

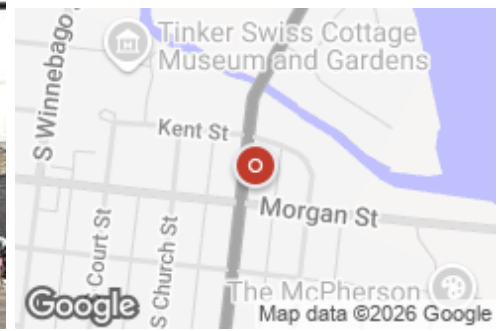
Investment Opportunity For Sale

1030 S. Main Street, Rockford, IL, 61101

Office: General For Sale

Prepared on June 04, 2026

1 of 1 Listings



Listing Details | Office For Sale

Total Available Space	13,062 SF
Asking Price	\$99,900
Listing Price Per SF	\$7.65
Cap Rate (Actual)	-
Total Expenses	\$3,260
Terms	Cash
Investment	Yes
Possession	Completion
Signage	None
Show Instructions	Call broker

Tax Year	2025
Real Estate Taxes	\$3,260 in 2025
Vacant	No
Available Date	Now
Days On Market	9 days
Date Listed	5/26/2026
Last Modified	6/03/2026
Listing ID	44418881
Parking Spaces	5

Description

Opportunity to acquire a Class C commercial property located along South Main Street in Rockford. This property offers strong street frontage, solid visibility, and convenient access to downtown and surrounding neighborhoods.

The building presents a value-add opportunity for investors or owner-users willing to bring vision and updates to the space. With a flexible layout suitable for retail, office, or service-oriented uses, this property offers long-term upside at an attractive price point.

Some TLC is needed, making this an excellent candidate for renovation, repositioning, or redevelopment.

Property Highlights:

- Class C commercial building
- Prominent S. Main Street frontage
- Flexible floor plan
- Strong visibility and signage potential
- Convenient access to downtown Rockford
- Value-add investment opportunity

Property is being sold AS IS, WHERE IS, with all contents and property inside included in the sale. (except property belonging to the Tenant on the first floor)

Bring your contractor and your vision — this is an opportunity to add value and build equity in a well-located commercial corridor.

2025 Real Estate Taxes are \$3,260

For additional information or to schedule a showing, contact the listing broker.

Property Features

Location Details

Address	1030 S. Main Street, Rockford, IL, 611...	Parcels	11-27-279-022
Zoning	C2	Name	1030 S Main St
County	Winnebago		

Building Details

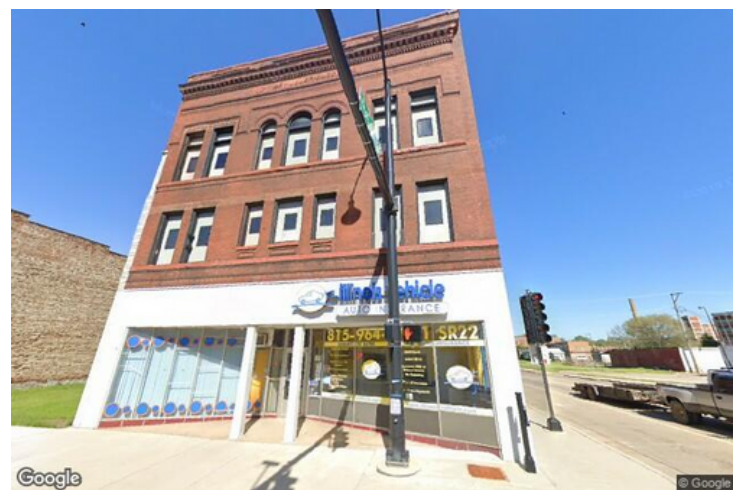
Sub Type	General	Parking Ratio	-
Building Status	Existing	Floor Size	4,354 SF
Building Size	16,242 SF	Floor Size (Avg)	4,354 SF
Land Size	0.15 Acres / 6,625 SF	Largest Contiguous	4,354 SF
Number of Buildings	1	Number of Tenants	1
Number of Floors	3	Electricity	Yes
Year Built	1898	Water	Yes
Primary Constr. Type	Masonry	Sanitary Sewer	Yes
Occupancy Type	Multi-tenant	Natural Gas	Yes
Building Class	C	Rail Service	No
Parking Spaces	5		

Property Listings

1 Listing | 13,062 SF | \$99,900

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Investment Property	-	13,062 SF	\$99,900	Now

