

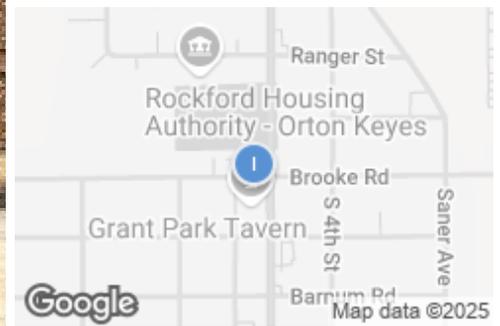
Commercial Building for Sale

3001-3009 Kishwaukee St, Rockford, IL, 61109

Industrial: Warehouse/Office For Sale

Prepared on February 27, 2025

1 of 1 Listings



Listing Details | Industrial For Sale

Secondary Uses	Office, Retail	Available Date	Now
Total Available Space	8,750 SF	Days On Market	1 day
Asking Price	\$250,000	Date Listed	2/26/2025
Listing Price Per SF	-	Last Modified	2/26/2025
Cap Rate (Actual)	-	Listing ID	41994831
Total Expenses	\$7,373	Electric Service	Yes, Municipal Utility District, Com Ed
Possession	Completion	Ceiling Height	-
Signage	On Building	Dock High Doors	-
Show Instructions	Call broker	Grade Level Doors	-
Tax Year	2023	Parking Spaces	15
Real Estate Taxes	\$7,373 in 2023	Water	Yes, City, Rockford
Vacant	No	Sanitary Sewer	Yes, Municipal Utility District, Four Ri...

Description

This property offers a fantastic opportunity for a business owner looking for good commercial space with high visibility. Located in a highly trafficked area with over 12,000 vehicles passing daily, this building ensures great exposure for your business.

The main office building is well-maintained and features approximately 2,554 sq. ft. of office space, ideal for administrative work or professional services. The adjacent open space, spanning approximately 3,478 sq. ft. with 10' clear ceiling heights, provides flexibility for a wide range of industrial or commercial uses. This building would be perfect for an electrical contractor, plumber, general contractor, or general storage needs, providing a variety of usage options to fit your business. 4 PIN numbers: 15-02-330-013, 15-02-330-014, 15-02-330-015, 15-02-330-016

A second building, built between 1940 and 1945, offers an additional 2,718 sq. ft. of space in fair condition, and needs some attention. With excellent access and exposure, this property offers an outstanding chance to grow your business in a prime location. Whether you need office space, storage, or a combination of both, this property is a perfect fit for your needs. Don't miss out on this versatile and high-traffic opportunity!

Property Features

Location Details

Address	3001-3009 Kishwaukee St, Rockford,...
Zoning	C3
County	Winnebago
Parcels	15-02-330-015, 15-02-330-014, 15-0...

In Opportunity Zone	Yes
Name	3001-3009 Kishwaukee St
Cross Street	Brooke Road
Water Frontage	Not present

Building Details

Sub Type	Warehouse/Office
Building Status	Portfolio
Building Size	8,750 SF
Land Size	0.52 Acres / 22,580 SF
Number of Buildings	2
Number of Floors	1
Year Built	1989
Primary Constr. Type	Framed
Occupancy Type	Multi-tenant
Yard	-
Electricity	Yes, Municipal Utility District, Com Ed
Ceiling Height	-
Dock High Doors	-
Grade Level Doors	-
Sprinklers	-

Retail Space	6,314 SF
Office Space	2,436 SF
In Opportunity Zone	Yes
Water	Yes, City, Rockford
Sanitary Sewer	Yes, Municipal Utility District, Four Ri...
Natural Gas	Yes, Municipal Utility District, Nicor Gas
Rail Service	No
Floor Size	3,074 - 5,676 SF
Largest Contiguous	5,676 SF
Number of Tenants	1
Air Conditioned	Yes
Heated	Yes
Security System	Yes
Owner Occupied	Yes

Property Listings

1 Listing | 8,750 SF | \$250,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Sale	Retail	-	8,750 SF	\$250,000	Now	-	-	-	-	-

