

Retail for Lease

1023 Harlem Road, Machesney Park, IL, 61115

Retail: Auto Repair For Lease

Prepared on February 25, 2025

1 of 1 Listings



Listing Details | Retail For Lease

Suite	-	Renewal	Yes
Sublease	-	Divisible	Not present
Total Available Space	4,015 SF	Annual Taxes	\$7,320 in 2023
Min Div/Max Contig	Not present/4,015 SF	Vacant	Yes
Asking Rate	\$7.77 Annual/SF	Vacant Date	2/01/2025
Monthly Rate	\$2,600	Available Date	2/24/2025
Lease Type	Modified Gross	Days On Market	1 day
Expenses	\$1.88 (CAMs)	Date Listed	2/24/2025
Possession	Now	Last Modified	2/24/2025
Lease Terms	3+ years	Listing ID	41906075
Signage	On Building	Offices	1
Show Instructions	Call broker	Entire Floor	Yes
Rent Esc. Type	Annual Percentage	Restrooms	1
Rent Esc. Desc.	3.0%	Parking Spaces	14

Description

Versatile space for lease! 1,150 square feet of office/lobby space, over 2,865 square feet of open garage/warehouse space. Located on a busy street with traffic counts over 14,500, this space is full of possibilities!

Property Features

Location Details

Address	1023 Harlem Road, Machesney Park, ...	Name	1023 Harlem Rd
County	Winnebago	Water Frontage	Not present
Parcels	08-31-202-012		

Building Details

Sub Type	Auto Repair	Parking Ratio	-
Building Status	Existing	Retail Space	2,865 SF
Building Size	4,015 SF	Office Space	1,150 SF
Land Size	1.08 Acres / 46,871 SF	Floor Size	4,015 SF
Number of Buildings	1	Largest Contiguous	4,015 SF
Number of Floors	1	Rentable Space	4,015 SF
Year Built	1972	Number of Tenants	1
Primary Constr. Type	Framed	Heated	Yes
Occupancy Type	Single Tenant	Security System	Per Mar
Parking Spaces	14	CAM Expenses	\$1.88 Annual/SF

Property Listings

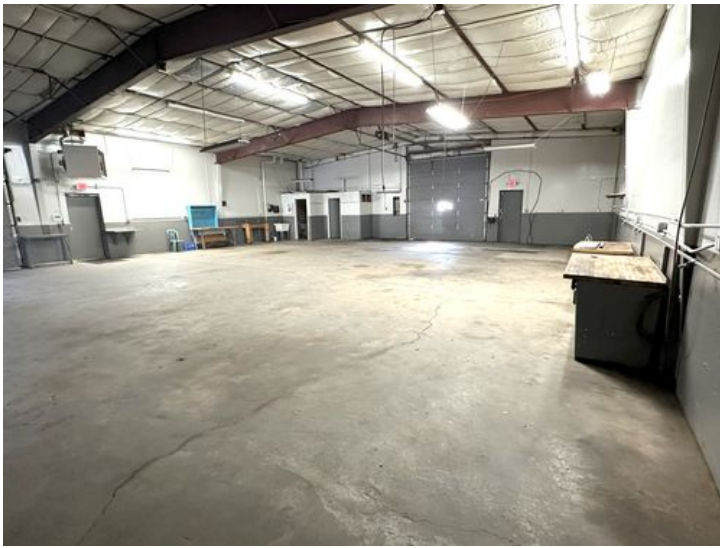
1 Listing | 4,015 SF | \$7.77 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Auto Repair	-	4,015 SF	\$7.77 Annual/SF Modified Gross	2/24/2025

Additional Photos







Contact



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GAMBINO REALTORS

1023 Harlem Rd

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

1023 Harlem Rd

1023 Harlem Rd, Machesney Park, IL, 61115

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Property Features

Location Details

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Listings

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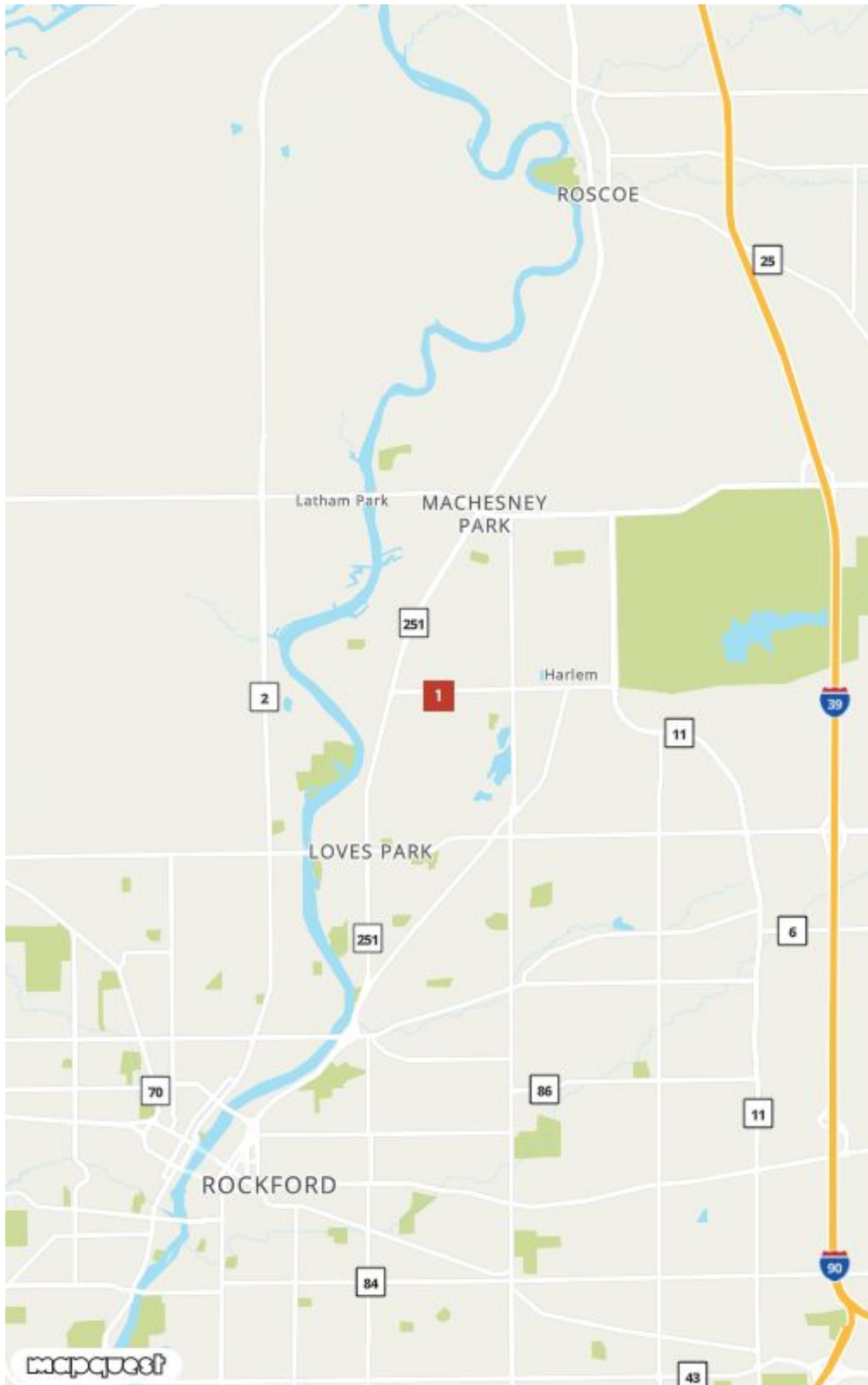
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Report for 1023 Harlem Rd, Ma...

