelter	9,557		9,718		9,930	
Owned dwellings	5,505		5,636		5,830	
Mortgage interest and charges	2,697		2,777		2,890	
Property taxes	1,836		1,883		1,949	
Maintenance repairs	971		976		990	
Rented dwellings	3,403		3,402		3,384	
Other lodging	649		679		716	
Utilities fuels	3,934		3,956		4,015	
Natural gas	358		358		365	
Electricity	1,598		1,603		1,620	
Fuel oil	144		149		153	
Telephone services	1,223		1,230		1,250	
Water and other public services	610		614		626	
Household operations	1,044	2.43 %	1,054	2.41 %	1,091	2.43 %
Personal services	283		286		301	
Other household expenses	760		768		789	
Housekeeping supplies	536		536		547	
Laundry and cleaning supplies	149		149		151	
Other household products	311		311		318	
Postage and stationery	75		75		76	
Household furnishings	874		895		929	
Household textiles	62		66		68	
Furniture	166		171		182	
Floor coverings	19		20		21	
Major appliances	134		140		142	
Small appliances	76		78		80	
Miscellaneous	415		417		434	
Apparel and services	1,136	2.64 %	1,119	2.56 %	1,153	2.57 %
Men and boys	200		202		210	
Men 16 and over	165		168		176	
Boys 2 to 15	35		33		34	
Women and girls	411		415		424	



Tom Ewing

TomEwing@IllinoisCCIM.com
815-703-6677

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

Women 16 and over	337	343	351
Girls 2 to 15	74	72	72
Children under 2	85	85	85

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	21,526,517		157,631,200		208,988,750	
Average annual household	42,997		43,707		44,949	
Transportation	5,976	13.90 %	6,067	13.88 %	6,232	13.86 %
Vehicle purchases	1,287		1,336		1,385	
Cars and trucks new	653		686		708	
Cars and trucks used	599		612		637	
Gasoline and motor oil	1,999		2,015		2,051	
Other vehicle expenses	2,330		2,340		2,403	
Vehicle finance charges	158		162		169	
Maintenance and repairs	786		789		808	
Vehicle insurance	1,114		1,114		1,142	
Vehicle rental leases	270		274		283	
Public transportation	359		375		391	
Health care	3,531	8.21 %	3,588	8.21 %	3,668	8.16 %
Health insurance	2,348		2,376		2,421	
Medical services	709		736		763	
Drugs	364		362		369	
Medical supplies	110		112		115	
Entertainment	2,599	6.04 %	2,627	6.01 %	2,710	6.03 %
Fees and admissions	423		441		465	
Television radios	991		992		1,010	
Pets toys	948		955		985	
Personal care products	544		552		569	
Reading	49		49		50	
Education	875		926		975	
Tobacco products	409		410		409	
Miscellaneous	706	1.64 %	715	1.64 %	733	1.63 %
Cash contributions	1,211		1,240		1,271	
Personal insurance	4,051		4,204		4,471	
Life and other personal insurance	149		153		160	
Pensions and Social Security	3,902		4,051		4,311	

Distance	Year	Estimated Households		Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter
1-Mile	2020	2,152	2,099	2.92 %	720	1,286	1,213	939
3-Mile	2020	5,871	5,529	5.66 %	1,528	3,997	3,923	1,948
5-Mile	2020	6,299	6,136	-0.74 %	1,606	4,329	4,340	1,959
1-Mile	2023	2,035	2,099	-2.78 %	680	1,215	1,157	878
3-Mile	2023	5,613	5,529	1.31 %	1,457	3,824	3,824	1,789
5-Mile	2023	6,006	6,136	-5.34 %	1,528	4,128	4,217	1,789
								1,390