Additional Photos







Contact



Tom Ewing
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GAMBINO REALTORS

3001 - 3009 Kishwaukee Street

GAMBINO REALTORS

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

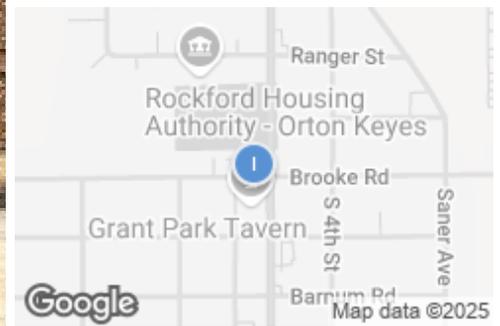
3001-3009 Kishwaukee St

3001 - 3009 Kishwaukee Street, Rockford, IL, 61109

Industrial: Warehouse/Office

Prepared on February 27, 2025

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Property Features

Location Details

Address	3001 - 3009 Kishwaukee Street, Rock...	In Opportunity Zone	Yes
Zoning	C3	Name	3001-3009 Kishwaukee St
County	Winnebago	Cross Street	Brooke Road
Parcels	15-02-330-015, 15-02-330-014, 15-02...	Water Frontage	Not present

Building Details

Sub Type	Warehouse/Office	Retail Space	6,314 SF
Building Status	Portfolio	Office Space	2,436 SF
Building Size	8,750 SF	In Opportunity Zone	Yes
Land Size	0.52 Acres / 22,580 SF	Water	Yes, City, Rockford
Number of Buildings	2	Sanitary Sewer	Yes, Municipal Utility District, Four Riv...
Number of Floors	1	Natural Gas	Yes, Municipal Utility District, Nicor Gas
Year Built	1989	Rail Service	No
Primary Constr. Type	Framed	Floor Size	3,074 - 5,676 SF
Occupancy Type	Multi-tenant	Largest Contiguous	5,676 SF
Yard	-	Number of Tenants	1
Electricity	Yes, Municipal Utility District, Com Ed	Air Conditioned	Yes
Ceiling Height	-	Heated	Yes
Dock High Doors	-	Security System	Yes
Grade Level Doors	-	Owner Occupied	Yes
Sprinklers	-		

Listings

1 Listing | 8,750 SF | \$250,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Sale	Retail	-	8,750 SF	\$250,000	Now	-	-	-	-	-