Additional Photos







Contact



Tom Ewing CCIM, CPM, RPA, MCR
815-703-6677
TomEwing@IllinoisCCIM.com

GAMBINO REALTORS-Rkfd

1030 S Main St

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

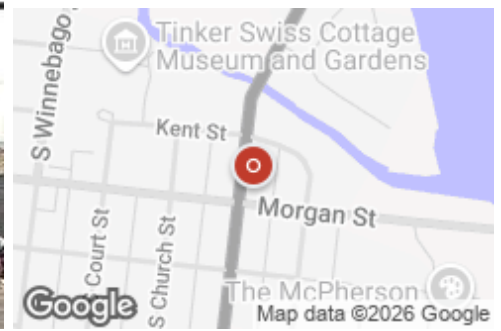
1030 S Main St

1030 S Main St, Rockford, IL, 61101

Office: General

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Property Features

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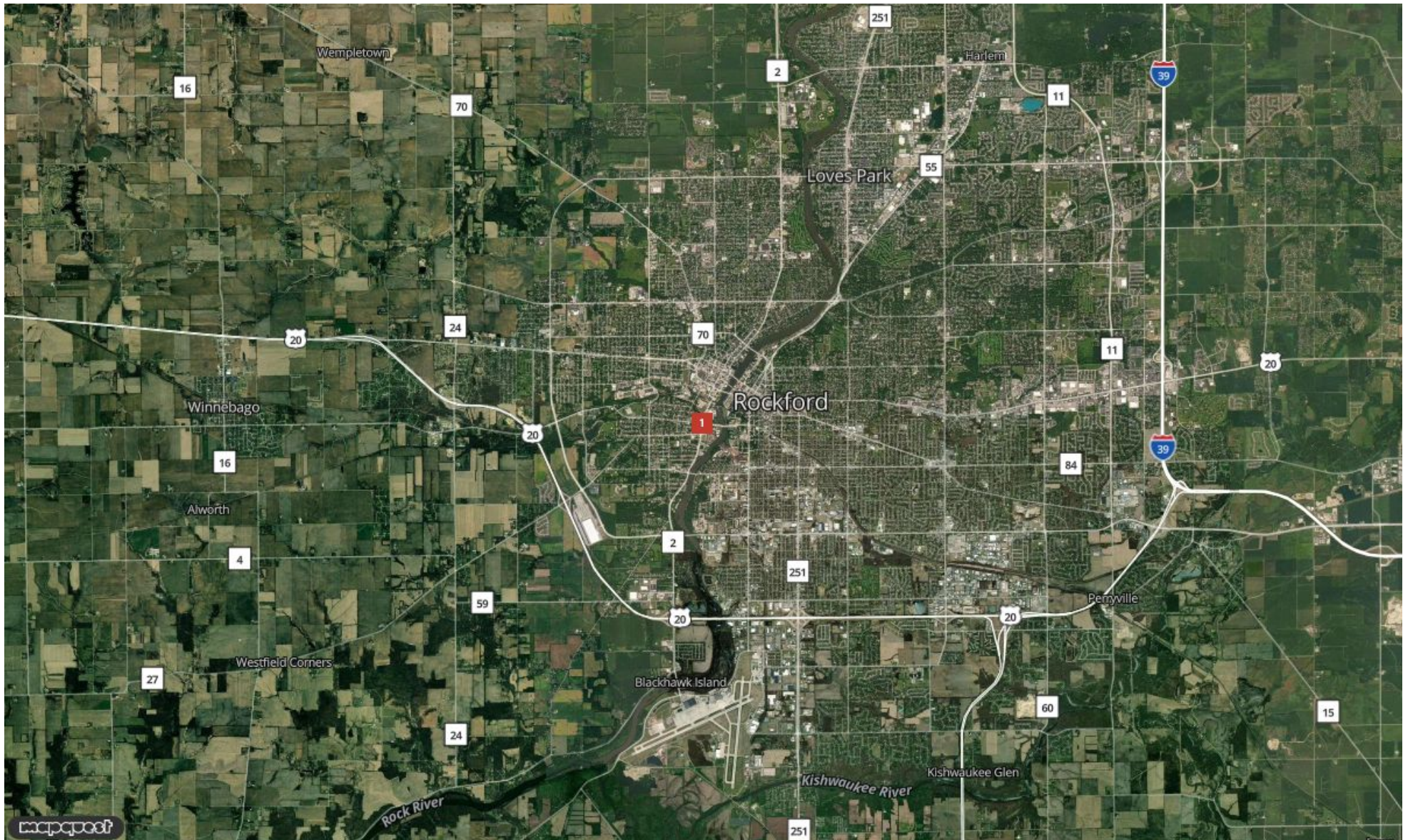
GAMBINO REALTORS-Rkfd

Report for 1030 S Main St, Roc...

