

RELIGIOUS PROPERTY FOR SALE

1503 BROADWAY | ROCKFORD, IL 61104

11,476± TOTAL SF ON 0.26± ACRES AVAILABLE

RELIGIOUS PROPERTY FOR SALE

11,476± TOTAL SF | 0.26± ACRES

FOUNDRY
COMMERCIAL



1503 BROADWAY | ROCKFORD, IL 61104

ASKING PRICE: \$295,000

PROPERTY DESCRIPTION

- The property consists of a 1-story religious building with basement, totaling 11,476± SF on a .26± AC lot.
- The sanctuary is a half-level up and can seat 150±. A lift serves both levels. Also on this level is a pastor's office, support offices, a small conference room, a parlor and a social area adjacent to the sanctuary.
- The fellowship hall is a half-level down and can seat 160±. There is a kitchen with 10-burner stove, 2 ovens and a serving window.

*Foundry Commercial and Midwest Commercial Real Estate, Inc. solely represent the seller in any transaction.

PARCEL ID	11-36-103-001
COUNTY	Winnebago
CURRENT USE	Religious
ZONING	C4: Urban Mixed-Use
TOTAL SF	11,476± SF
ACREAGE	0.26± AC
SEATING CAPACITY	150±
PARKING	Paved, Street

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, CCIM, SIOR
Designated Managing Broker
407.540.7718
matt.messier@foundrycommercial.com

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MISSION
PROPERTY
GROUP

IN COOPERATION WITH:

LARRY HANLEY
Designated Managing Broker
630.584.3666
LKH@midwestcre.com



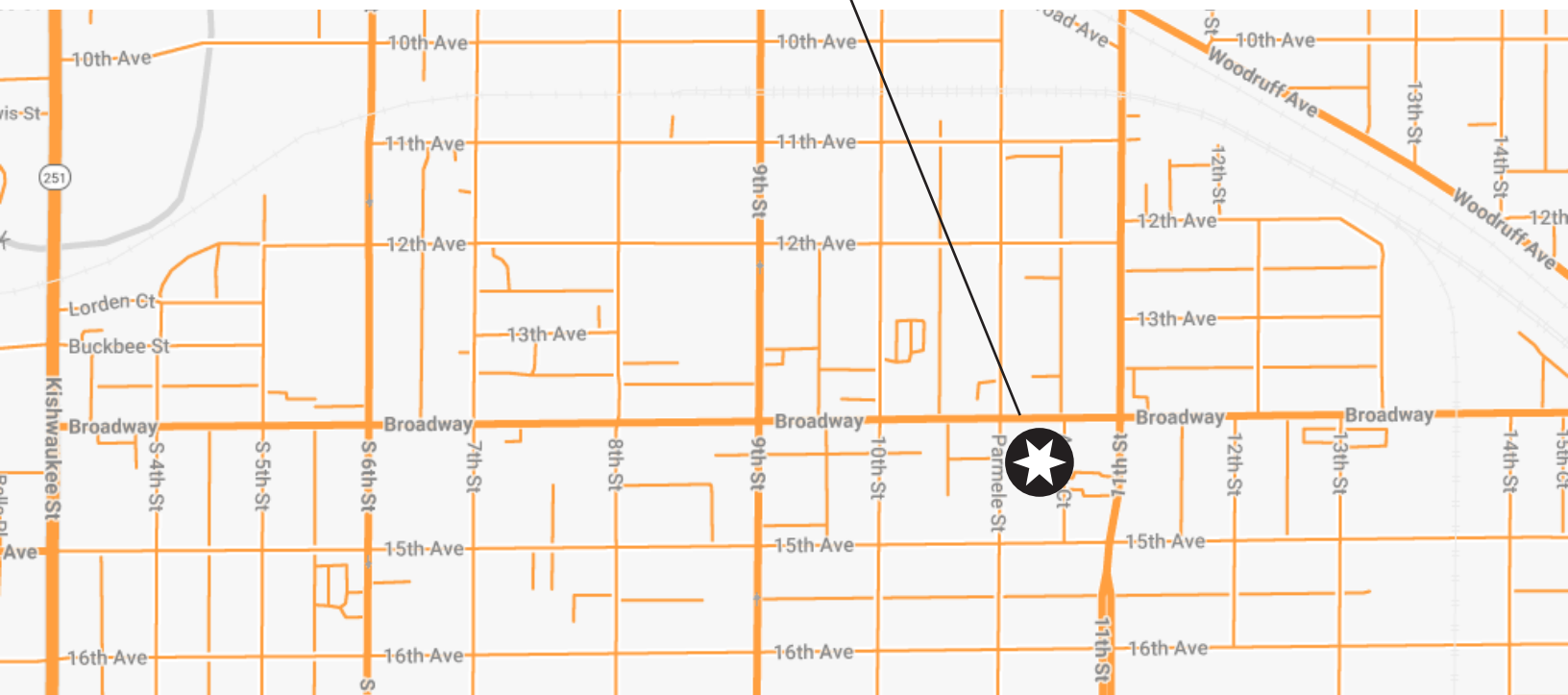
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AERIAL & PROPERTY OUTLINE