MOODY'S

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1023 Harlem Rd
Machesney Park, IL 61115



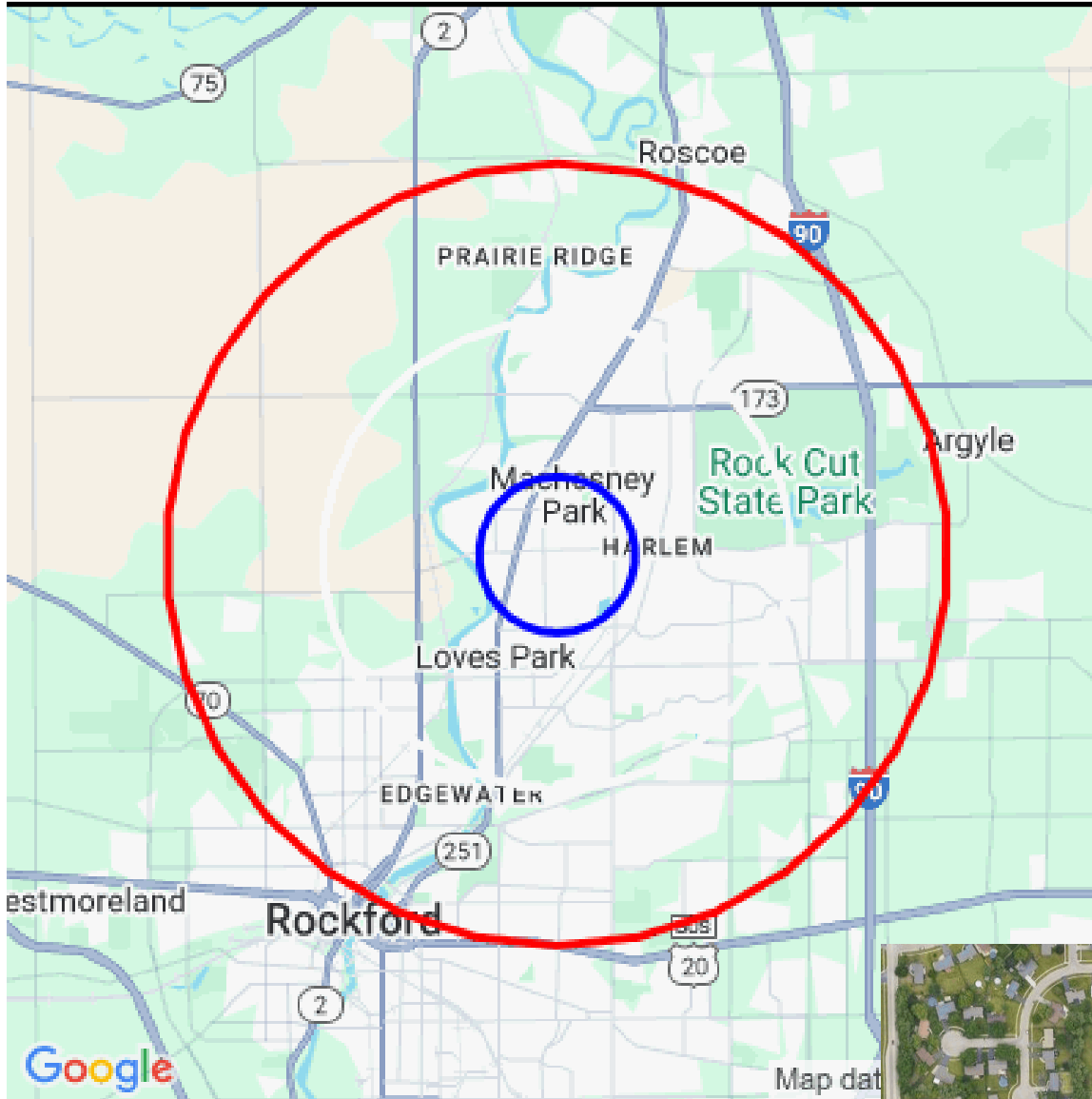
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MOODY'S

Demographic Report



1023 Harlem Rd

Population

Distance	Male	Female	Total
1- Mile	3,195	3,334	6,528
3- Mile	16,869	17,485	34,354
5- Mile	36,754	38,189	74,944