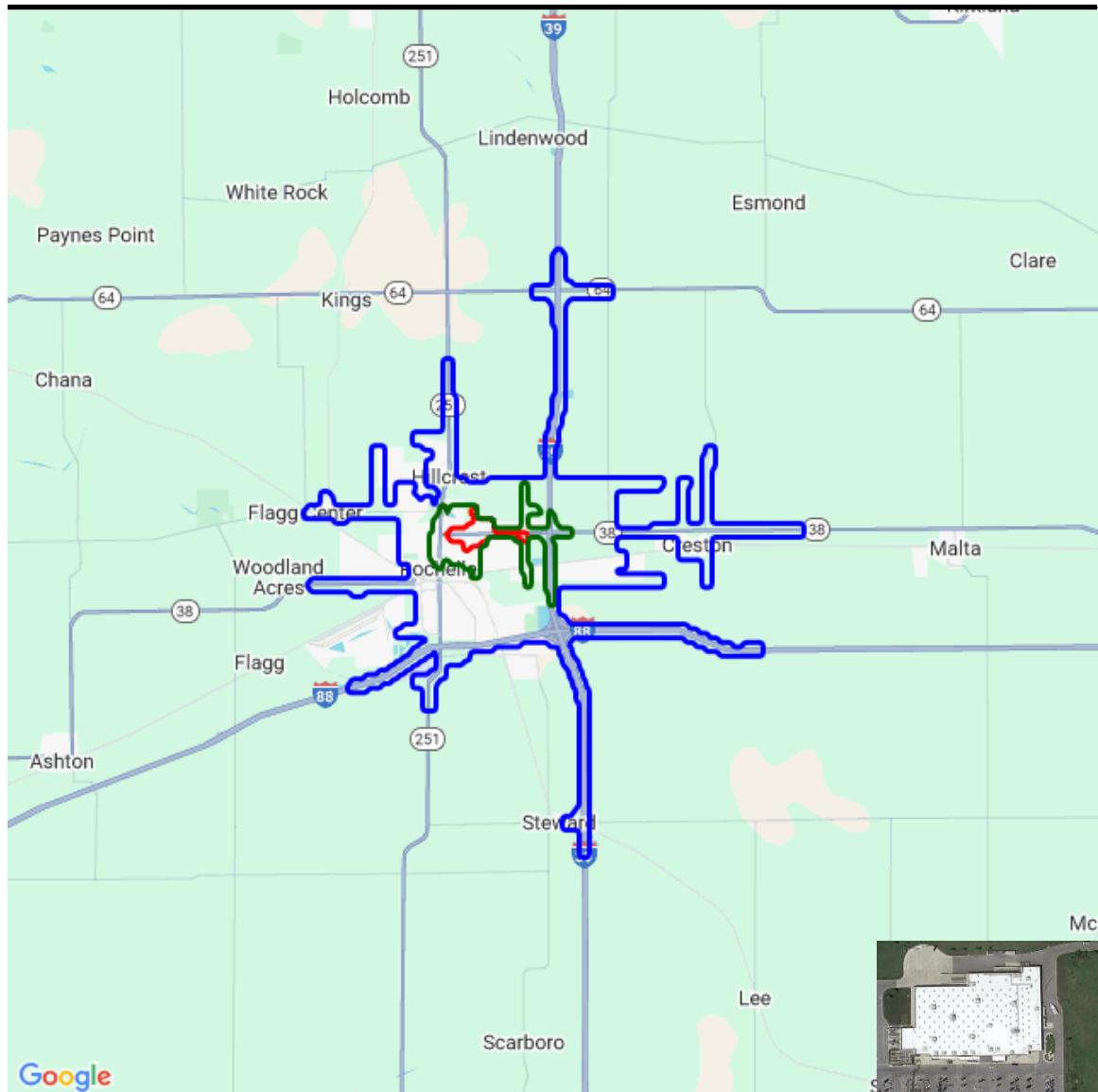


Tom Ewing
TomEwing@IllinoisCCIM.com
815-703-6677

MOODY'S
ANALYTICS

Catylst

Demographic Report



450 Coronado Dr

Population

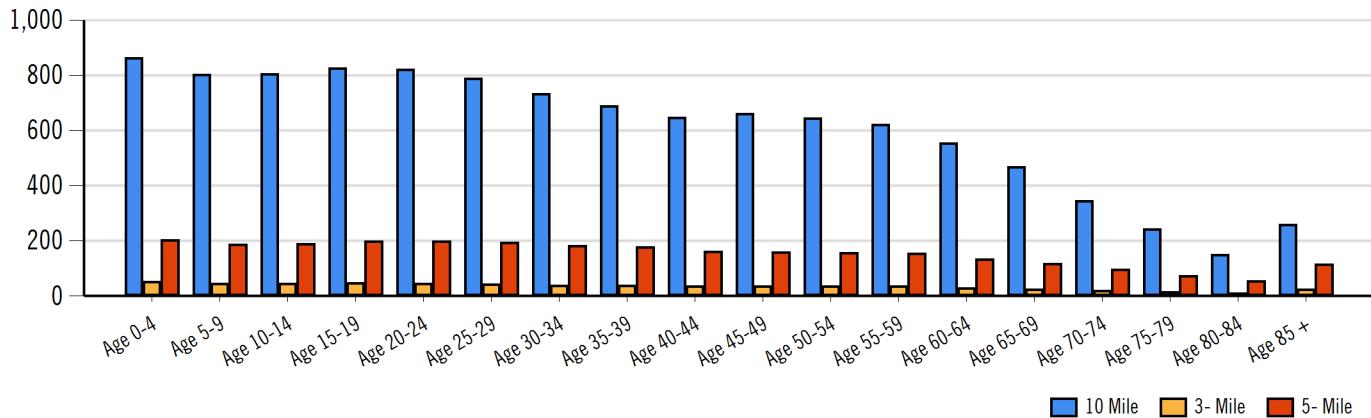
Distance	Male	Female	Total
3- Minute	322	347	669
5- Minute	1,354	1,440	2,794
10 Minute	5,436	5,524	10,959



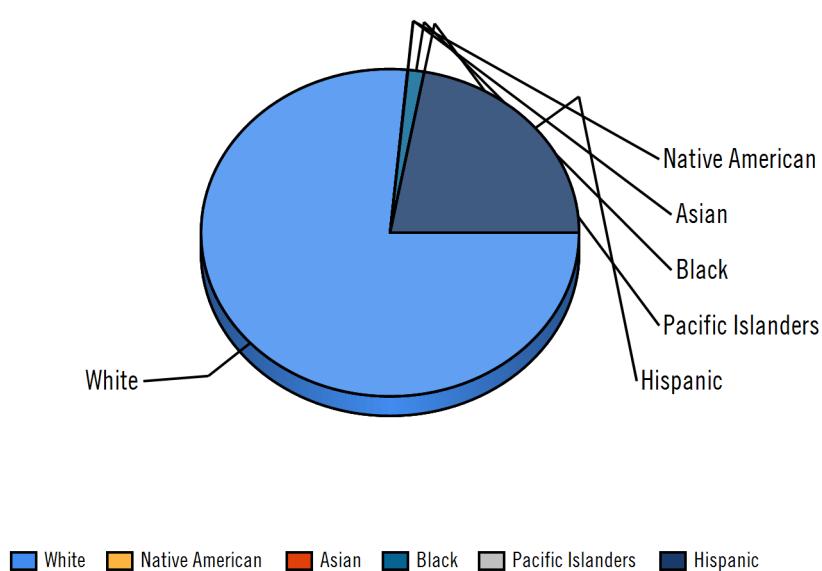
Tom Ewing
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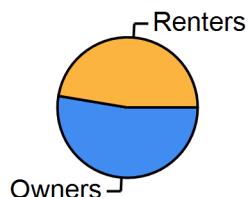
Population by Distance and Age (2020)



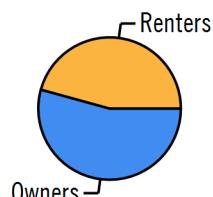
Ethnicity within 5 Minute



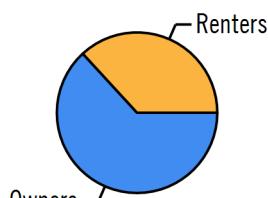
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	309	15	0.79 %
5-Minute	1,318	60	1.67 %
10-Minute	5,275	242	2.53 %