MOODY'S

GAMBINO REALTORS-Rkfd

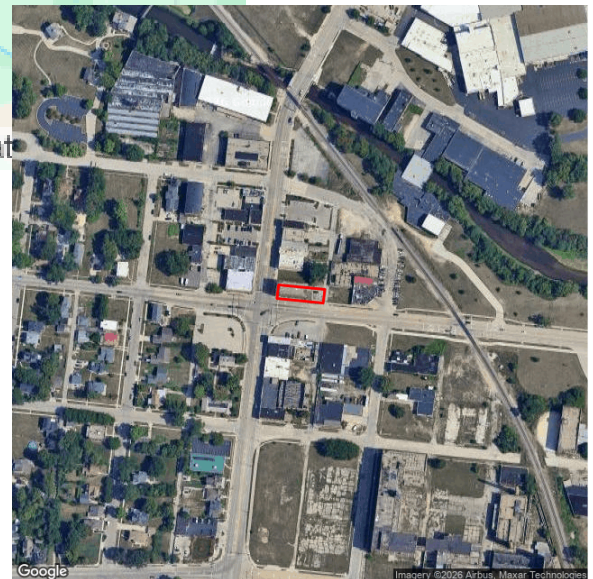
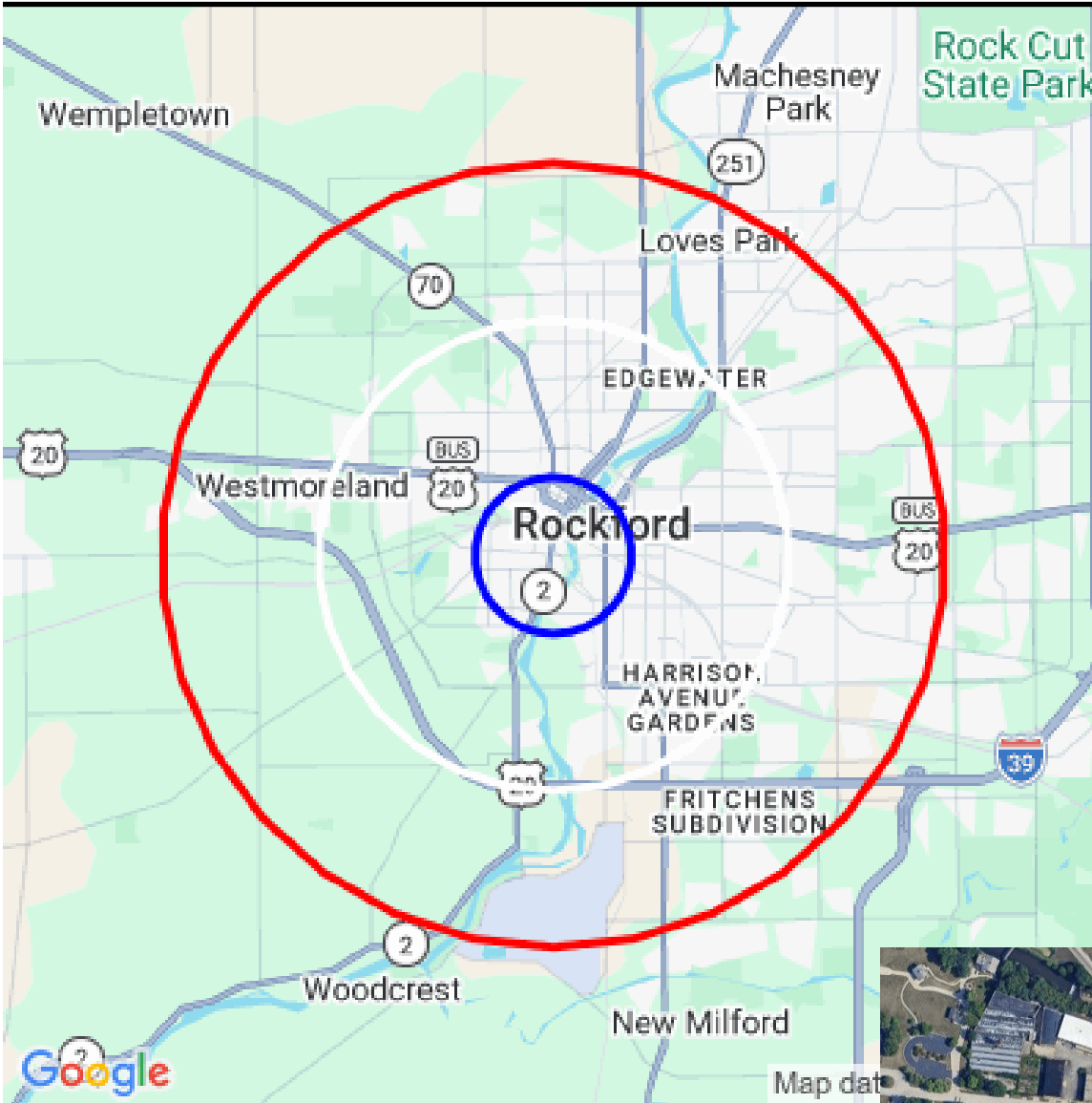
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MOODY'S

Demographic Report



1030 S Main St

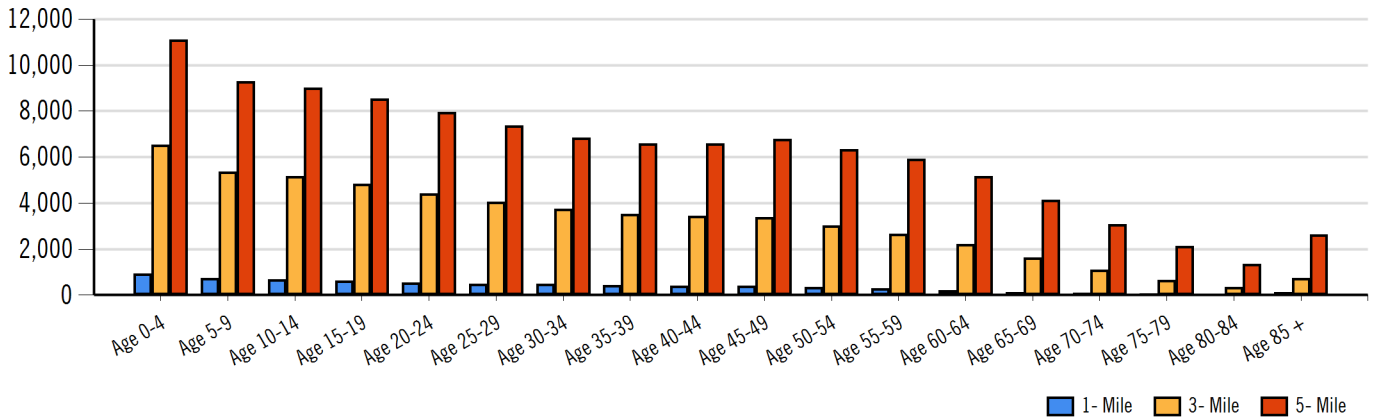
Population

Distance	Male	Female	Total
1- Mile	3,376	3,664	7,040
3- Mile	27,550	29,289	56,839
5- Mile	53,664	57,152	110,816