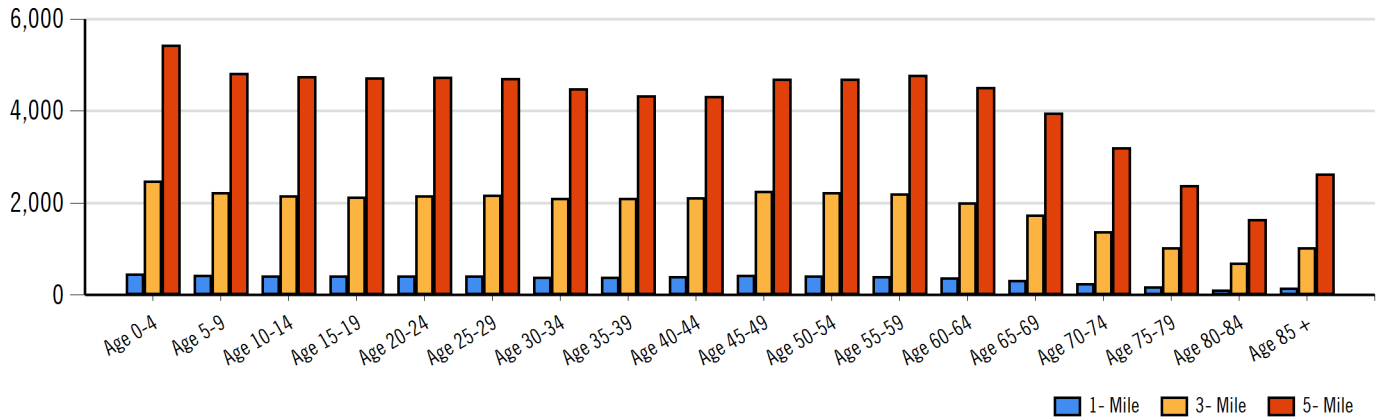


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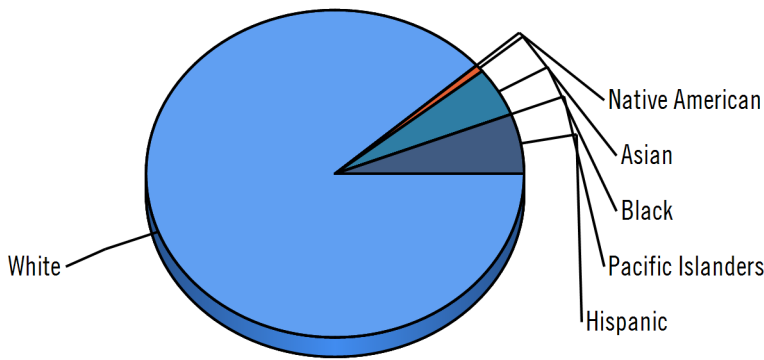
MOODY'S
 ANALYTICS

Catylist

Population by Distance and Age (2020)



Ethnicity within 5 miles

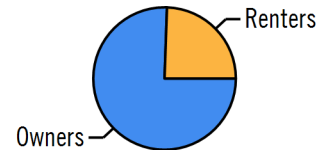


White Native American Asian Black Pacific Islanders Hispanic

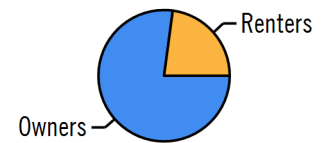
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	3,346	226	4.73 %
3-Mile	16,584	1,060	4.49 %
5-Mile	35,680	1,940	4.36 %

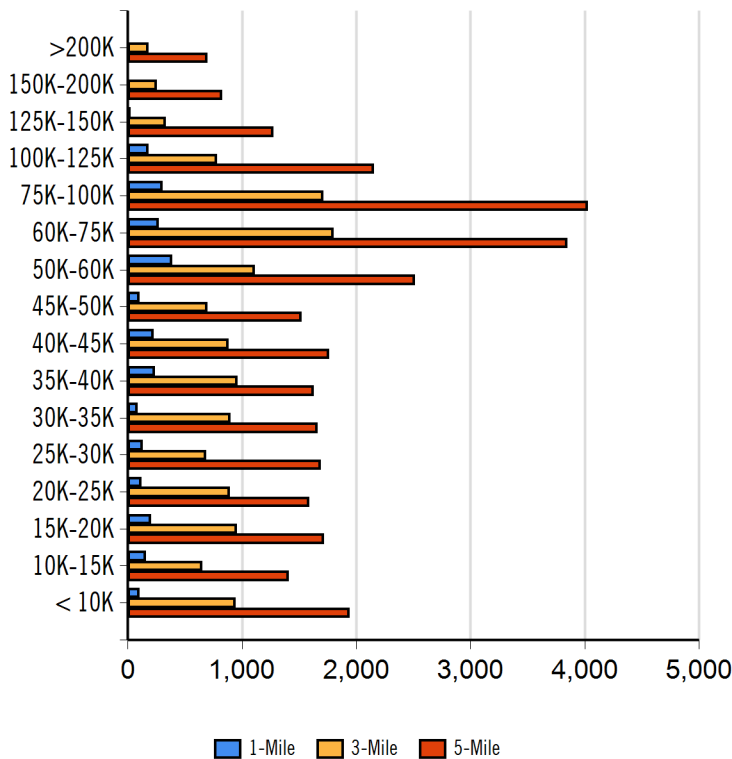


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	15	37	217	893	57	453	250	86	281	575	215	33	174
3-Mile	39	71	1,044	3,669	504	2,129	966	424	1,215	3,344	1,107	246	1,344
5-Mile	73	100	1,813	7,618	1,127	4,189	1,636	761	2,819	8,336	2,542	765	2,585

Household Income



Radius	Median Household Income
1-Mile	\$45,462.20
3-Mile	\$49,364.07
5-Mile	\$53,577.57

Radius	Average Household Income
1-Mile	\$49,963.90
3-Mile	\$56,348.32
5-Mile	\$63,531.69

Radius	Aggregate Household Income
1-Mile	\$127,654,325.82
3-Mile	\$761,546,215.73
5-Mile	\$1,881,167,903.81

Education

	1-Mile	3-mile	5-mile
Pop > 25	4,339	23,157	50,444
High School Grad	1,763	8,504	16,365
Some College	935	5,431	12,119
Associates	266	1,558	3,569
Bachelors	217	2,247	7,111
Masters	34	647	2,570
Prof. Degree	44	322	1,166
Doctorate	10	34	108

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	90 %	90 %	110 %
Teen's	72 %	66 %	77 %
Expensive Homes	0 %	0 %	8 %
Mobile Homes	0 %	20 %	15 %
New Homes	10 %	39 %	57 %
New Households	48 %	59 %	64 %
Military Households	0 %	7 %	5 %
Households with 4+ Cars	88 %	66 %	73 %
Public Transportation Users	1 %	6 %	10 %
Young Wealthy Households	0 %	23 %	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	%
Total Expenditures	104,717,194		594,503,305		1,379,402,702	
Average annual household	41,458		43,783		46,307	
Food	5,489	13.24 %	5,750	13.13 %	6,044	13.05 %
Food at home	3,736		3,858		3,998	
Cereals and bakery products	530		547		567	
Cereals and cereal products	190		195		202	
Bakery products	339		351		365	
Meats poultry fish and eggs	754		776		801	
Beef	175		181		187	
Pork	141		142		146	
Poultry	142		145		150	
Fish and seafood	116		121		127	
Eggs	63		64		65	
Dairy products	365		381		399	
Fruits and vegetables	750		777		806	
Fresh fruits	111		114		118	
Processed vegetables	150		153		157	
Sugar and other sweets	137		143		148	
Fats and oils	120		123		127	
Miscellaneous foods	710		729		754	
Nonalcoholic beverages	327		335		345	
Food away from home	1,752		1,891		2,046	
Alcoholic beverages	274		301		327	
Housing	15,566	37.55 %	16,184	36.96 %	16,875	36.44 %
Shelter	9,353		9,730		10,157	
Owned dwellings	5,326		5,644		5,998	
Mortgage interest and charges	2,593		2,777		2,984	
Property taxes	1,765		1,885		2,014	
Maintenance repairs	967		981		999	
Rented dwellings	3,435		3,403		3,384	
Other lodging	591		682		774	
Utilities fuels	3,880		3,960		4,044	
Natural gas	346		360		373	
Electricity	1,583		1,604		1,626	
Fuel oil	144		150		155	
Telephone services	1,210		1,231		1,256	
Water and other public services	595		614		632	
Household operations	989	2.39 %	1,055	2.41 %	1,130	2.44 %
Personal services	256		284		316	
Other household expenses	732		771		814	
Housekeeping supplies	509		536		568	
Laundry and cleaning supplies	144		149		155	
Other household products	290		309		330	
Postage and stationery	73		76		81	
Household furnishings	835		902		974	
Household textiles	60		66		72	
Furniture	149		175		204	
Floor coverings	19		21		23	
Major appliances	145		142		138	
Small appliances	73		79		84	
Miscellaneous	387		417		452	
Apparel and services	1,028	2.48 %	1,124	2.57 %	1,223	2.64 %
Men and boys	182		204		231	
Men 16 and over	150		169		192	
Boys 2 to 15	32		35		39	
Women and girls	390		417		443	