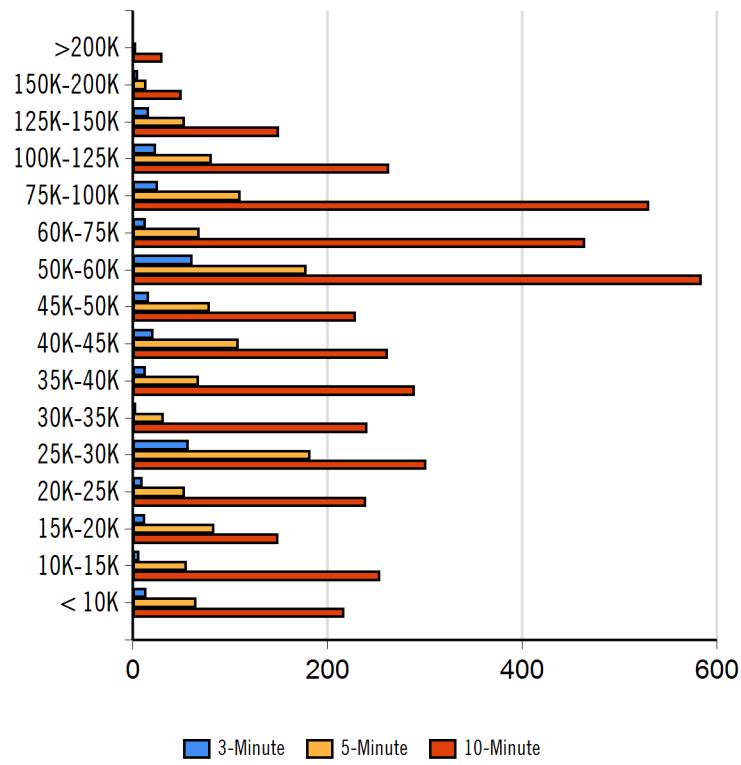


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815-703-6677

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	5	0	18	58	9	50	22	0	26	50	49	6	5
5-Minute	17	0	67	231	44	210	116	1	119	238	134	28	41
10-Minute	121	3	329	979	246	696	407	34	384	1,053	326	157	237

Household Income



Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	11 %	34 %	51 %
Teen's	19 %	41 %	68 %
Expensive Homes	0 %	0 %	1 %
Mobile Homes	0 %	0 %	11 %
New Homes	0 %	2 %	15 %
New Households	20 %	44 %	63 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	3 %	22 %	43 %
Public Transportation Users	4 %	4 %	7 %
Young Wealthy Households	0 %	0 %	26 %

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815-703-6677

Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	12,983,793		52,192,334		185,631,811	
Average annual household	42,997		44,192		45,433	
Food	5,666	13.18 %	5,788	13.10 %	5,923	13.04 %
Food at home	3,827		3,881		3,942	
Cereals and bakery products	542		551		560	
Cereals and cereal products	192		196		199	
Bakery products	349		355		360	
Meats poultry fish and eggs	773		780		786	
Beef	183		182		182	
Pork	145		145		145	
Poultry	144		146		147	
Fish and seafood	118		120		123	
Eggs	63		64		65	
Dairy products	376		382		390	
Fruits and vegetables	765		781		799	
Fresh fruits	112		115		118	
Processed vegetables	152		154		157	
Sugar and other sweets	144		144		146	
Fats and oils	122		124		125	
Miscellaneous foods	724		734		745	
Nonalcoholic beverages	337		338		341	
Food away from home	1,839		1,907		1,980	
Alcoholic beverages	294		305		320	
Housing	15,946	37.09 %	16,317	36.92 %	16,652	36.65 %
Shelter	9,557		9,805		10,015	
Owned dwellings	5,505		5,710		5,911	
Mortgage interest and charges	2,697		2,801		2,936	
Property taxes	1,836		1,916		1,977	
Maintenance repairs	971		992		997	
Rented dwellings	3,403		3,397		3,377	
Other lodging	649		697		727	
Utilities fuels	3,934		3,992		4,042	
Natural gas	358		363		368	
Electricity	1,598		1,616		1,627	
Fuel oil	144		150		154	
Telephone services	1,223		1,242		1,259	
Water and other public services	610		620		630	
Household operations	1,044	2.43 %	1,072	2.43 %	1,103	2.43 %
Personal services	283		291		305	
Other household expenses	760		781		797	
Housekeeping supplies	536		546		550	
Laundry and cleaning supplies	149		150		152	
Other household products	311		318		320	
Postage and stationery	75		77		76	
Household furnishings	874		899		941	
Household textiles	62		64		68	
Furniture	166		175		185	
Floor coverings	19		21		22	
Major appliances	134		139		144	
Small appliances	76		79		81	
Miscellaneous	415		419		439	
Apparel and services	1,136	2.64 %	1,135	2.57 %	1,161	2.56 %
Men and boys	200		204		214	
Men 16 and over	165		170		179	
Boys 2 to 15	35		34		34	
Women and girls	411		418		426	



