

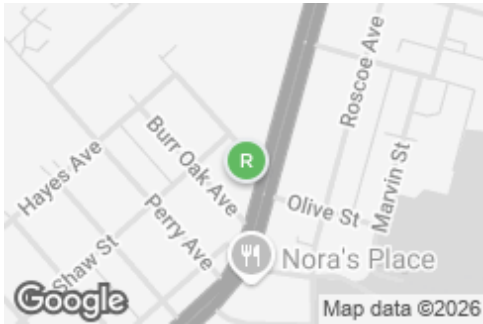
Apartment for Sale

914 Blackhawk Blvd., South Beloit, IL, 61080

Retail: Mixed Use For Sale

Prepared on June 04, 2026

1 of 1 Listings



Listing Details | Retail For Sale

Secondary Uses	Multi-Family
Total Available Space	948 SF
Asking Price	\$99,900
Listing Price Per SF	\$105.38
Cap Rate (Actual)	7.56%
NOI	\$7,553
Total Income	\$9,000
Total Expenses	\$1,447
Investment	Yes
Possession	Completion
Signage	None
Show Instructions	Call broker

Gross Sched. Rents	\$7,800
Parking Income	\$1,200
Tax Year	2025
Real Estate Taxes	\$1,447 in 2025
Vacant	No
Available Date	Now
Days On Market	14 days
Date Listed	5/21/2026
Last Modified	6/03/2026
Listing ID	44864544
Vacancy Factor	
Parking Spaces	-

Description

Opportunity to acquire a commercially zoned property located along Blackhawk Boulevard in South Beloit. Currently utilized as a rental apartment, this property offers potential for investors, owner-users, or buyers seeking a value-add opportunity with flexible future use possibilities.

Situated in a convenient location with strong accessibility, the property may be suitable for continued residential rental use, office conversion, or other commercial applications subject to zoning and municipal approval.

This property may require repairs and updates, making it an excellent opportunity for buyers looking for a potential fixer-upper or redevelopment project.

- Property Highlights:
- Commercially zoned property
 - Currently rented as an apartment
 - Investment or owner-user opportunity

Potential fixer-upper / value-add opportunity
Blackhawk Boulevard frontage and visibility
Flexible future use possibilities (subject to zoning verification)
Convenient access to nearby businesses and major roadways

Property is being sold in its current condition.

For additional information or to schedule a showing, contact the listing broker. There are special showing instructions for this property.

2025 Real Estate Taxes are \$1,447

Property Features

Location Details

Address	914 Blackhawk Blvd., South Beloit, IL...
Zoning	CR
County	Winnebago

Parcels	04-07-234-012
Name	914 Blackhawk Blvd

Building Details

Sub Type	Mixed Use
Building Status	Existing
Building Size	948 SF
Land Size	0.11 Acres / 4,792 SF
Number of Buildings	1
Number of Floors	1
Year Built	1940
Occupancy Type	Single Tenant
Parking Spaces	-
Parking Ratio	-

Residential Space	948 SF
Number of Tenants	1
Air Conditioned	Yes
Heated	Yes
Electricity	Yes
Water	Yes
Sanitary Sewer	Yes
Natural Gas	Yes
Rail Service	No

Property Listings

1 Listing | 948 SF | \$99,900

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Apartment	-	948 SF	\$99,900	Now

Additional Photos





Contact



Tom Ewing CCIM, CPM, RPA, MCR
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TomEwing@IllinoisCCIM.com

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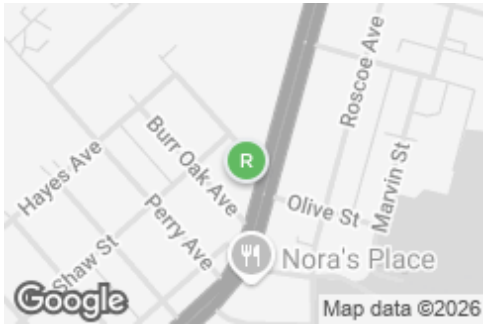
914 Blackhawk Blvd

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914 Blackhawk Blvd, South Beloit, IL, 61080

Retail: Mixed Use

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Property Features

Location Details

Address	914 Blackhawk Blvd, South Beloit, IL ...	Parcels	04-07-234-012
Zoning	CR	Name	914 Blackhawk Blvd
County	Winnebago		

Building Details

Sub Type	Mixed Use	Residential Space	948 SF
Building Status	Existing	Number of Tenants	1
Building Size	948 SF	Air Conditioned	Yes
Land Size	0.11 Acres / 4,792 SF	Heated	Yes
Number of Buildings	1	Electricity	Yes
Number of Floors	1	Water	Yes
Year Built	1940	Sanitary Sewer	Yes
Occupancy Type	Single Tenant	Natural Gas	Yes
Parking Spaces	-	Rail Service	No
Parking Ratio	-		

Listings

1 Listing | 948 SF | \$99,900

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Apartment	-	948 SF	\$99,900	Now