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Women 16 and over	316	343	369
Girls 2 to 15	73	73	73
Children under 2	81	84	86

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	104,717,194		594,503,305		1,379,402,702	
Average annual household	41,458		43,783		46,307	
Transportation	5,819	14.04 %	6,078	13.88 %	6,372	13.76 %
Vehicle purchases	1,252		1,339		1,442	
Cars and trucks new	657		684		735	
Cars and trucks used	558		617		668	
Gasoline and motor oil	1,960		2,011		2,059	
Other vehicle expenses	2,272		2,353		2,446	
Vehicle finance charges	151		160		167	
Maintenance and repairs	764		795		836	
Vehicle insurance	1,099		1,122		1,146	
Vehicle rental leases	257		274		296	
Public transportation	334		374		423	
Health care	3,448	8.32 %	3,563	8.14 %	3,680	7.95 %
Health insurance	2,297		2,366		2,429	
Medical services	692		725		760	
Drugs	352		359		371	
Medical supplies	107		112		117	
Entertainment	2,477	5.97 %	2,615	5.97 %	2,763	5.97 %
Fees and admissions	389		440		496	
Television radios	969		991		1,011	
Pets toys	898		949		1,006	
Personal care products	518		554		592	
Reading	45		49		52	
Education	778		943		1,103	
Tobacco products	413		407		403	
Miscellaneous	681	1.64 %	716	1.64 %	752	1.62 %
Cash contributions	1,209		1,258		1,283	
Personal insurance	3,705		4,236		4,833	
Life and other personal insurance	141		152		161	
Pensions and Social Security	3,564		4,083		4,671	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	4,031	3,550	13.10 %	885	2,871	3,053	978	447
3-Mile	2020	25,334	22,801	10.89 %	6,772	17,015	18,752	6,582	3,363
5-Mile	2020	44,153	40,336	8.50 %	11,988	29,684	33,831	10,322	6,615
1-Mile	2023	3,363	3,550	-5.69 %	736	2,399	2,702	661	1,302
3-Mile	2023	21,001	22,801	-8.00 %	5,598	14,121	16,621	4,380	8,874
5-Mile	2023	36,587	40,336	-10.07 %	9,912	24,615	29,704	6,883	16,256

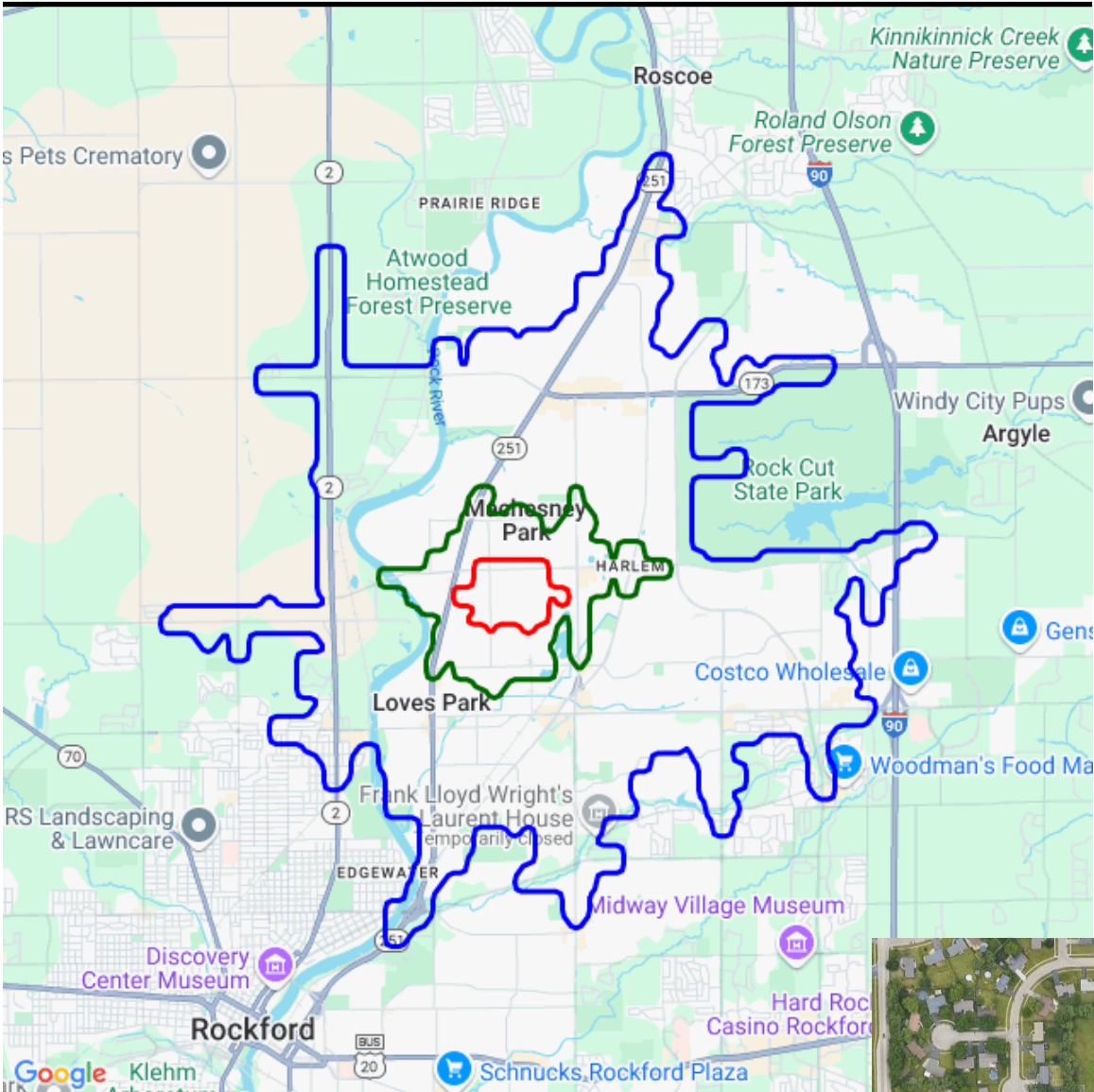


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Catylist

Demographic Report



1023 Harlem Rd

Population

Distance	Male	Female	Total
3- Minute	1,113	1,171	2,284
5- Minute	5,000	5,232	10,233
10 Minute	26,999	28,033	55,033