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MOODY'S
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Women 16 and over	337	345	353
Girls 2 to 15	74	72	73
Children under 2	85	85	85

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	12,983,793		52,192,334		185,631,811	
Average annual household	42,997		44,192		45,433	
Transportation	5,976	13.90 %	6,116	13.84 %	6,302	13.87 %
Vehicle purchases	1,287		1,333		1,409	
Cars and trucks new	653		691		720	
Cars and trucks used	599		604		648	
Gasoline and motor oil	1,999		2,028		2,068	
Other vehicle expenses	2,330		2,376		2,429	
Vehicle finance charges	158		164		171	
Maintenance and repairs	786		798		817	
Vehicle insurance	1,114		1,136		1,154	
Vehicle rental leases	270		276		287	
Public transportation	359		378		395	
Health care	3,531	8.21 %	3,630	8.21 %	3,702	8.15 %
Health insurance	2,348		2,407		2,441	
Medical services	709		740		772	
Drugs	364		368		372	
Medical supplies	110		113		116	
Entertainment	2,599	6.04 %	2,654	6.01 %	2,739	6.03 %
Fees and admissions	423		446		473	
Television radios	991		1,003		1,017	
Pets toys	948		964		994	
Personal care products	544		557		575	
Reading	49		50		51	
Education	875		938		989	
Tobacco products	409		411		409	
Miscellaneous	706	1.64 %	734	1.66 %	741	1.63 %
Cash contributions	1,211		1,264		1,294	
Personal insurance	4,051		4,287		4,569	
Life and other personal insurance	149		153		162	
Pensions and Social Security	3,902		4,134		4,406	

Distance	Year	Estimated Households		Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter
3-Minute	2020	308	284	4.43 %	120	167	162	146
5-Minute	2020	1,271	1,246	3.32 %	490	702	689	581
10-Minute	2020	4,401	4,203	32.27 %	1,252	2,872	2,773	1,628
3-Minute	2023	293	284	1.63 %	114	159	154	139
5-Minute	2023	1,198	1,246	-10.00 %	461	661	654	544
10-Minute	2023	4,204	4,203	-3.88 %	1,192	2,745	2,690	1,514
								913



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

MOODY'S
ANALYTICS

Catylst

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 450 Coronado Dr, Rochelle, IL 61068