Additional Photos



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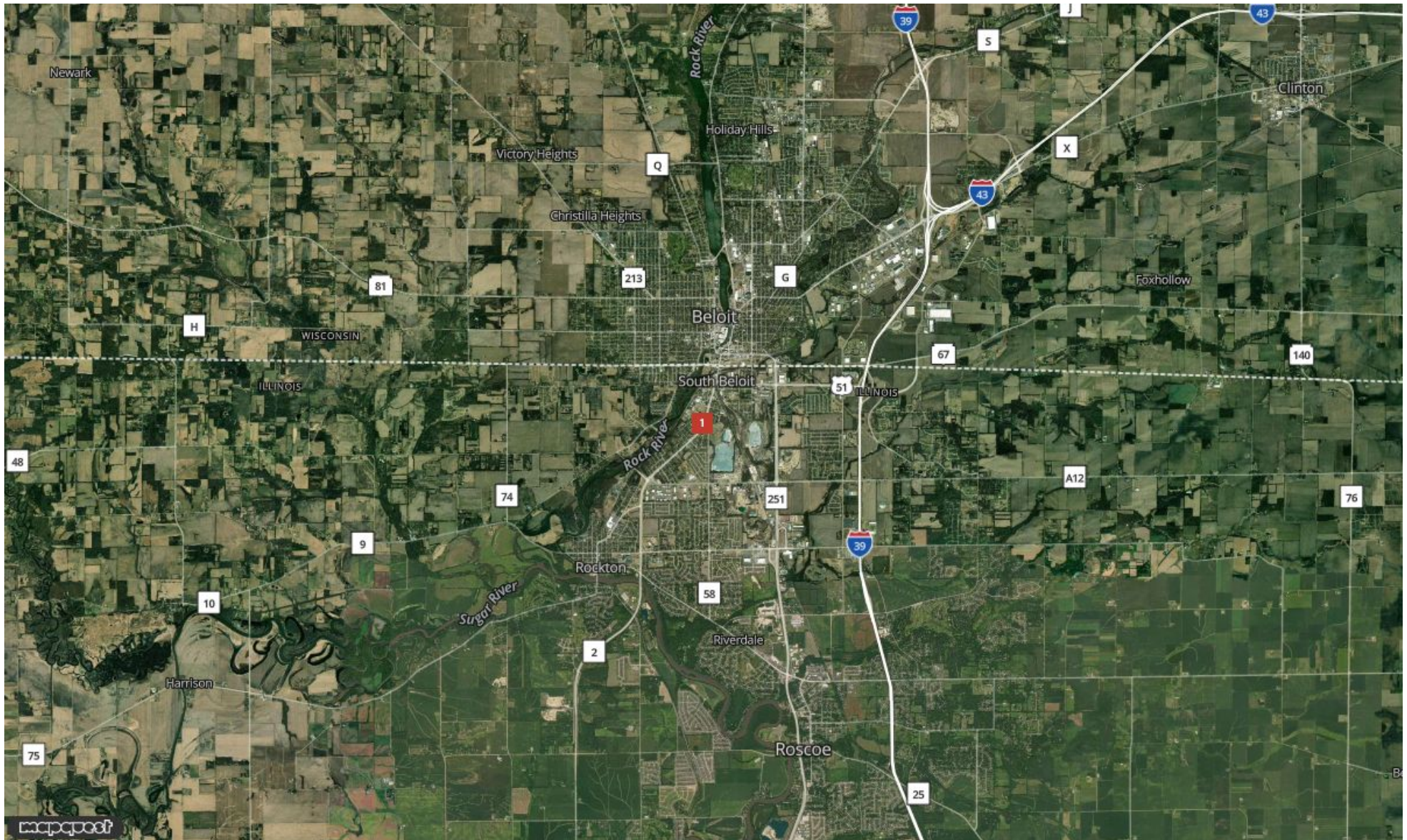
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Report for 914 Blackhawk Blvd...