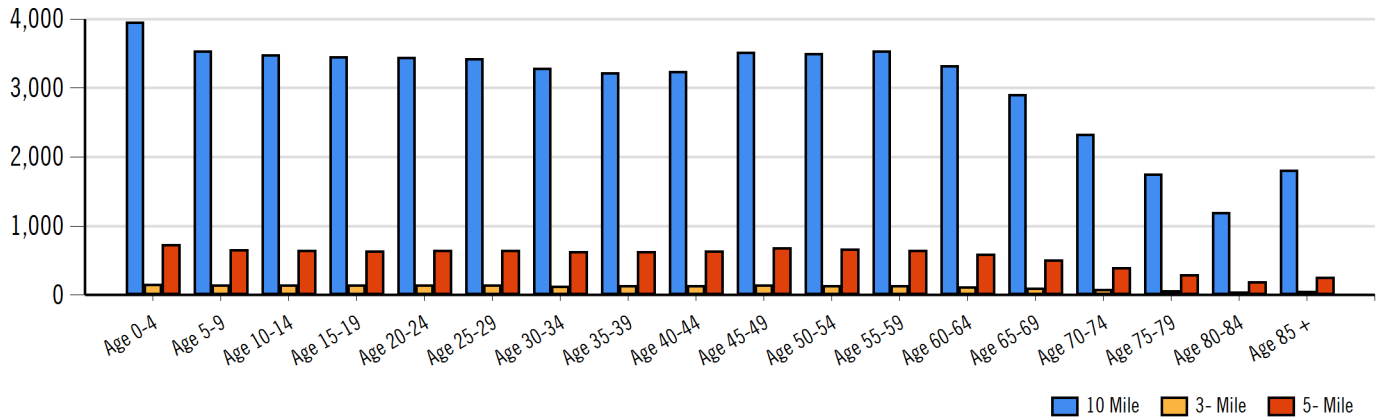


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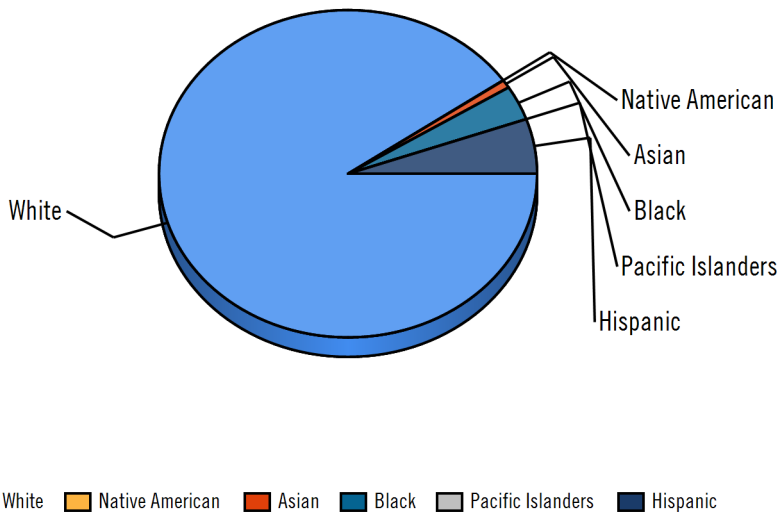
MOODY'S
 ANALYTICS

Catylist

Population by Distance and Age (2020)



Ethnicity within 5 Minute



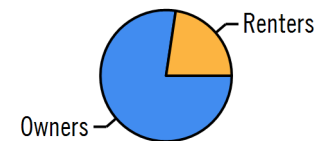
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	1,235	79	2.17 %
5-Minute	5,134	344	3.67 %
10-Minute	26,629	1,497	4.31 %

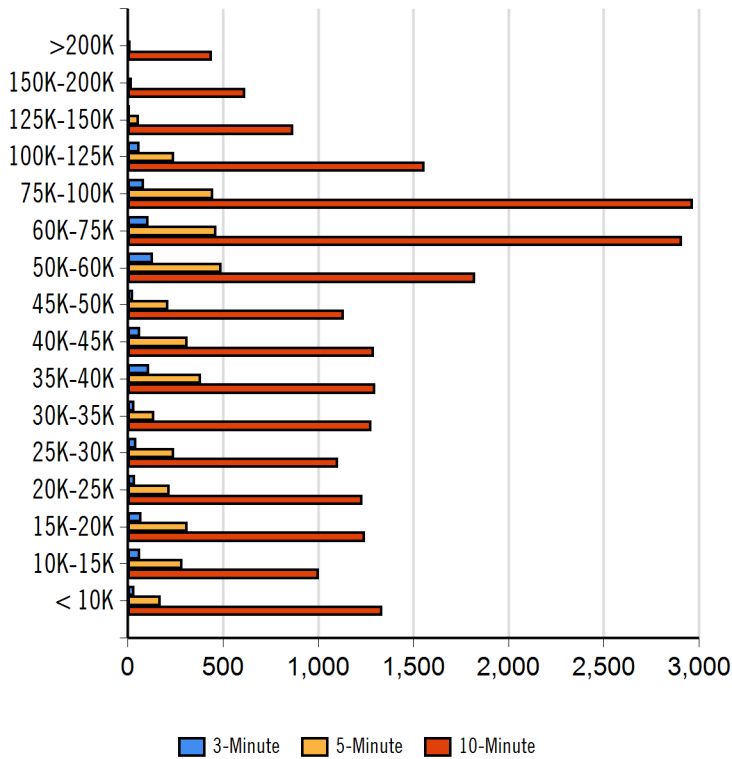


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	8	13	76	342	28	129	108	33	94	236	82	11	55
5-Minute	30	44	376	1,244	88	729	378	113	400	938	325	67	304
10-Minute	59	84	1,407	5,863	857	3,208	1,296	642	2,073	5,813	1,937	468	2,018