Additional Photos



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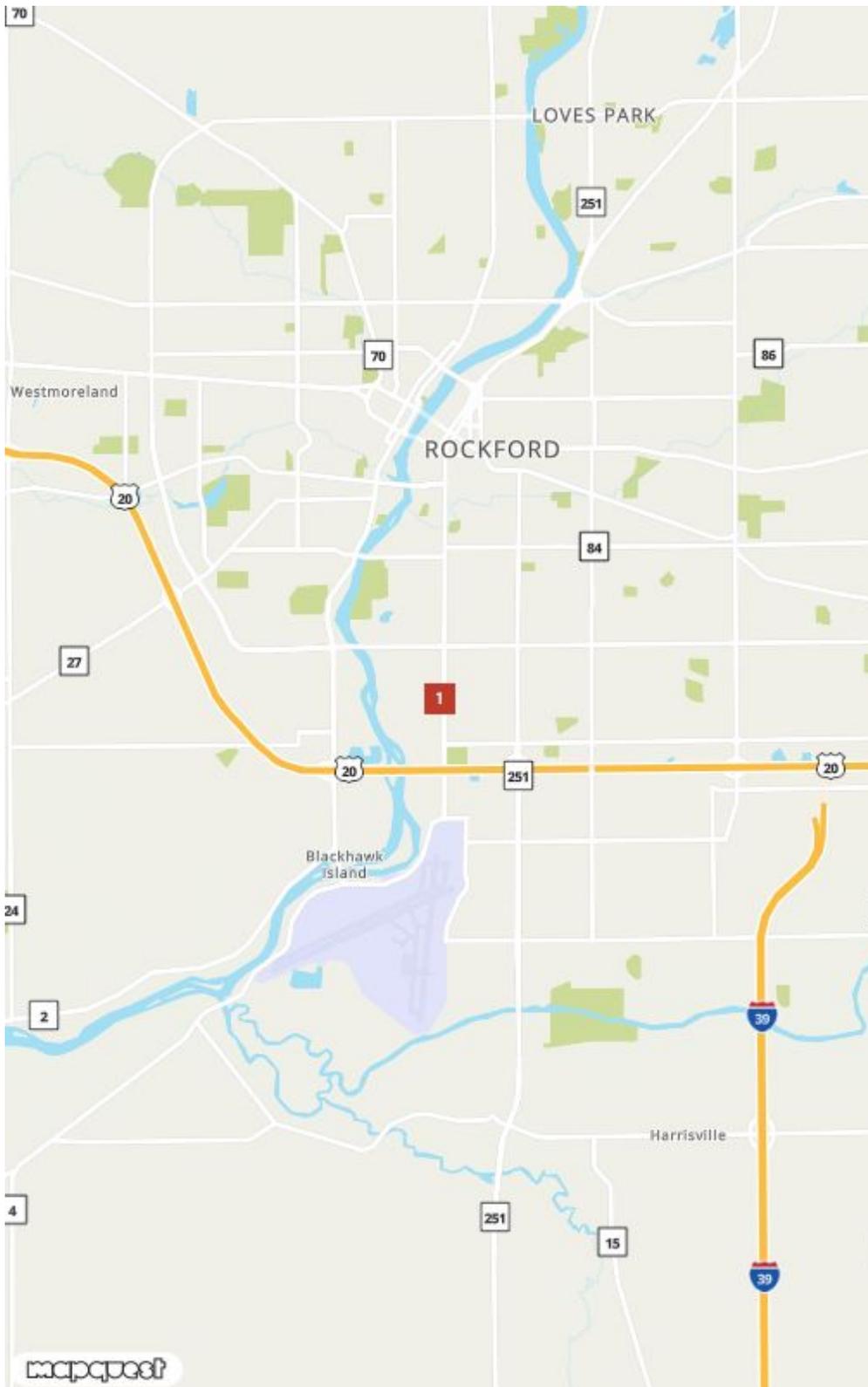
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Report for 3001 - 3009 Kishwa...