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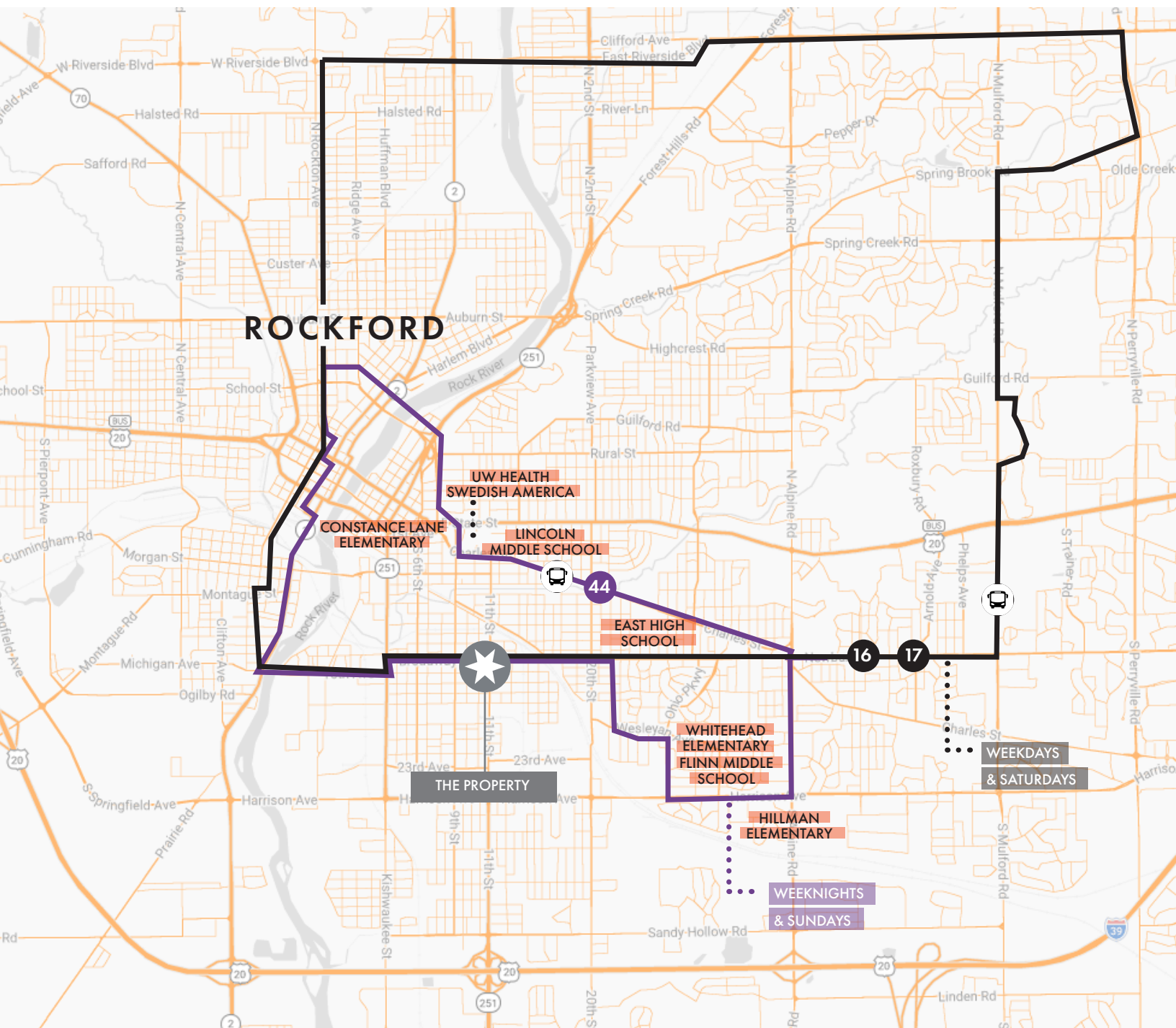
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LOCATION