MOODY'S

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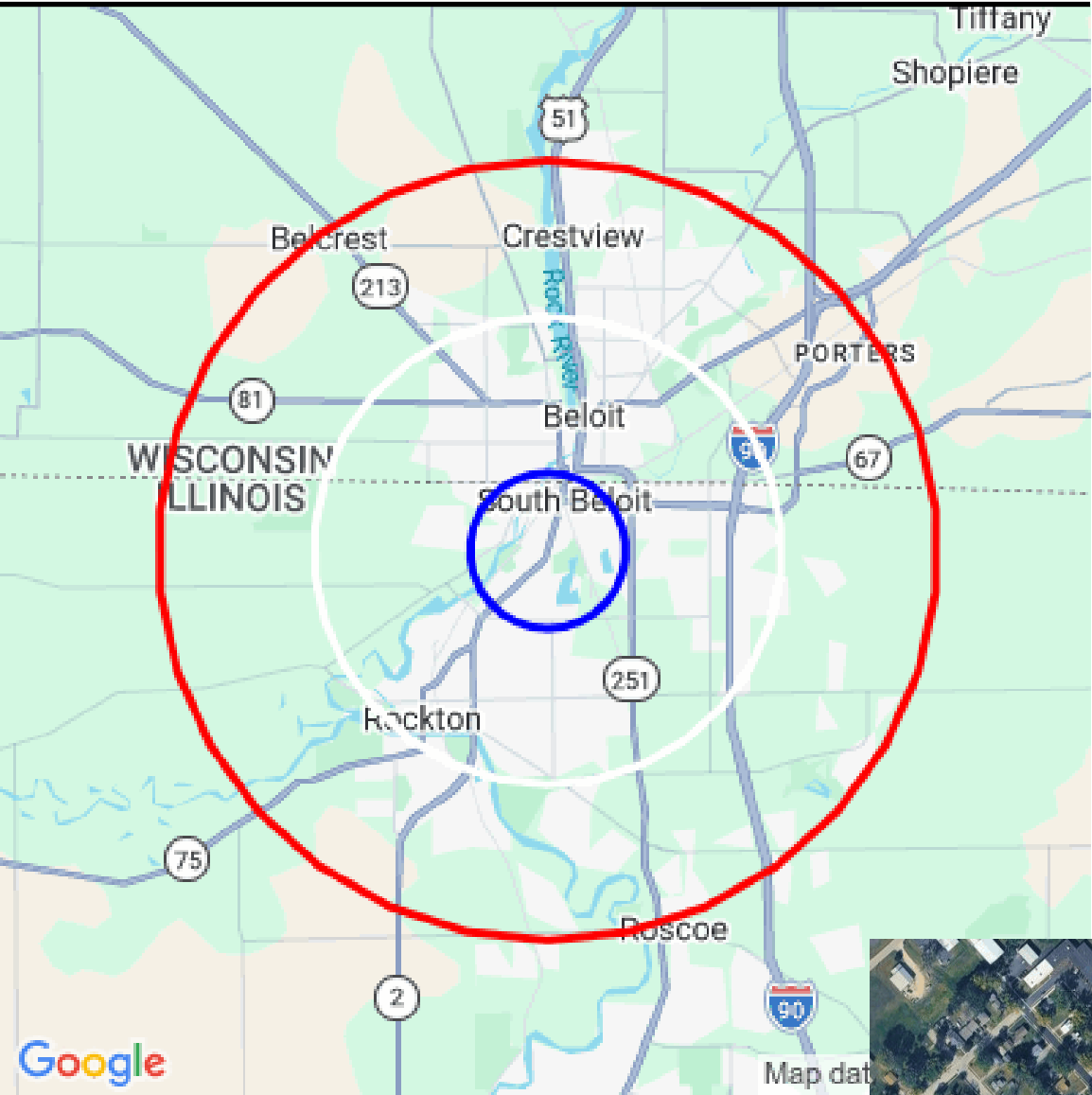
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MOODY'S

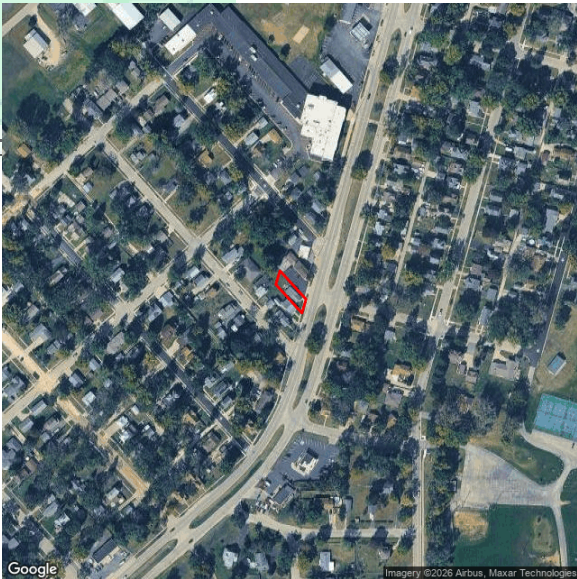
Demographic Report



914 Blackhawk Blvd

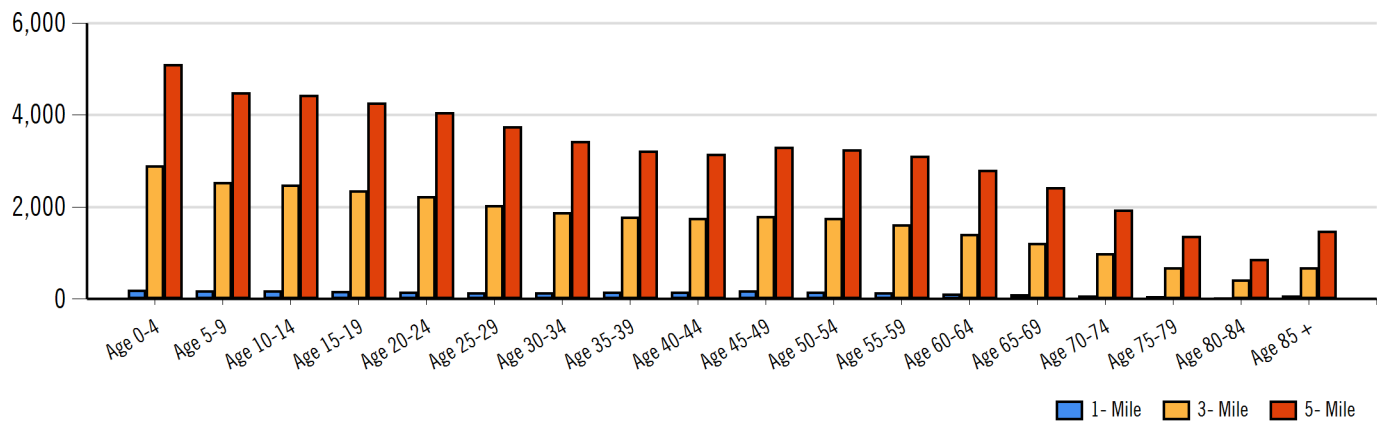
Population

Distance	Male	Female	Total
1- Mile	1,225	1,253	2,479
3- Mile	15,124	15,488	30,611
5- Mile	27,986	28,552	56,538