MOODY'S

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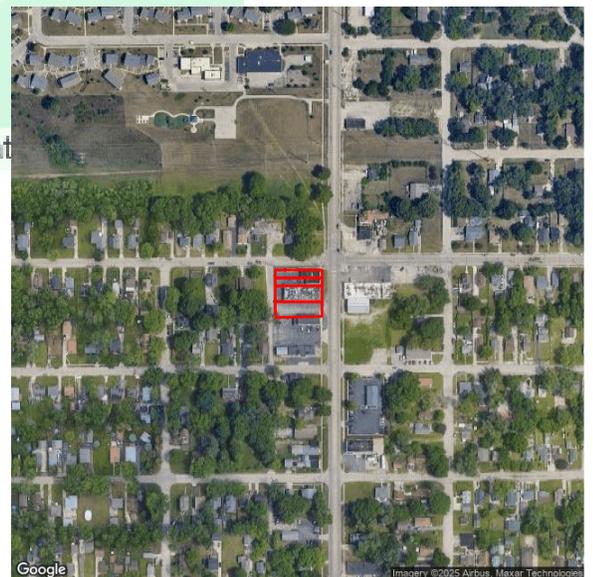
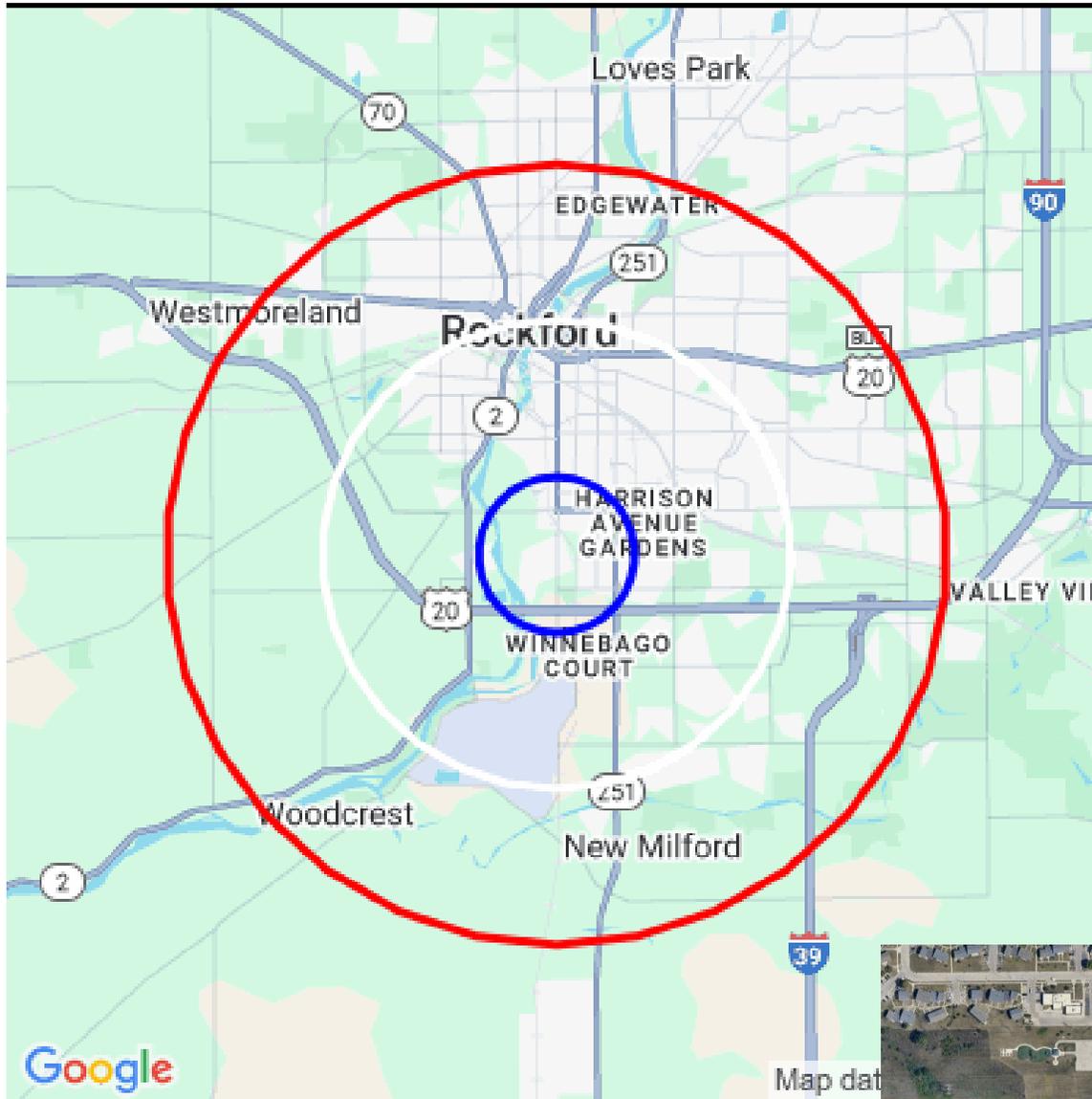
3001 - 3009 Kishwaukee Street
Rockford, IL 61109



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MOODY'S

Demographic Report



3001-3009 Kishwaukee St

Population

Distance	Male	Female	Total
1- Mile	1,647	1,668	3,315
3- Mile	15,497	15,799	31,296
5- Mile	41,619	44,004	85,623