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PROPERTY PHOTOS



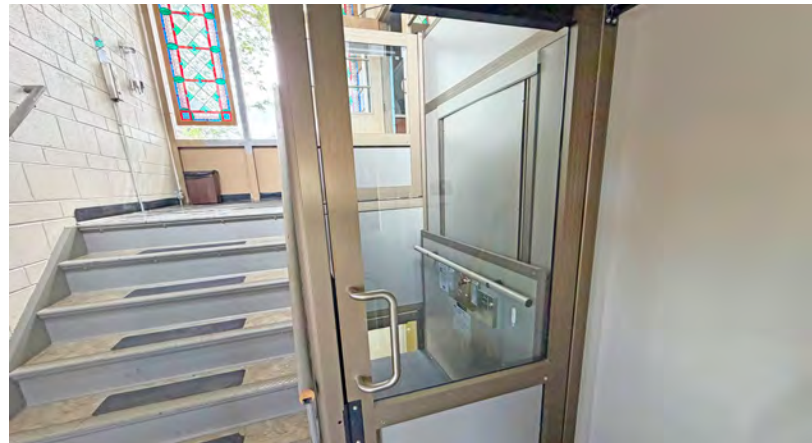
CHANCEL



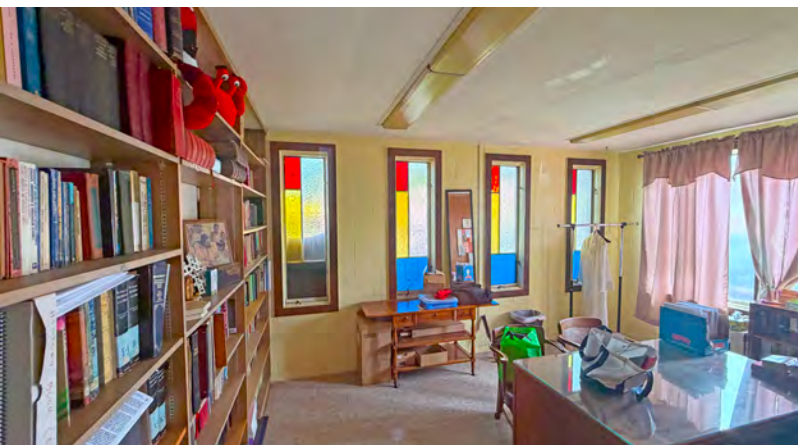
VIEW FROM CHANCEL



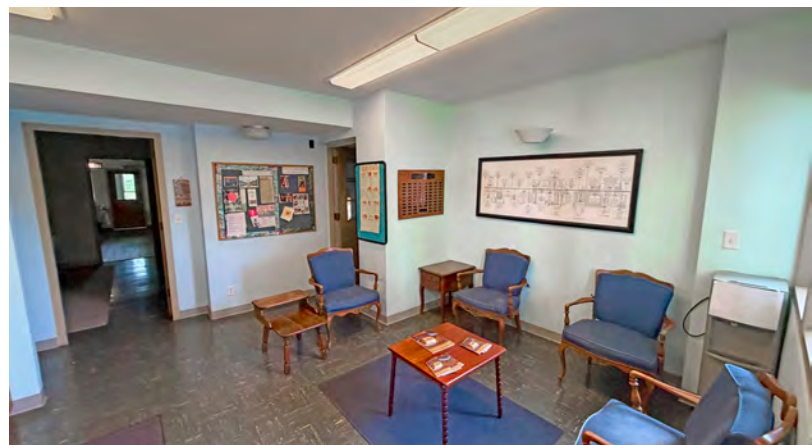
SOCIAL AREA ADJACENT TO SANCTUARY



LIFT



OFFICE



RECEPTION AREA