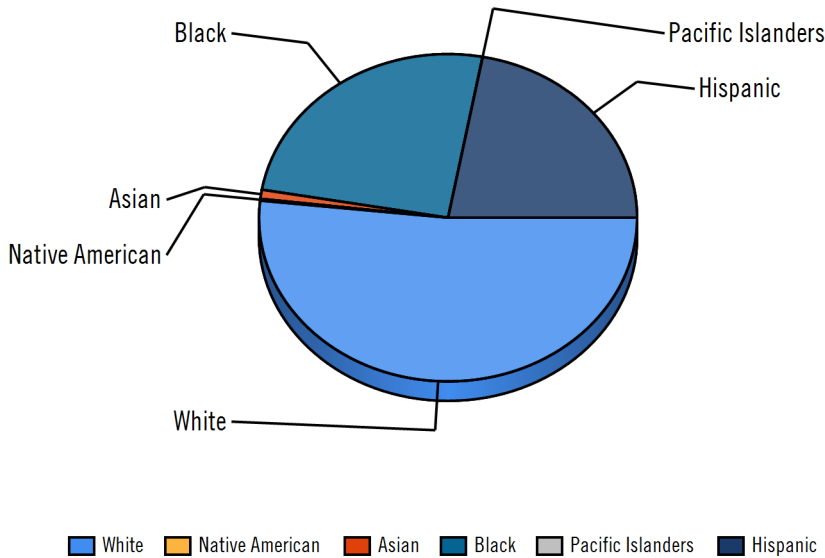


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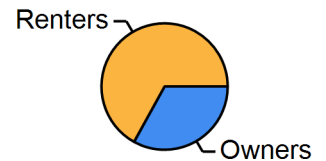
Population by Distance and Age (2020)



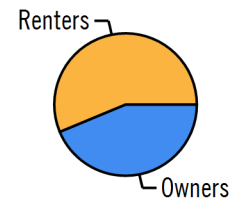
Ethnicity within 5 miles



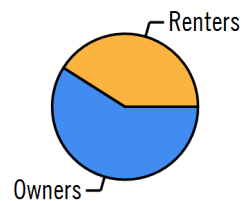
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,461	423	9.05 %
3-Mile	21,976	2,742	10.18 %
5-Mile	45,941	4,426	8.39 %

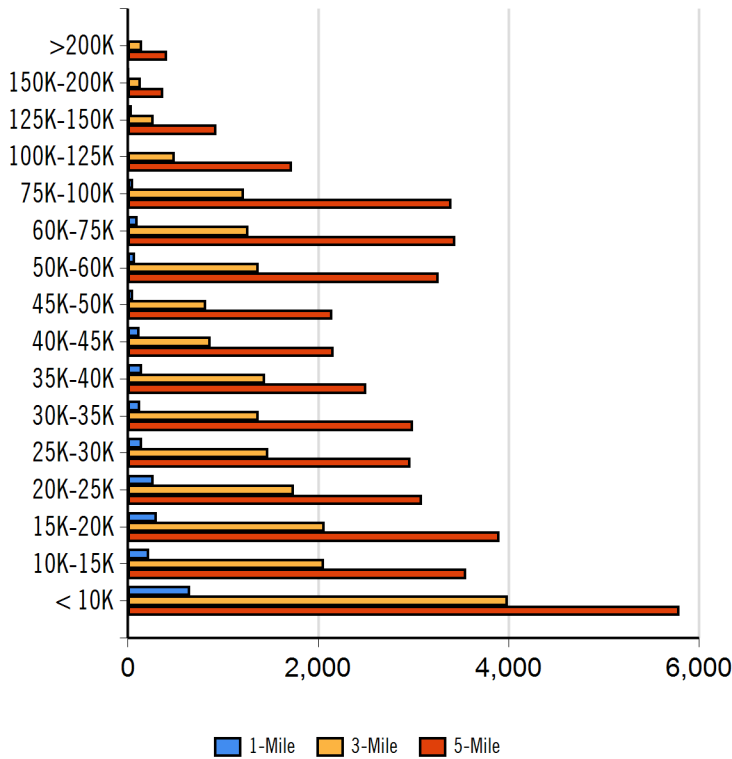


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	13	13	125	547	16	305	78	18	151	375	434	37	273
3-Mile	118	64	1,021	4,687	465	2,406	1,317	714	1,967	4,575	1,995	620	1,462
5-Mile	180	95	2,155	9,700	1,211	5,192	2,719	1,113	3,999	9,915	3,803	1,299	3,181