Household Income



Radius Median Household Income

5-Minute	\$47,505.05
3-Minute	\$48,866.71
10-Minute	\$53,583.81

Radius Average Household Income

3-Minute	\$52,185.00
5-Minute	\$53,394.05
10-Minute	\$63,201.83

Radius Aggregate Household Income

3-Minute	\$42,694,611.32
5-Minute	\$203,977,870.86
10-Minute	\$1,364,784,767.63

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	1,505	6,875	37,129
High School Grad	576	2,826	12,266
Some College	330	1,539	9,082
Associates	92	408	2,728
Bachelors	79	382	4,871
Masters	11	65	1,639
Prof. Degree	15	60	758
Doctorate	4	13	65

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	46 %	71 %	96 %
Teen's	36 %	54 %	71 %
Expensive Homes	0 %	0 %	5 %
Mobile Homes	0 %	8 %	18 %
New Homes	0 %	15 %	69 %
New Households	23 %	39 %	63 %
Military Households	0 %	3 %	6 %
Households with 4+ Cars	52 %	69 %	69 %
Public Transportation Users	0 %	3 %	8 %
Young Wealthy Households	0 %	0 %	22 %

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Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	35,920,676		167,292,250		1,006,430,360	
Average annual household	42,372		42,632		46,277	
Food	5,587	13.19 %	5,628	13.20 %	6,040	13.05 %
Food at home	3,785		3,803		3,994	
Cereals and bakery products	537		540		566	
Cereals and cereal products	193		193		202	
Bakery products	344		346		364	
Meats poultry fish and eggs	760		766		801	
Beef	175		178		187	
Pork	142		142		146	
Poultry	142		144		150	
Fish and seafood	117		119		127	
Eggs	64		63		65	
Dairy products	371		374		398	
Fruits and vegetables	766		765		806	
Fresh fruits	114		112		119	
Processed vegetables	152		152		157	
Sugar and other sweets	139		140		147	
Fats and oils	121		121		127	
Miscellaneous foods	717		719		754	
Nonalcoholic beverages	329		331		344	
Food away from home	1,802		1,824		2,046	
Alcoholic beverages	283		286		327	
Housing	15,828	37.35 %	15,873	37.23 %	16,872	36.46 %
Shelter	9,514		9,543		10,159	
Owned dwellings	5,499		5,489		6,004	
Mortgage interest and charges	2,692		2,687		2,983	
Property taxes	1,818		1,827		2,015	
Maintenance repairs	988		974		1,006	
Rented dwellings	3,408		3,416		3,383	
Other lodging	606		637		771	
Utilities fuels	3,937		3,919		4,046	
Natural gas	352		354		373	
Electricity	1,598		1,592		1,627	
Fuel oil	148		147		155	
Telephone services	1,231		1,219		1,258	
Water and other public services	606		604		632	
Household operations	1,007	2.38 %	1,018	2.39 %	1,128	2.44 %
Personal services	261		268		314	
Other household expenses	746		750		814	
Housekeeping supplies	512		523		565	
Laundry and cleaning supplies	145		147		155	
Other household products	294		300		328	
Postage and stationery	72		75		81	
Household furnishings	856		867		971	
Household textiles	62		63		71	
Furniture	152		162		201	
Floor coverings	20		20		23	
Major appliances	150		143		140	
Small appliances	74		77		84	
Miscellaneous	396		401		449	
Apparel and services	1,030	2.43 %	1,076	2.52 %	1,211	2.62 %
Men and boys	181		193		228	
Men 16 and over	150		159		189	
Boys 2 to 15	30		34		38	
Women and girls	395		405		442	



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Women 16 and over	322	332	368
Girls 2 to 15	73	73	73
Children under 2	81	83	86

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	35,920,676		167,292,250		1,006,430,360	
Average annual household	42,372		42,632		46,277	
Transportation	5,974	14.10 %	5,950	13.96 %	6,377	13.78 %
Vehicle purchases	1,309		1,304		1,442	
Cars and trucks new	697		678		738	
Cars and trucks used	573		588		664	
Gasoline and motor oil	2,005		1,987		2,061	
Other vehicle expenses	2,314		2,302		2,450	
Vehicle finance charges	158		155		167	
Maintenance and repairs	780		780		836	
Vehicle insurance	1,110		1,100		1,151	
Vehicle rental leases	265		266		295	
Public transportation	345		355		422	
Health care	3,560	8.40 %	3,510	8.23 %	3,688	7.97 %
Health insurance	2,359		2,334		2,434	
Medical services	726		709		762	
Drugs	365		356		372	
Medical supplies	109		109		118	
Entertainment	2,550	6.02 %	2,545	5.97 %	2,760	5.96 %
Fees and admissions	407		416		495	
Television radios	985		978		1,012	
Pets toys	926		925		1,005	
Personal care products	531		537		590	
Reading	46		47		52	
Education	766		864		1,093	
Tobacco products	415		411		403	
Miscellaneous	696	1.64 %	699	1.64 %	754	1.63 %
Cash contributions	1,237		1,231		1,291	
Personal insurance	3,862		3,970		4,813	
Life and other personal insurance	146		146		162	
Pensions and Social Security	3,716		3,824		4,650	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	1,008	883	35.54 %	217	730	811	196	140
5-Minute	2020	4,637	4,144	134.24 %	1,123	3,216	3,590	1,047	582
10-Minute	2020	25,531	23,053	499.36 %	6,940	17,071	19,126	6,405	3,382
3-Minute	2023	840	883	-11.51 %	181	609	727	114	352
5-Minute	2023	3,862	4,144	-77.40 %	933	2,682	3,194	667	1,575
10-Minute	2023	21,163	23,053	-395.20 %	5,737	14,166	16,889	4,274	8,933



Tom Ewing
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815-703-6677

MOODY'S
ANALYTICS

Catylist

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1023 Harlem Rd, Machesney Park, IL 61115