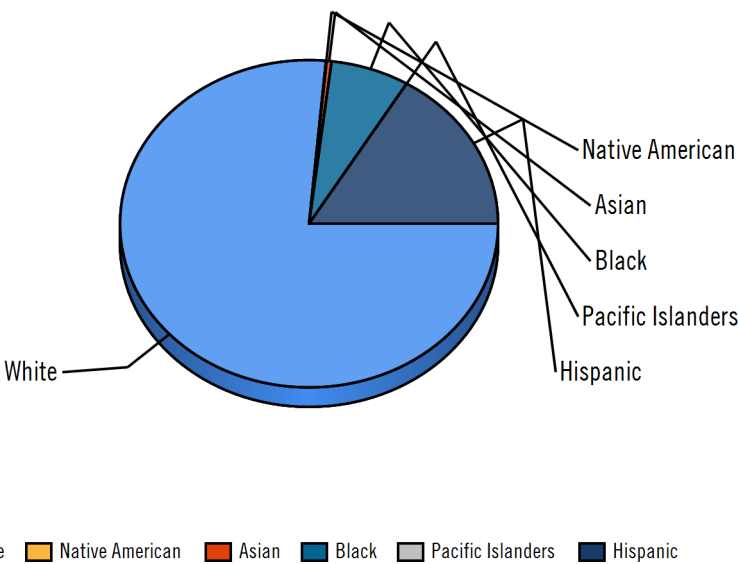


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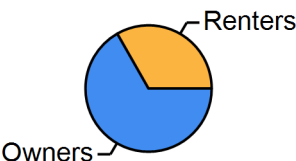
Population by Distance and Age (2020)



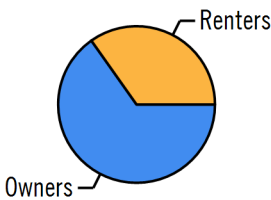
Ethnicity within 5 miles



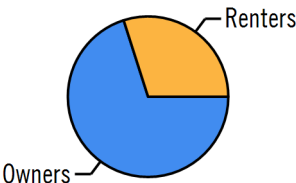
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,198	48	1.90 %
3-Mile	13,406	961	5.33 %
5-Mile	25,373	1,569	5.21 %

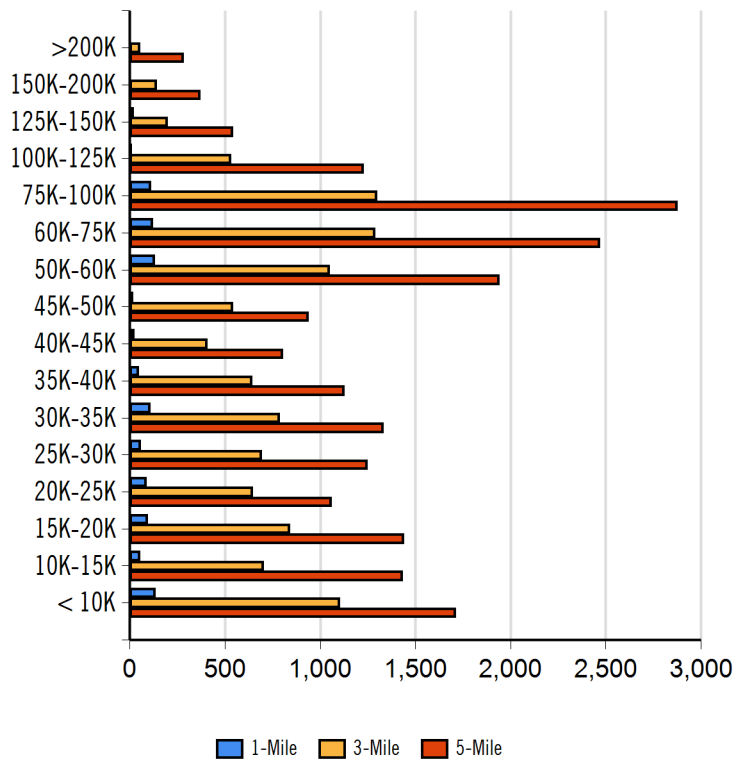


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	2	2	33	408	40	97	47	21	73	301	114	19	35
3-Mile	61	27	672	3,634	458	1,576	538	211	826	2,923	1,215	233	600
5-Mile	158	32	1,339	6,709	848	2,883	980	387	1,676	5,339	2,163	578	1,362