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PROPERTY PHOTOS



CONFERENCE ROOM



CLASSROOM



FELLOWSHIP HALL



KITCHEN



FELLOWSHIP HALL



PARLOR

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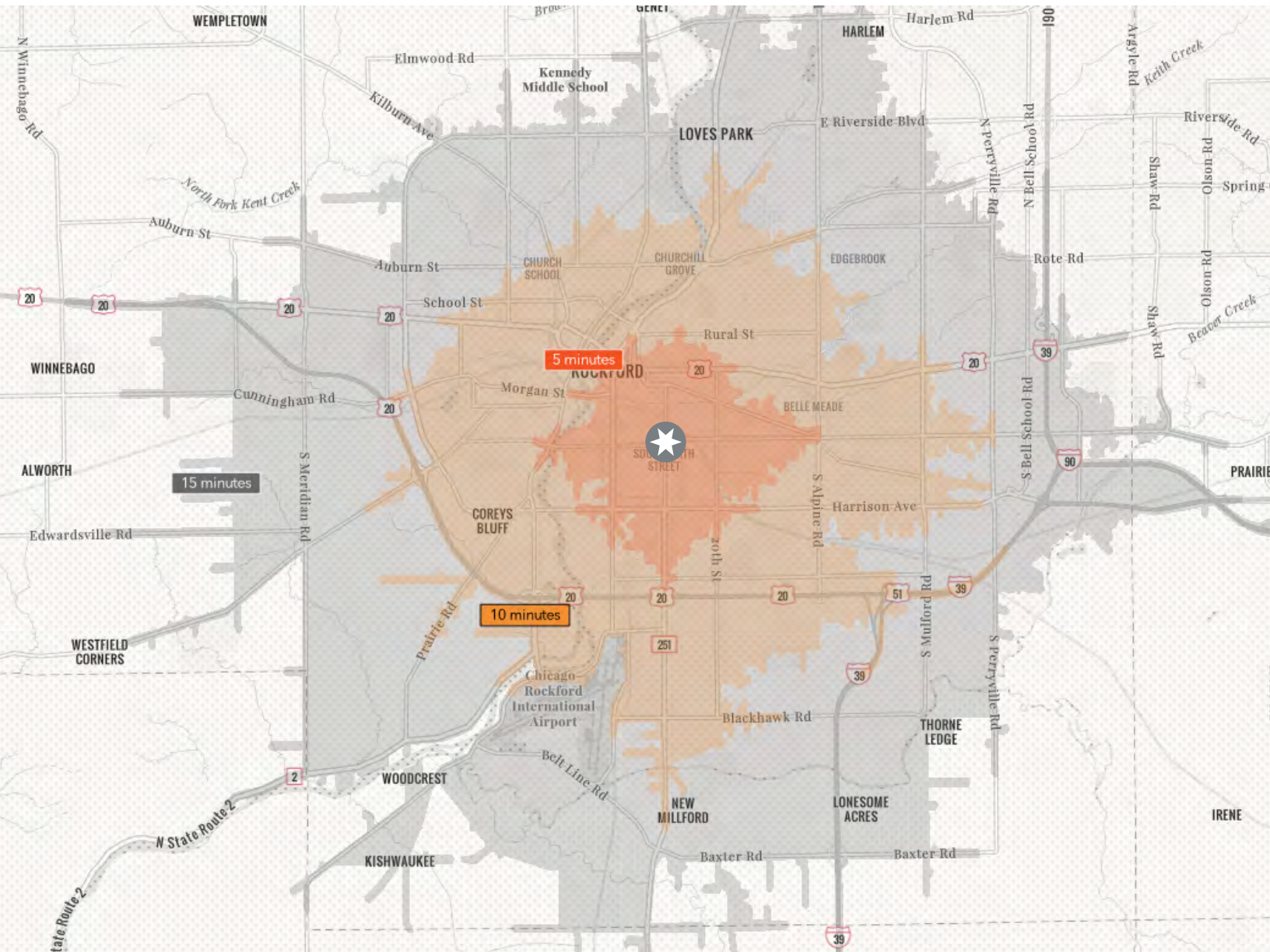


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TRAVEL TIMES AND TRAFFIC COUNT