CITY, STATE

Machesney Park, IL

POPULATION

55,033

AVG. HHSIZE

2.46

MEDIAN HH INCOME

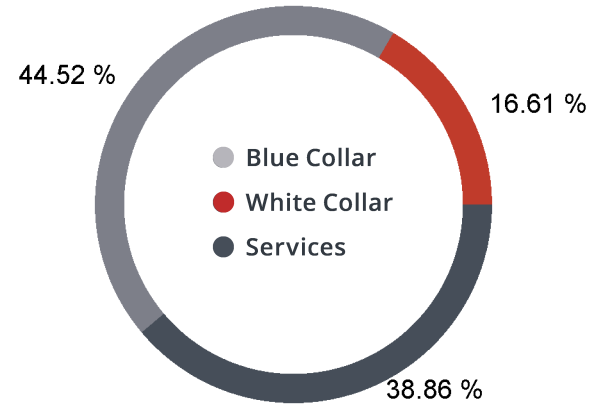
\$53,584

HOME OWNERSHIP

Renters: **4,999**

Owners: **17,081**

EMPLOYMENT



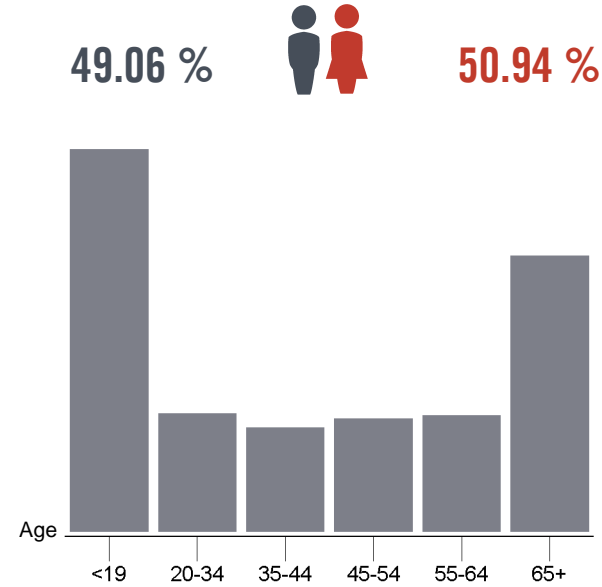
48.39 %
Employed

2.72 %
Unemployed

EDUCATION

High School Grad: **33.04 %**
Some College: **24.46 %**
Associates: **7.35 %**
Bachelors: **22.12 %**

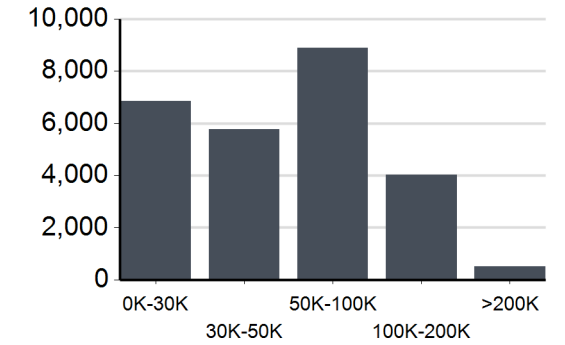
GENDER & AGE



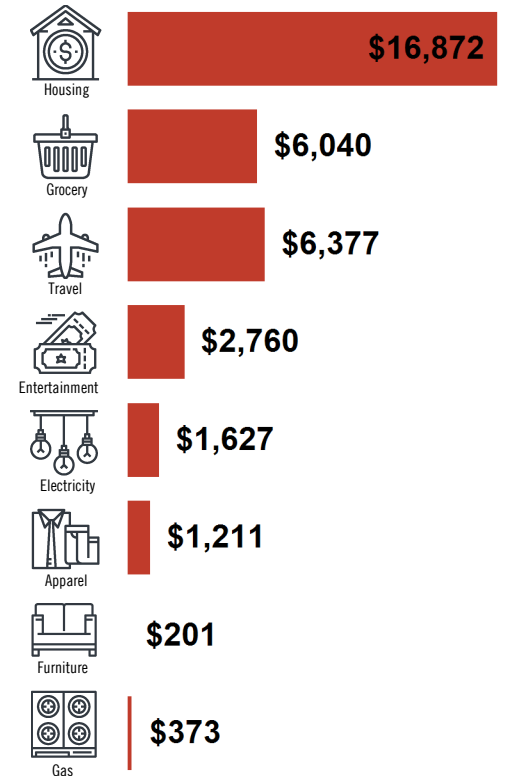
RACE & ETHNICITY

White: **92.12 %**
Asian: **0.17 %**
Native American: **0.04 %**
Pacific Islanders: **0.00 %**
African-American: **1.06 %**
Hispanic: **4.40 %**
Two or More Races: **2.21 %**