CITY, STATE

Rochelle, IL

POPULATION

10,959

AVG. HH SIZE

2.62

MEDIAN HH INCOME

\$55,418

HOME OWNERSHIP

Renters:  **1,567**

Owners:  **2,686**

EDUCATION

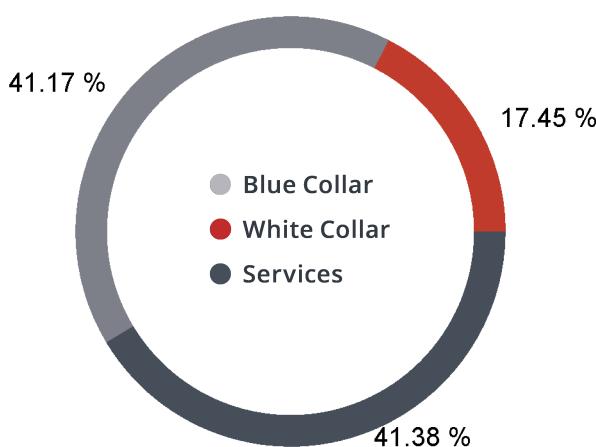
High School Grad: **32.36 %**

Some College: **21.73 %**

Associates: **4.43 %**

Bachelors: **16.01 %**

EMPLOYMENT



48.13 %
Employed

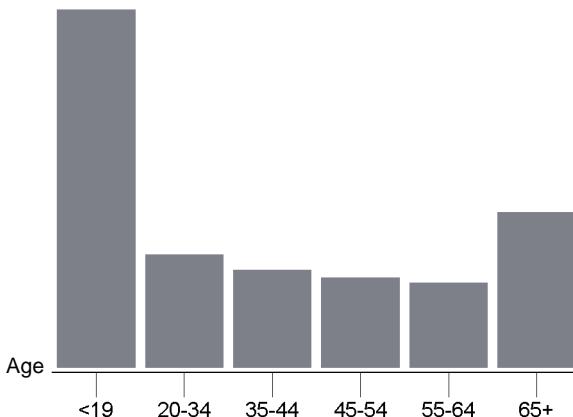
2.21 %
Unemployed

GENDER & AGE

49.60 %

 **49.60 %**

 **50.40 %**



RACE & ETHNICITY

White: **72.93 %**

Asian: **0.02 %**

Native American: **0.00 %**

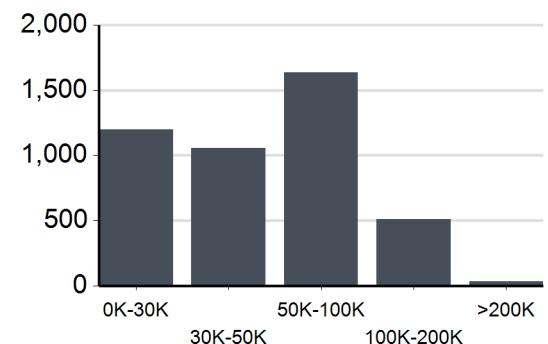
Pacific Islanders: **0.00 %**

African-American: **1.30 %**

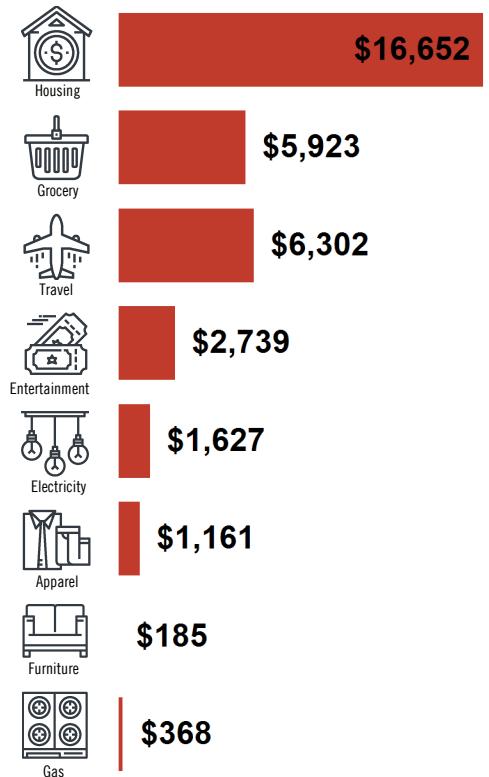
Hispanic: **17.00 %**