Household Income



Radius	Median Household Income
1-Mile	\$20,765.00
3-Mile	\$30,005.50
5-Mile	\$36,735.25

Radius	Average Household Income
1-Mile	\$25,432.21
3-Mile	\$36,870.76
5-Mile	\$44,061.83

Radius	Aggregate Household Income
1-Mile	\$61,479,656.38
3-Mile	\$751,465,726.46
5-Mile	\$1,865,697,019.00

Education

	1-Mile	3-mile	5-mile
Pop > 25	3,520	30,515	64,906
High School Grad	1,023	9,514	21,398
Some College	419	5,641	12,757
Associates	112	1,347	3,427
Bachelors	70	1,983	5,888
Masters	50	835	2,521
Prof. Degree	30	549	1,177
Doctorate	44	237	373

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	128 %	148 %	147 %
Teen's	78 %	112 %	106 %
Expensive Homes	0 %	0 %	7 %
Mobile Homes	4 %	10 %	18 %
New Homes	11 %	8 %	11 %
New Households	75 %	102 %	89 %
Military Households	1 %	6 %	7 %
Households with 4+ Cars	51 %	64 %	69 %
Public Transportation Users	56 %	71 %	46 %
Young Wealthy Households	113 %	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.



Tom Ewing CCIM, CPM, RPA, MCR
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 815-703-6677

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	77,428,044		761,792,774		1,679,039,007	
Average annual household	32,647		36,705		39,194	
Food	4,578	14.02 %	5,008	13.64 %	5,266	13.44 %
Food at home	3,255		3,474		3,601	
Cereals and bakery products	457		491		509	
Cereals and cereal products	164		176		182	
Bakery products	293		314		327	
Meats poultry fish and eggs	691		721		740	
Beef	162		166		172	
Pork	121		129		134	
Poultry	134		138		140	
Fish and seafood	111		115		117	
Eggs	56		59		60	
Dairy products	318		340		354	
Fruits and vegetables	633		688		717	
Fresh fruits	91		100		105	
Processed vegetables	130		139		143	
Sugar and other sweets	121		128		133	
Fats and oils	101		109		113	
Miscellaneous foods	611		652		678	
Nonalcoholic beverages	297		311		319	
Food away from home	1,323		1,534		1,664	
Alcoholic beverages	196		233		258	
Housing	12,927	39.60 %	14,139	38.52 %	14,829	37.83 %
Shelter	7,721		8,469		8,894	
Owned dwellings	3,647		4,367		4,821	
Mortgage interest and charges	1,706		2,101		2,342	
Property taxes	1,194		1,441		1,600	
Maintenance repairs	746		824		878	
Rented dwellings	3,638		3,583		3,493	
Other lodging	435		519		579	
Utilities fuels	3,290		3,543		3,675	
Natural gas	285		312		329	
Electricity	1,417		1,490		1,522	
Fuel oil	111		124		132	
Telephone services	986		1,079		1,129	
Water and other public services	490		535		561	
Household operations	757	2.32 %	865	2.36 %	935	2.39 %
Personal services	183		222		246	
Other household expenses	573		642		688	
Housekeeping supplies	458		483		503	
Laundry and cleaning supplies	135		140		143	
Other household products	247		268		284	
Postage and stationery	74		74		75	
Household furnishings	700		777		820	
Household textiles	61		63		63	
Furniture	136		152		161	
Floor coverings	13		16		18	
Major appliances	95		115		122	
Small appliances	68		72		74	
Miscellaneous	325		357		379	
Apparel and services	1,006	3.08 %	1,042	2.84 %	1,077	2.75 %
Men and boys	166		182		191	
Men 16 and over	126		144		153	
Boys 2 to 15	40		37		37	
Women and girls	374		389		398	



Tom Ewing CCIM, CPM, RPA, MCR
TomEwing@IllinoisCCIM.com
815-703-6677

Women 16 and over	305	317	326
Girls 2 to 15	69	71	71
Children under 2	82	83	83

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	77,428,044		761,792,774		1,679,039,007	
Average annual household	32,647		36,705		39,194	
Transportation	4,410	13.51 %	5,033	13.71 %	5,397	13.77 %
Vehicle purchases	836		1,027		1,135	
Cars and trucks new	326		458		538	
Cars and trucks used	493		545		569	
Gasoline and motor oil	1,584		1,744		1,832	
Other vehicle expenses	1,721		1,952		2,095	
Vehicle finance charges	99		122		135	
Maintenance and repairs	602		672		716	
Vehicle insurance	826		936		1,001	
Vehicle rental leases	193		222		241	
Public transportation	267		308		333	
Health care	2,500	7.66 %	2,879	7.84 %	3,113	7.94 %
Health insurance	1,744		1,963		2,100	
Medical services	428		536		600	
Drugs	245		285		312	
Medical supplies	82		93		100	
Entertainment	1,837	5.63 %	2,115	5.76 %	2,293	5.85 %
Fees and admissions	243		313		361	
Television radios	794		865		906	
Pets toys	675		772		836	
Personal care products	423		471		500	
Reading	38		41		44	
Education	832		866		895	
Tobacco products	387		393		395	
Miscellaneous	490	1.50 %	568	1.55 %	623	1.59 %
Cash contributions	833		981		1,072	
Personal insurance	2,184		2,930		3,426	
Life and other personal insurance	96		115		129	
Pensions and Social Security	2,087		2,814		3,297	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	4,200	4,002	7.20 %	1,580	2,398	1,314	2,886	1,393
3-Mile	2020	28,334	25,851	10.42 %	8,921	17,495	13,558	14,776	6,437
5-Mile	2020	56,209	51,463	9.64 %	17,476	35,087	33,104	23,105	11,477
1-Mile	2023	3,615	4,002	-7.30 %	1,318	2,108	1,107	2,508	2,274
3-Mile	2023	24,315	25,851	-4.83 %	7,553	15,124	11,667	12,648	12,119
5-Mile	2023	47,593	51,463	-6.67 %	14,684	29,823	28,710	18,883	23,144