6,850 VEHICLES

Broadway Annual Daily Traffic Count 2022

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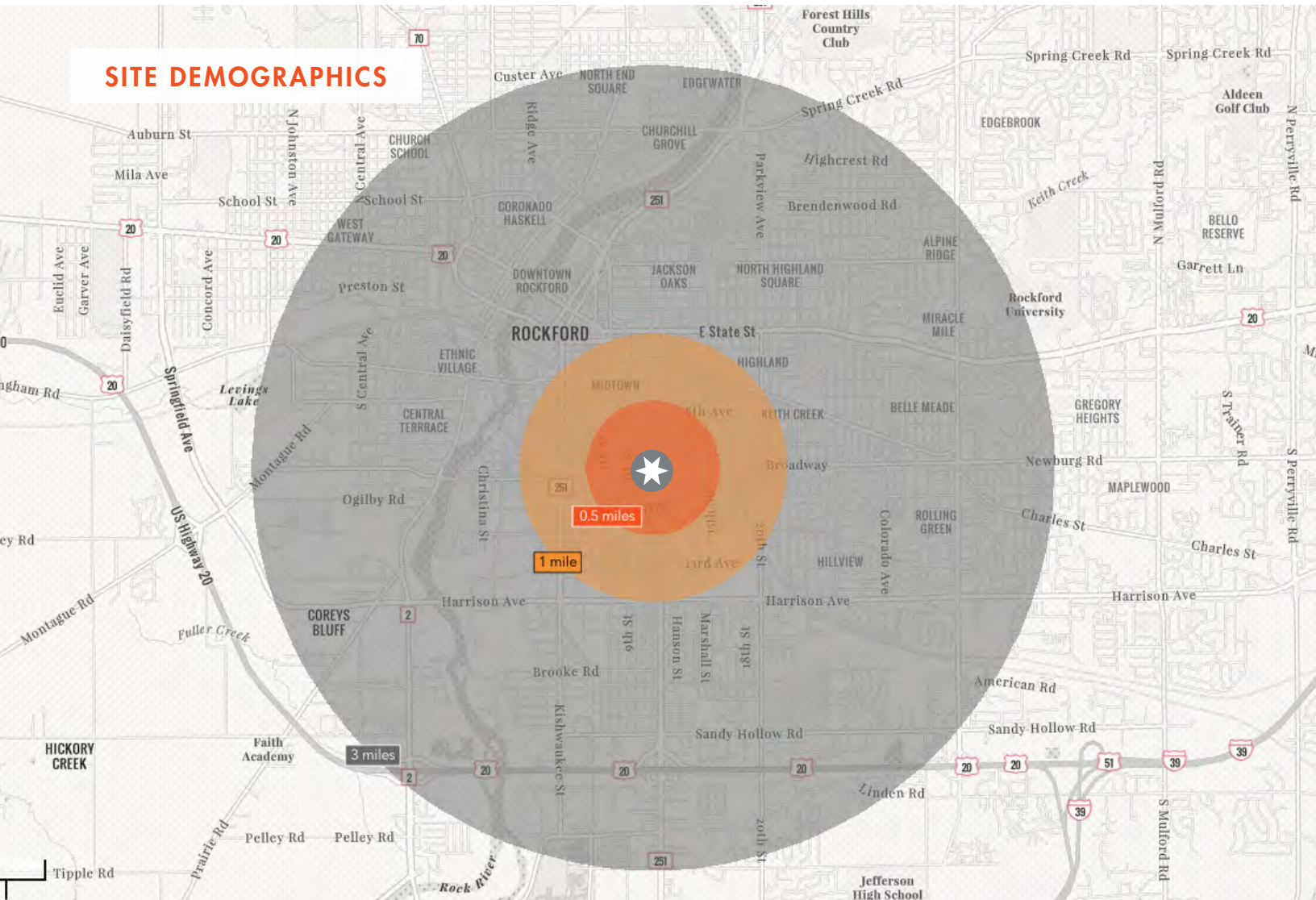
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SITE DEMOGRAPHICS



.5 MILE RADIUS



4,131
ESTIMATED POPULATION 2026



29.1
MEDIAN AGE



\$128,105
MEDIAN HOME VALUE 2026



\$65,913
AVERAGE HOUSEHOLD INCOME

1 MILE RADIUS



15,335
ESTIMATED POPULATION 2026



30.3
MEDIAN AGE



\$108,437
MEDIAN HOME VALUE 2026



\$58,547
AVERAGE HOUSEHOLD INCOME

3 MILE RADIUS



91,427
ESTIMATED POPULATION 2026



34.1
MEDIAN AGE



\$131,379
MEDIAN HOME VALUE 2026



\$71,926
AVERAGE HOUSEHOLD INCOME

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