Household Income



Radius	Median Household Income
1-Mile	\$34,592.60
3-Mile	\$41,564.56
5-Mile	\$45,586.74

Radius	Average Household Income
1-Mile	\$42,830.40
3-Mile	\$48,813.33
5-Mile	\$55,205.59

Radius	Aggregate Household Income
1-Mile	\$42,157,350.14
3-Mile	\$536,103,460.65
5-Mile	\$1,138,318,753.19

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,565	18,093	34,166
High School Grad	661	6,194	11,577
Some College	321	3,718	7,447
Associates	73	1,229	2,432
Bachelors	29	1,820	3,717
Masters	17	657	1,385
Prof. Degree	10	137	393
Doctorate	4	60	119

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	93 %	97 %	101 %
Teen's	53 %	90 %	98 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	42 %	26 %	26 %
New Homes	31 %	46 %	64 %
New Households	46 %	77 %	76 %
Military Households	0 %	0 %	1 %
Households with 4+ Cars	43 %	57 %	77 %
Public Transportation Users	4 %	14 %	14 %
Young Wealthy Households	33 %	65 %	52 %

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	39,646,250		451,697,987		899,410,493	
Average annual household	39,473		41,266		43,402	
Food	5,267	13.34 %	5,485	13.29 %	5,726	13.19 %
Food at home	3,624		3,724		3,845	
Cereals and bakery products	516		529		546	
Cereals and cereal products	185		189		195	
Bakery products	331		339		350	
Meats poultry fish and eggs	739		752		773	
Beef	172		174		178	
Pork	134		137		140	
Poultry	138		142		146	
Fish and seafood	115		119		123	
Eggs	61		62		63	
Dairy products	354		368		382	
Fruits and vegetables	725		748		774	
Fresh fruits	105		110		113	
Processed vegetables	145		148		152	
Sugar and other sweets	135		137		142	
Fats and oils	115		118		122	
Miscellaneous foods	679		702		726	
Nonalcoholic beverages	321		326		334	
Food away from home	1,642		1,760		1,880	
Alcoholic beverages	258		276		297	
Housing	14,927	37.82 %	15,459	37.46 %	16,063	37.01 %
Shelter	8,917		9,289		9,663	
Owned dwellings	4,905		5,201		5,537	
Mortgage interest and charges	2,342		2,552		2,737	
Property taxes	1,650		1,728		1,851	
Maintenance repairs	911		920		948	
Rented dwellings	3,435		3,467		3,437	
Other lodging	576		620		688	
Utilities fuels	3,761		3,813		3,904	
Natural gas	337		343		355	
Electricity	1,554		1,562		1,587	
Fuel oil	141		142		147	
Telephone services	1,154		1,178		1,209	
Water and other public services	573		585		604	
Household operations	939	2.38 %	983	2.38 %	1,045	2.41 %
Personal services	243		261		284	
Other household expenses	696		722		760	
Housekeeping supplies	500		513		538	
Laundry and cleaning supplies	143		146		151	
Other household products	285		291		308	
Postage and stationery	71		74		78	
Household furnishings	809		860		911	
Household textiles	60		65		68	
Furniture	150		167		185	
Floor coverings	16		19		21	
Major appliances	134		135		135	
Small appliances	76		75		78	
Miscellaneous	371		396		421	
Apparel and services	1,048	2.65 %	1,083	2.62 %	1,142	2.63 %
Men and boys	189		196		215	
Men 16 and over	153		161		178	
Boys 2 to 15	35		35		37	
Women and girls	392		406		420	



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Women 16 and over	317	333	348
Girls 2 to 15	75	73	72
Children under 2	82	83	85

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	39,646,250		451,697,987		899,410,493	
Average annual household	39,473		41,266		43,402	
Transportation	5,484	13.89 %	5,718	13.86 %	5,985	13.79 %
Vehicle purchases	1,152		1,248		1,335	
Cars and trucks new	537		618		671	
Cars and trucks used	582		595		626	
Gasoline and motor oil	1,867		1,920		1,971	
Other vehicle expenses	2,155		2,201		2,297	
Vehicle finance charges	141		147		154	
Maintenance and repairs	713		749		784	
Vehicle insurance	1,061		1,047		1,084	
Vehicle rental leases	239		256		273	
Public transportation	310		347		381	
Health care	3,253	8.24 %	3,327	8.06 %	3,465	7.98 %
Health insurance	2,199		2,224		2,303	
Medical services	635		667		704	
Drugs	314		330		345	
Medical supplies	103		105		110	
Entertainment	2,330	5.90 %	2,437	5.91 %	2,566	5.91 %
Fees and admissions	349		394		437	
Television radios	933		946		970	
Pets toys	851		885		932	
Personal care products	498		525		554	
Reading	45		45		48	
Education	854		910		1,003	
Tobacco products	403		404		403	
Miscellaneous	623	1.58 %	657	1.59 %	695	1.60 %
Cash contributions	1,155		1,163		1,214	
Personal insurance	3,322		3,770		4,237	
Life and other personal insurance	136		138		146	
Pensions and Social Security	3,185		3,631		4,091	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	2,254	2,242	-2.63 %	694	1,435	1,542	712	673
3-Mile	2020	16,592	14,695	10.70 %	4,247	11,419	10,860	5,732	1,888
5-Mile	2020	29,004	25,950	10.16 %	7,099	20,369	20,427	8,577	3,475
1-Mile	2023	1,889	2,242	-18.46 %	580	1,204	1,381	508	1,188
3-Mile	2023	14,868	14,695	-0.24 %	3,821	10,208	10,043	4,825	4,445
5-Mile	2023	25,826	25,950	-1.21 %	6,380	18,063	18,833	6,993	8,021