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TomEwing@IllinoisCCIM.com
815-703-6677

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1030 S Main St, Rockford, IL 61101

CITY, STATE

Rockford, IL

POPULATION

101,780

AVG. HHSIZE

2.56

MEDIAN HH INCOME

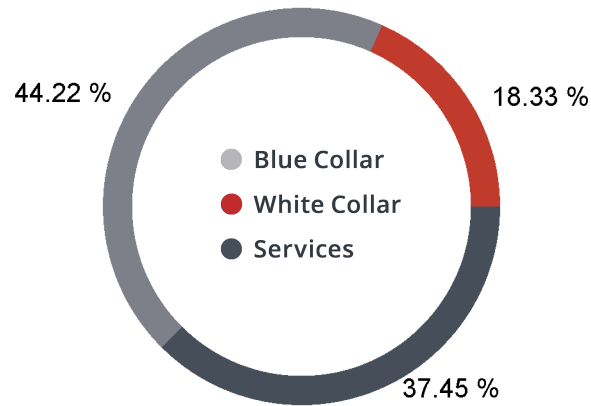
\$37,738

HOME OWNERSHIP

Renters: **15,970**

Owners: **22,851**

EMPLOYMENT



41.24 %

Employed

4.03 %

Unemployed

EDUCATION

High School Grad: **32.49 %**

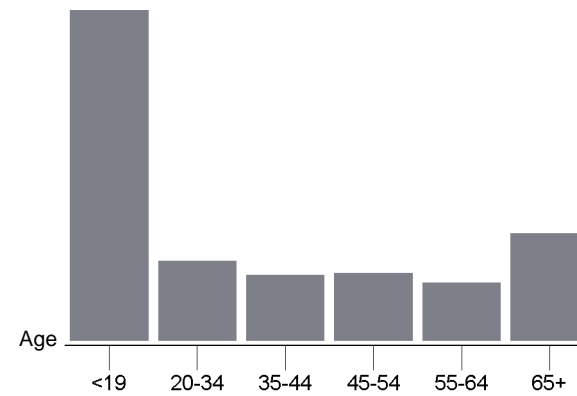
Some College: **19.57 %**

Associates: **5.31 %**

Bachelors: **17.02 %**

GENDER & AGE

48.42 % 51.58 %



RACE & ETHNICITY

White: **29.96 %**

Asian: **1.47 %**

Native American: **0.25 %**

Pacific Islanders: **0.00 %**

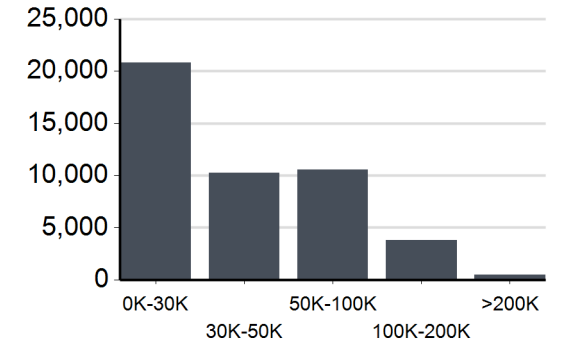
African-American: **26.14 %**

Hispanic: **26.10 %**

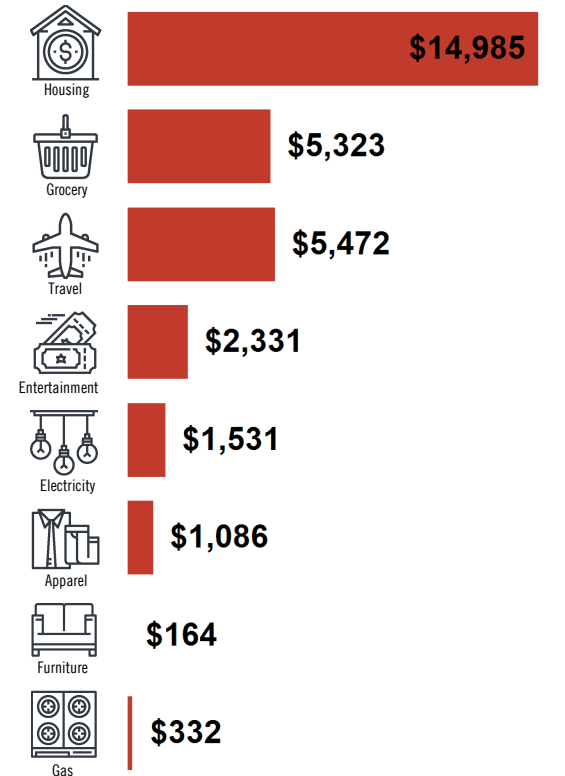
Two or More Races: **16.07 %**

MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING

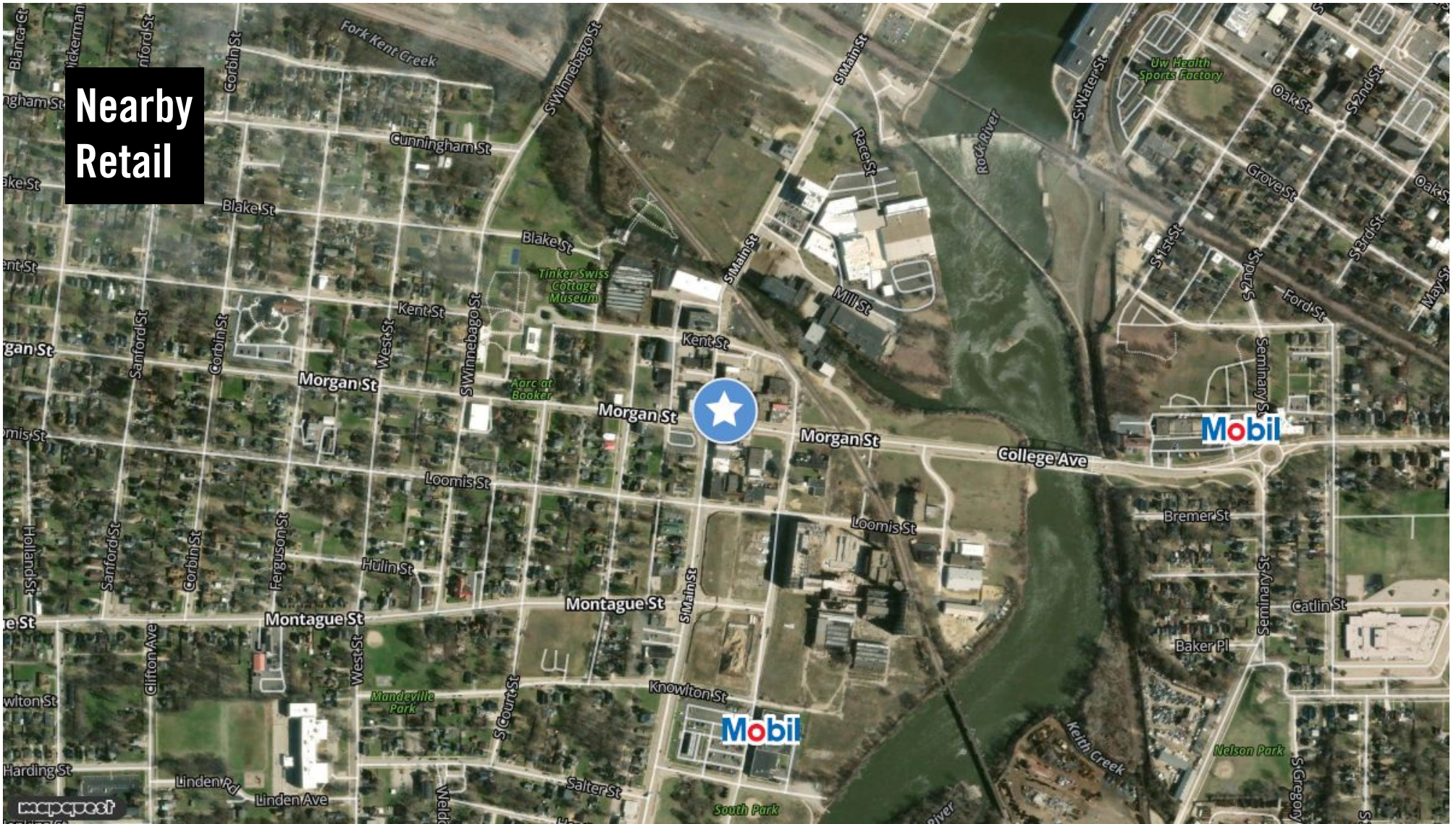


1030 S Main St

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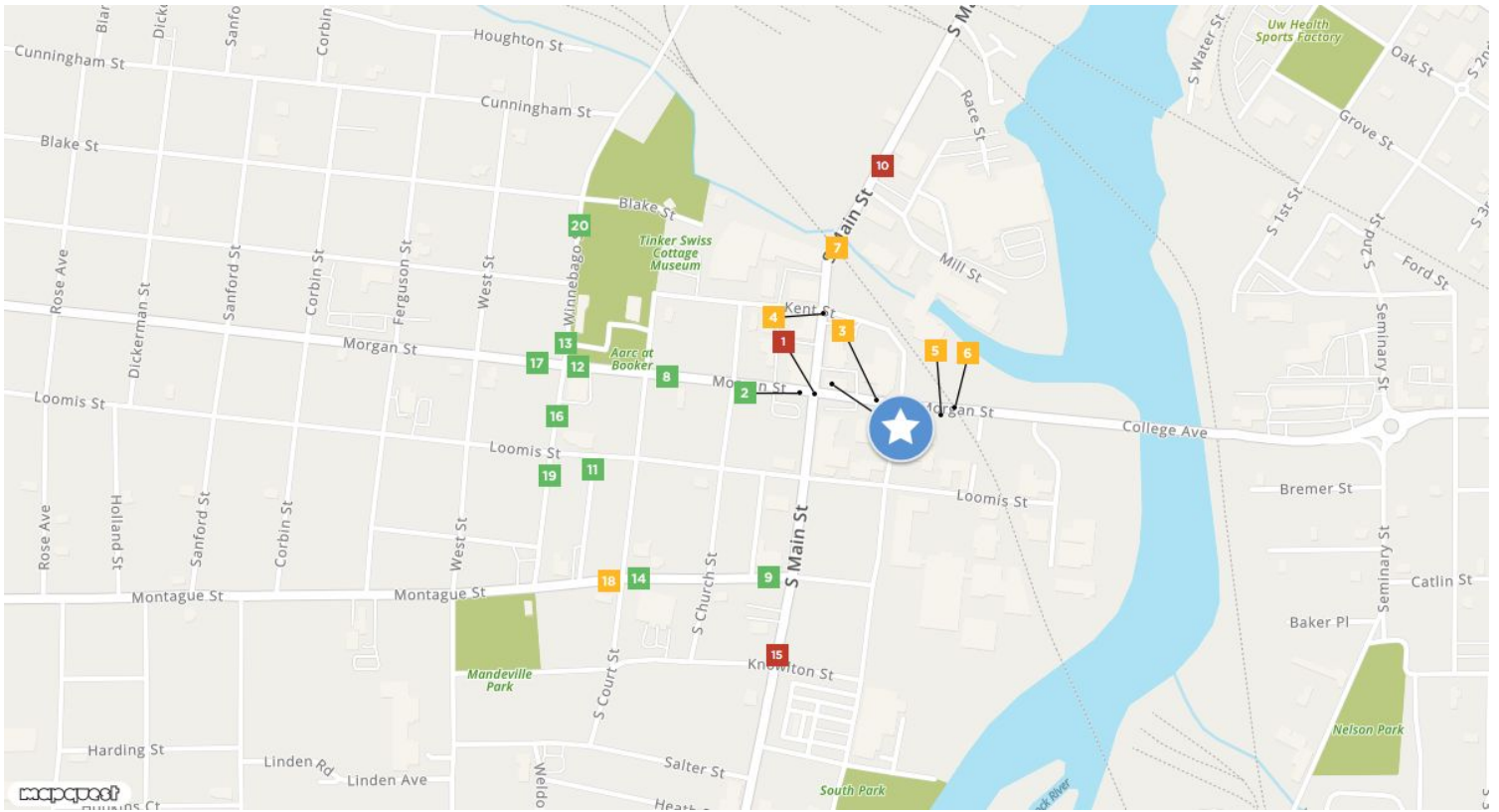