Two or More Races: **8.74 %**

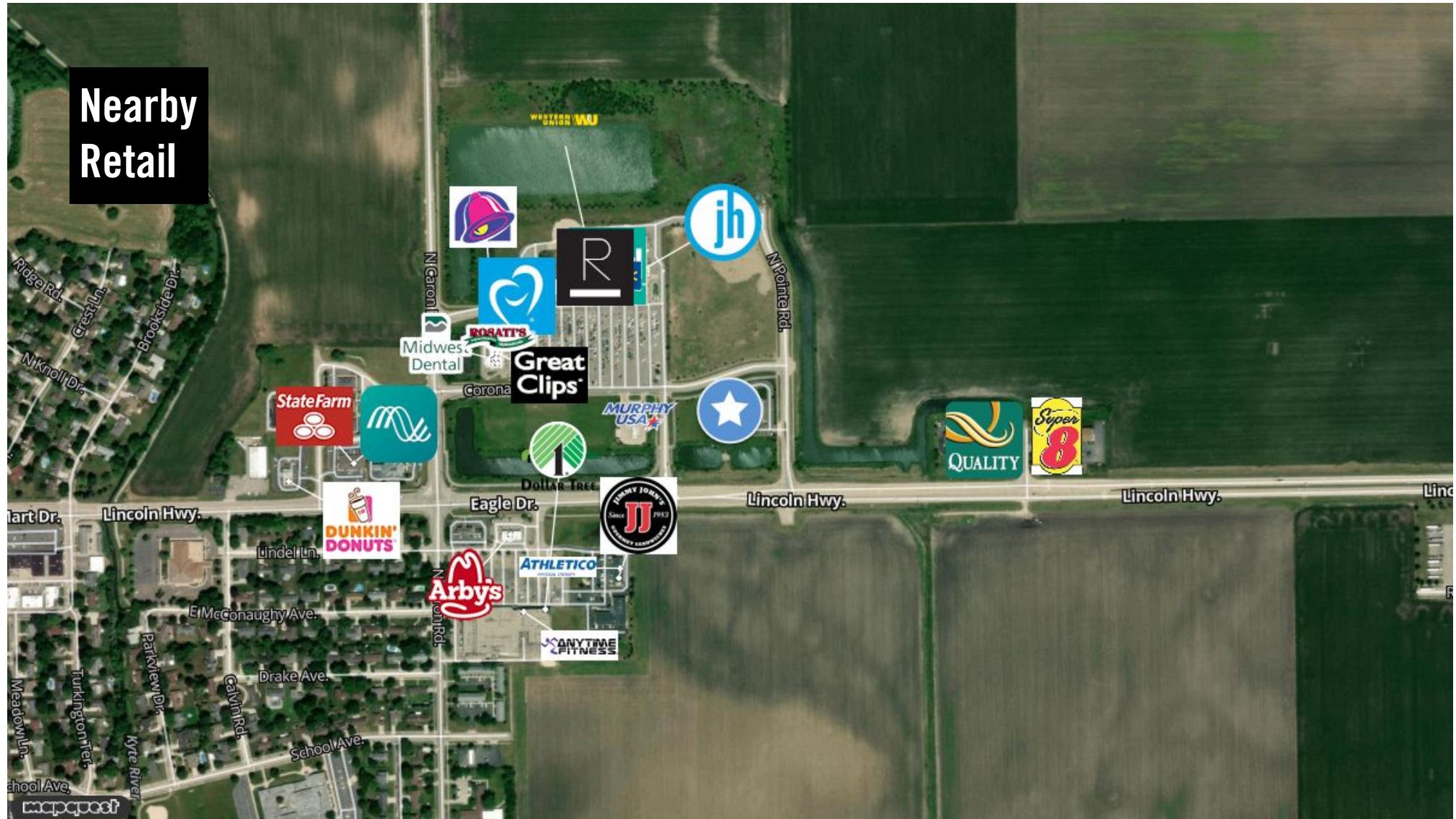
INCOME BY HOUSEHOLD



HH SPENDING



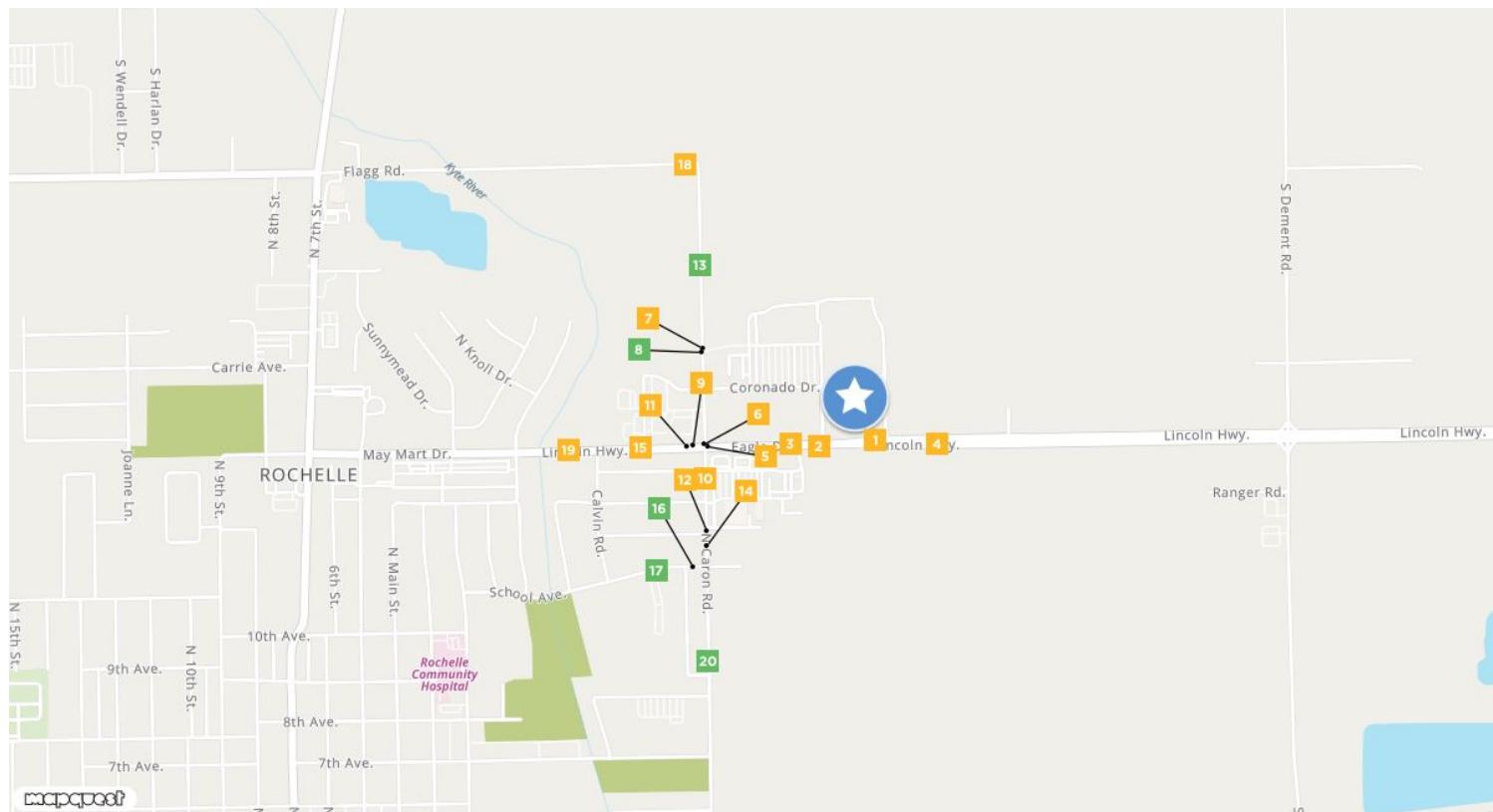
Nearby Retail



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Traffic Counts



E State Rte 38	1	IL 38	2	Lindel Ln	3	IL 38	4	State Hwy 38	5
Eagle Dr		Eagle Dr				State Rte 38		State Hwy 38	
Year: 2005	9,900	Year: 2021	6,800	Year: 2021	6,800	Year: 2021	6,800	Year: 2023	7,050
				Year: 2003	5,400	Year: 2019	4,700	Year: 2005	9,900
								Year: 1998	10,000
Caron Road	6	Caron Road	7	Caron Rd	8	State Rte 38	9	N Caron Rd	10
Flagg Rd		Flagg Rd		Flagg Rd		Eagle Dr		Lindel Ln	
Year: 2022	5,750	Year: 2022	5,750	Year: 2003	3,050	Year: 2005	9,500	Year: 2003	5,400
Year: 2003	3,050	Year: 2003	3,050			Year: 1998	10,500		
11		12		13		14		15	
Currency St		Drake Ave		Flagg Rd		Drake Ave		Flagg Rd	
Year: 2021	8,150	Year: 2003	5,400	Year: 2003	3,050	Year: 2003	5,400	Currency St	
Year: 2005	9,500							Year: 2021	8,150
16		17		18		19		20	
15th St	16	Carlisle Dr		Caron Rd		Calvin Rd		Carlisle Dr	
N Caron Rd		Year: 2022	650	Flagg Rd		Year: 2021	8,150	Year: 2022	3,250
Year: 1998	950			Caron Rd		Year: 2019	5,200		
				Year: 2003	3,050	Year: 2005	9,500		



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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.

Tom Ewing

Contact

TomEwing@IllinoisCCIM.com
815-703-6677

Company

3815 N MULFORD RD
Rockford, IL 611145622