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 914 Blackhawk Blvd, South Beloit, IL 61080

CITY, STATE

South Beloit, IL

POPULATION

51,098

AVG. HH SIZE

2.61

MEDIAN HH INCOME

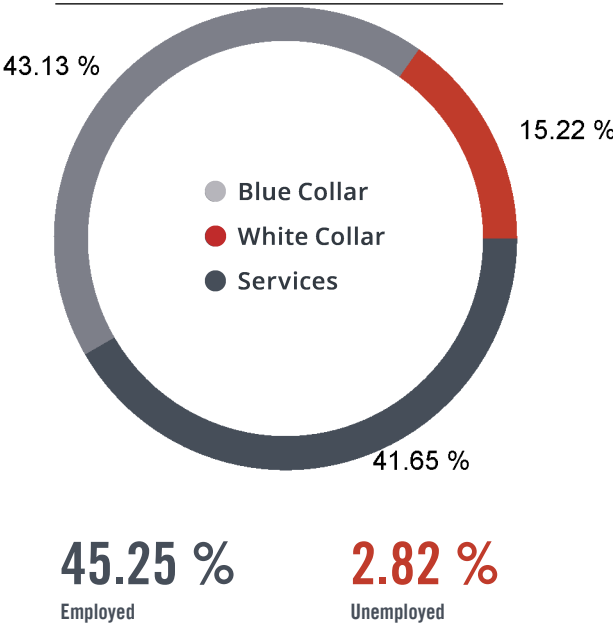
\$46,318

HOME OWNERSHIP

Renters: 5,611

Owners: 12,924

EMPLOYMENT



EDUCATION

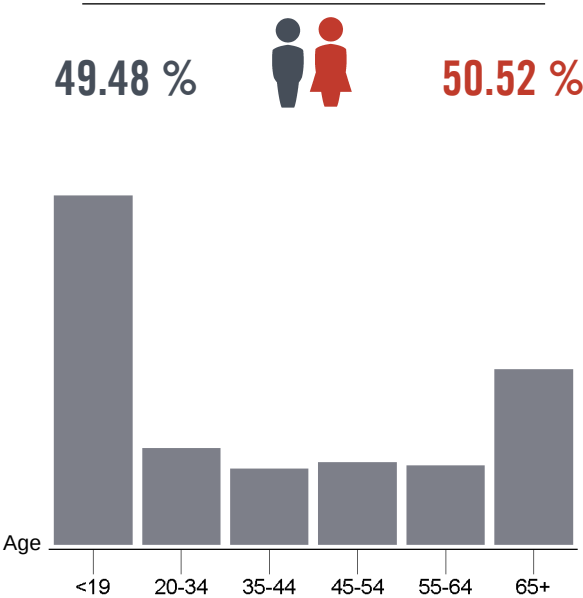
High School Grad: 32.66 %

Some College: 22.42 %

Associates: 7.43 %

Bachelors: 20.98 %

GENDER & AGE



RACE & ETHNICITY

White: 76.63 %

Asian: 0.71 %

Native American: 0.09 %

Pacific Islanders: 0.00 %

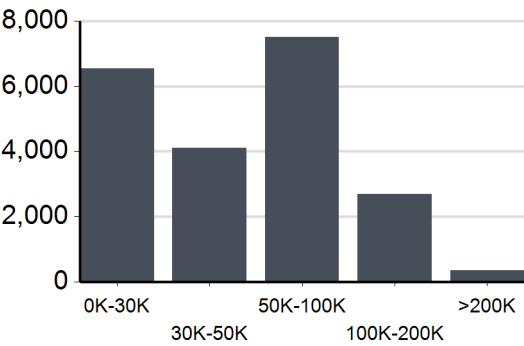
African-American: 4.48 %

Hispanic: 10.19 %

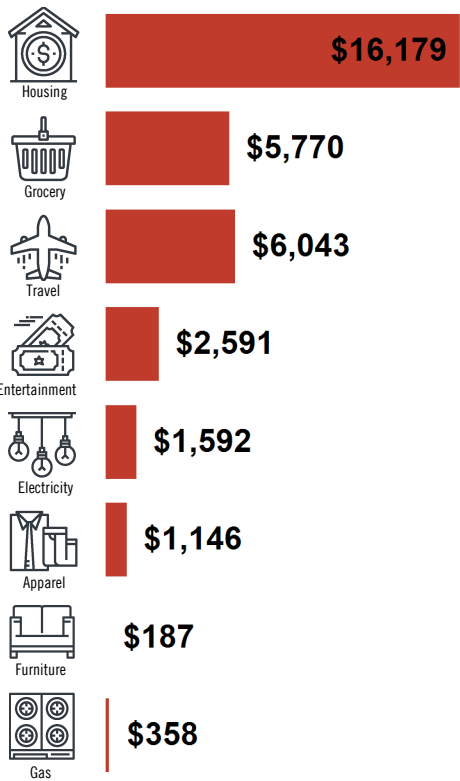
Two or More Races: 7.90 %

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INCOME BY HOUSEHOLD