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**Nearby
Retail**



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Traffic Counts



South Main Street	1
Morgan Street	
Year: 2024	12,217
Year: 2023	12,100
Year: 2021	12,000

Morgan Street	2
S Main St	
Year: 2022	4,900
Year: 2004	5,800
Year: 1994	6,400

Morgan Street	3
S Main St	
Year: 2022	7,600
Year: 2004	8,000
Year: 1994	8,700

South Main Street	4
Morgan St	
Year: 2021	8,000
Year: 2004	10,500
Year: 1994	13,400

Morgan St	5
River St	
Year: 2004	8,000

Morgan Street	6
River St	
Year: 2022	7,600
Year: 2004	8,700

South Main Street	7
Mill St	
Year: 2021	8,000
Year: 2019	8,350
Year: 2005	10,500

Morgan Street	8
S Church St	
Year: 2022	4,900
Year: 2004	5,800

Montague Street	9
S Main St	
Year: 2022	3,100
Year: 2004	4,900
Year: 1994	4,800

S Main St	10
Mill St	
Year: 2005	10,500

Loomis St	11
S Winnebago St	
Year: 1994	650

Morgan Street	12
S Ct St	
Year: 2022	4,900
Year: 1994	6,300

South Winnebago Street	13
Morgan St	
Year: 2022	4,050
Year: 1994	6,800

Montague Street	14
S Church St	
Year: 2022	3,100
Year: 2004	4,900

South Main Street	15
Knowlton St	
Year: 2021	12,000
Year: 1994	16,700

S Winnebago St	16
Loomis St	
Year: 1994	4,200

Morgan Street	17
S Winnebago St	
Year: 2022	3,900
Year: 2004	5,900
Year: 1994	5,700

Montague St	18
S Ct St	
Year: 1994	5,200

Loomis St	19
Loomis St	
Year: 2022	2,400

Blake St	20
Blake St	
Year: 2022	4,050



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Contact

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Company

3815 N MULFORD RD
Rockford, IL 611145622

Biography

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

Professional Profile Managing Broker -

Working in Commercial Real Estate since 1979, Thomas Ewing CPM, CCIM, RPA, MCR is known as a Commercial and Industrial expert who understands the intricacies of this specialized market. As a Certified Commercial Investment Member, or CCIM, Tom is a leading expert in commercial investment real estate and has completed advanced coursework in financial and market analysis. With over 46 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 46 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.