INCOME BY HOUSEHOLD



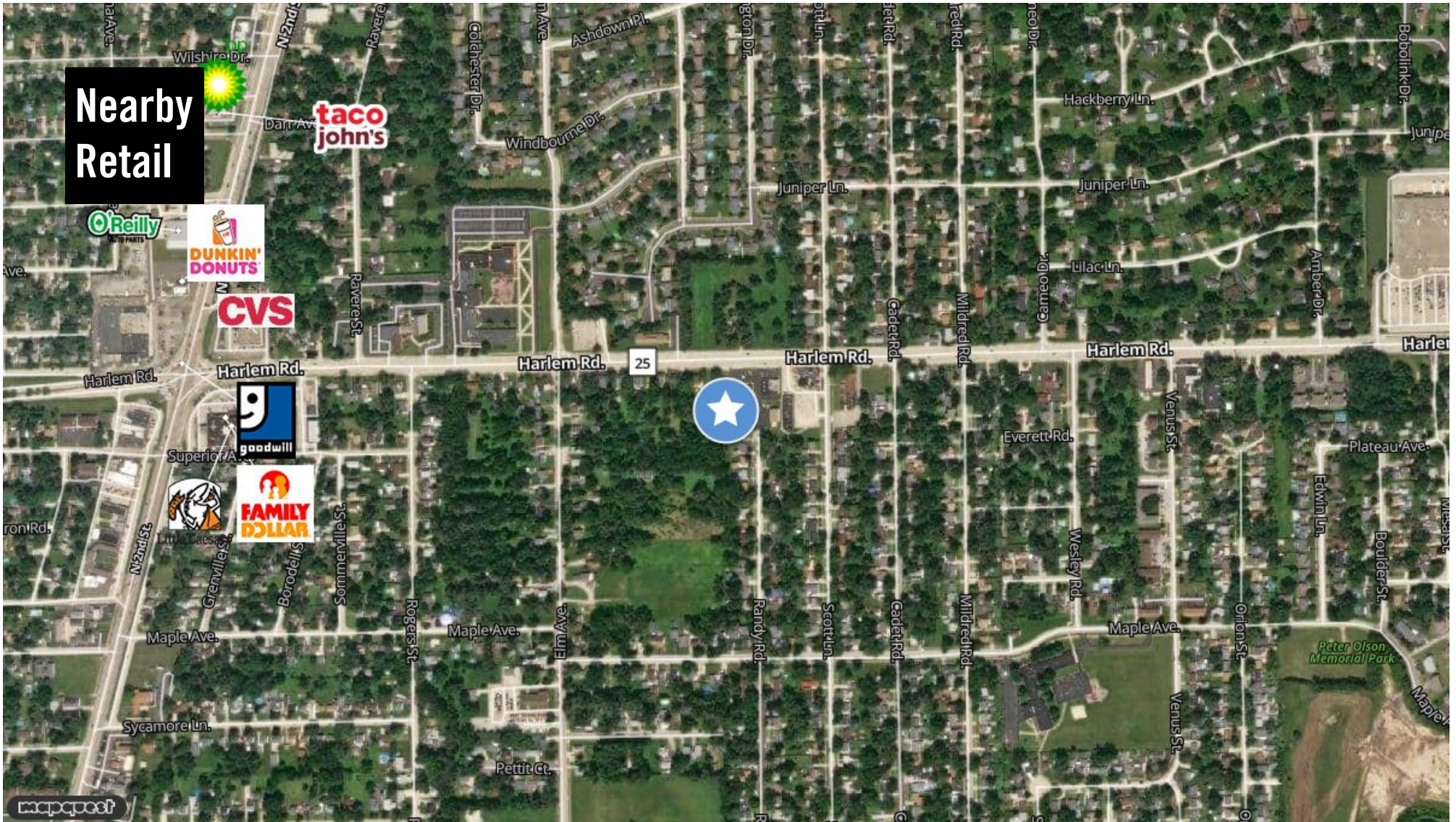
HH SPENDING



1023 Harlem Rd

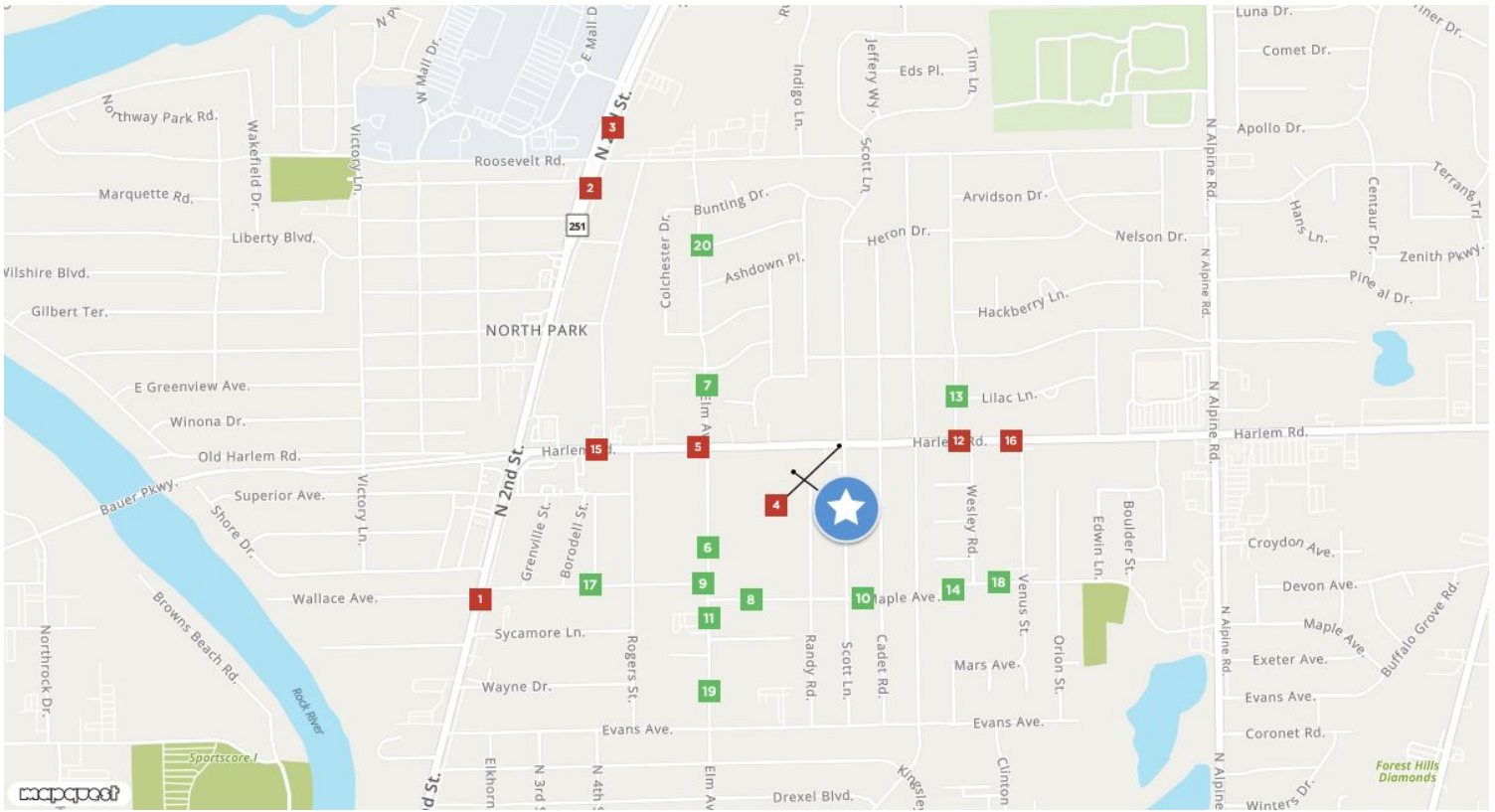
GAMBINO REALTORS

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



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Traffic Counts



N 2ND ST 1 Wallace Ave Year: 2023 18,600	North 2nd Street 2 Pershing Ave Year: 2023 19,900 Year: 2021 19,500	North 2nd Street 3 N 2nd St Year: 2023 17,300 Year: 2021 17,900	Harlem Road 4 Elm Ave Year: 2022 14,500 Year: 2004 14,200 Year: 1994 13,200	Harlem Road 5 Elm Ave Year: 2022 13,700 Year: 2004 14,000 Year: 1994 13,100
Elm Avenue 6 Maple Ave Year: 2022 2,500 Year: 2004 3,300 Year: 1994 4,150	Whitby Ln 7 Year: 2022 1,900	Maple Avenue 8 Elm Ave Year: 2022 900 Year: 2004 1,350 Year: 1994 1,700	Maple Avenue 9 Elm Ave Year: 2022 450 Year: 1994 1,100	Maple Avenue 10 Scott Ln Year: 2022 900
Elm Avenue 11 Maple Ave Year: 2022 2,600 Year: 2004 5,000	Harlem Rd 12 Year: 2022 15,100	Maple Avenue 13 Cameo Dr Year: 2022 525	Maple Avenue 14 Mildred Rd Year: 2022 900 Year: 2004 1,350	Harlem Road 15 Ravere St Year: 2022 13,700 Year: 2004 14,000
Harlem Road 16 Venus St Year: 2022 15,100 Year: 2004 15,600	Sommerville St 17 Year: 2022 450	Maple Avenue 18 Wesley Rd Year: 2022 900 Year: 2004 1,350	Elm Avenue 19 Evans Ave Year: 2022 2,600 Year: 2004 4,300 Year: 1994 4,550	Elm Ave 20 Year: 2022 1,200



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MOODY'S
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Company

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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.