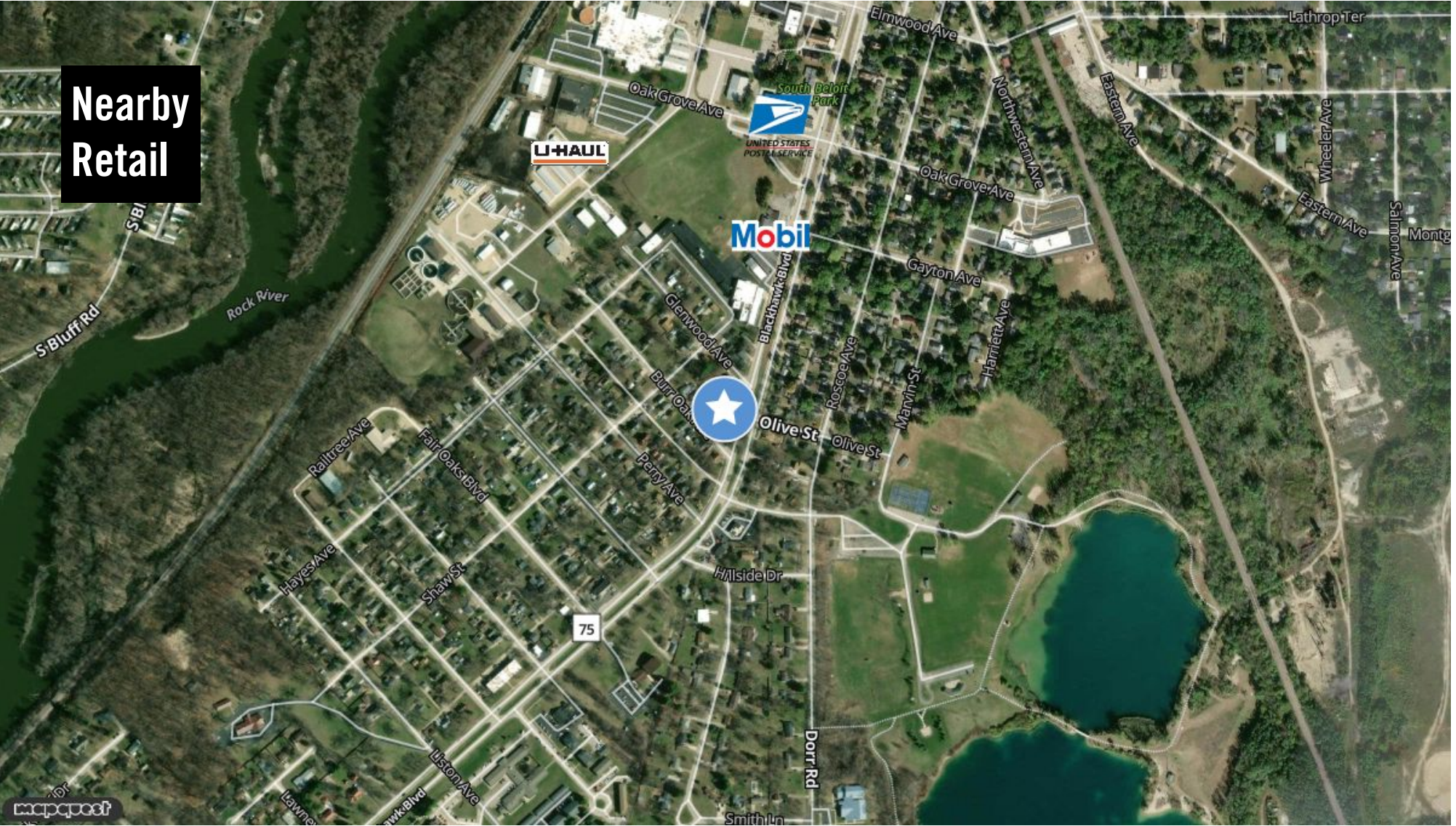
HH SPENDING



914 Blackhawk Blvd

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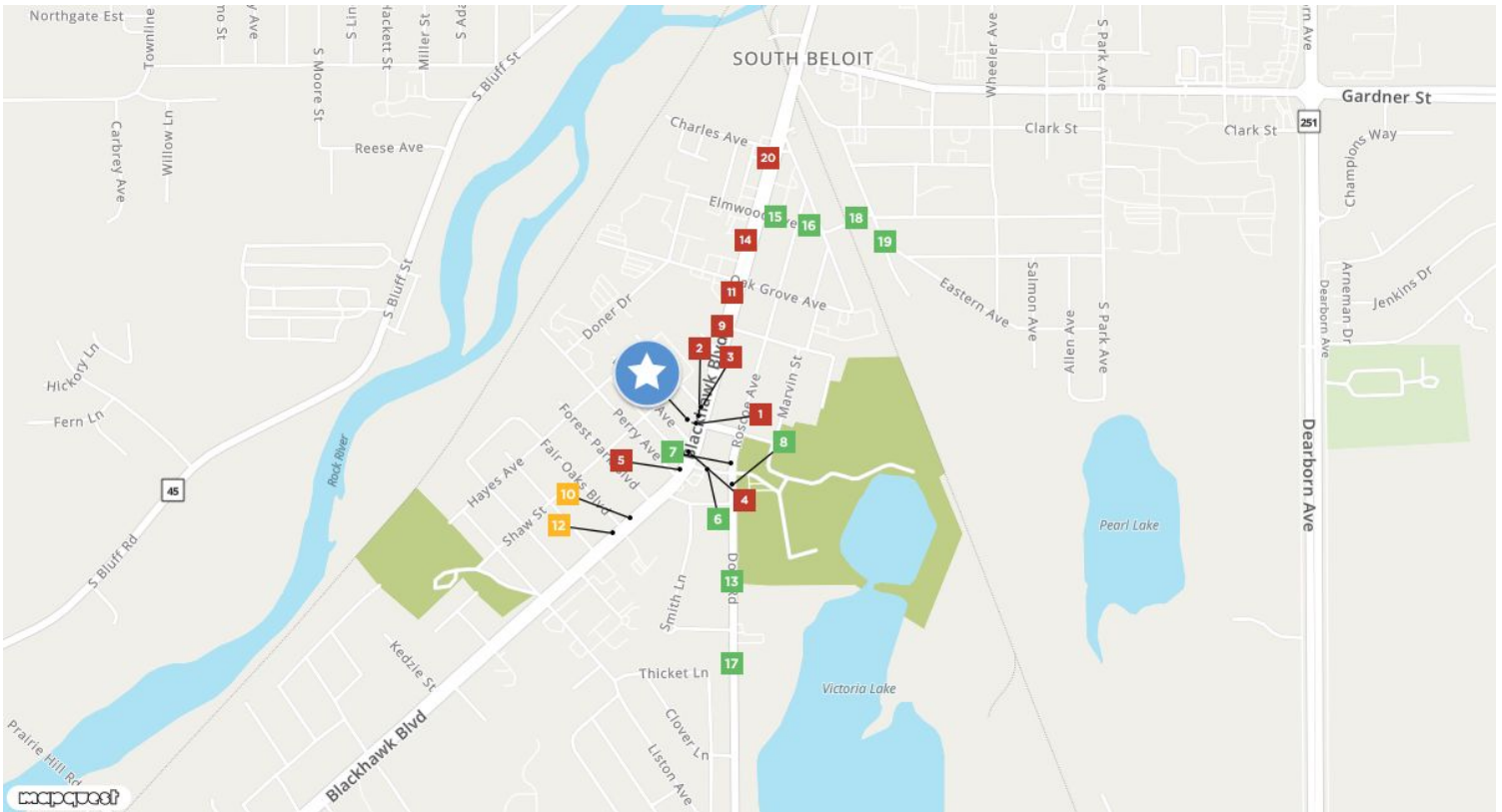
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Traffic Counts



Blackhawk Boulevard 1 Burr Oak Ave Year: 2021 10,500 Year: 2005 12,500	Blackhawk Blvd 2 Olive St Year: 2005 12,500	Blackhawk Boulevard 3 Blackhawk Boulevard Year: 2024 10,803 Year: 2023 8,900	IL 2;IL 75 4 Burr Oak Ave Year: 2021 10,500	Blackhawk Boulevard 5 Perry Ave Year: 2023 10,700 Year: 2021 10,500 Year: 2005 12,500
6 Blackhawk Blvd Year: 2022 1,750	Roscoe Ave 7 Olive St Year: 2004 1,500	Dorr Road 8 Hillside Dr Year: 2022 2,550 Year: 2004 1,500	Blackhawk Boulevard 9 Glenwood Ave Year: 2021 10,500 Year: 2005 12,500	Blackhawk Blvd 10 Fair Oaks Blvd Year: 2005 9,200
Blackhawk Boulevard 11 Oak Grove Ave Year: 2021 10,500 Year: 2005 13,800	IL 2;IL 75 12 Fair Oaks Blvd Year: 2021 8,300	Dorr Road 13 Smith Ln Year: 2022 2,550 Year: 2004 2,400	Blackhawk Boulevard 14 Elmwood Ave Year: 2023 11,700 Year: 2021 10,900 Year: 2005 13,800	Elmwood Avenue 15 Blackhawk Blvd Year: 2022 825 Year: 2004 2,500
Elmwood Avenue 16 Northwestern Ave Year: 2022 825 Year: 2004 2,500	Dorr Road 17 Smith Ln Year: 2022 2,800 Year: 2004 3,000	Lathrop Terrace 18 Eastern Ave Year: 2022 825 Year: 2004 2,500	Eastern Ave 19 Hemingway Pl Year: 2004 500	Blackhawk Boulevard 20 Elmwood Ave Year: 2021 10,900 Year: 2005 13,800 Year: 1997 17,100



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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 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.