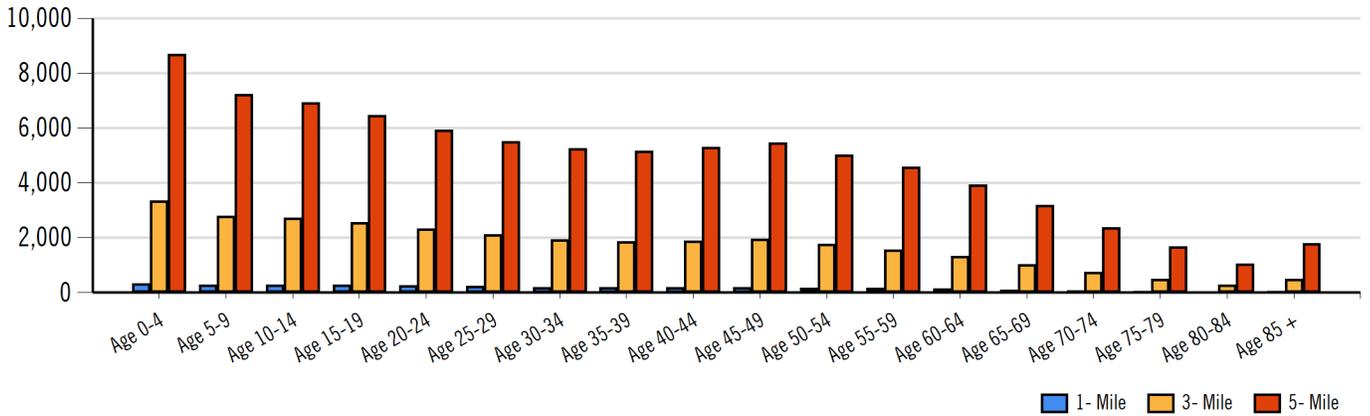


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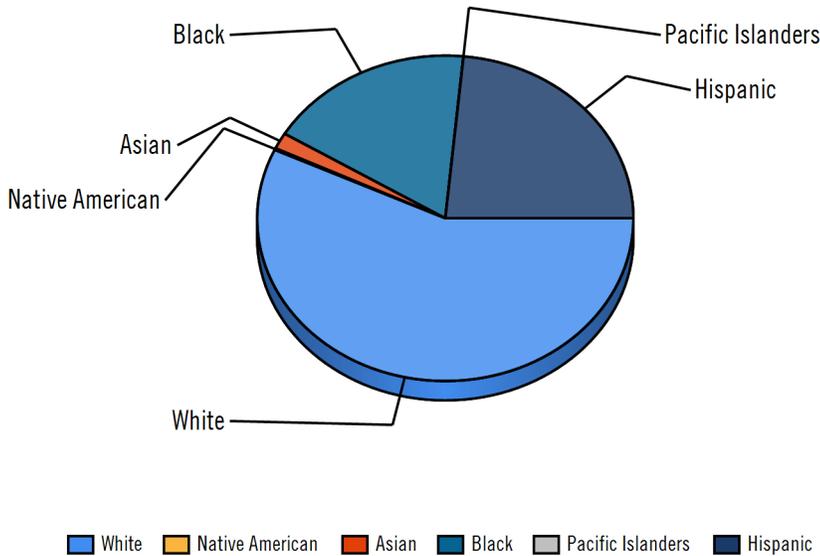
MOODY'S
 ANALYTICS

Catylist

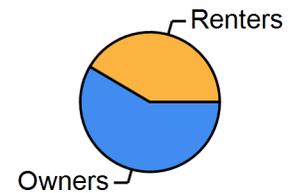
Population by Distance and Age (2020)



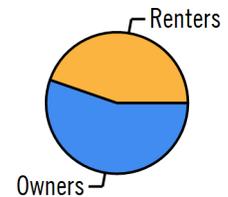
Ethnicity within 5 miles



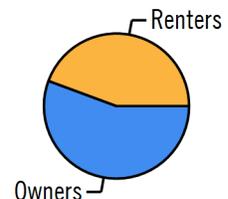
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,210	224	9.12 %
3-Mile	12,569	1,311	7.20 %
5-Mile	36,019	3,577	8.75 %

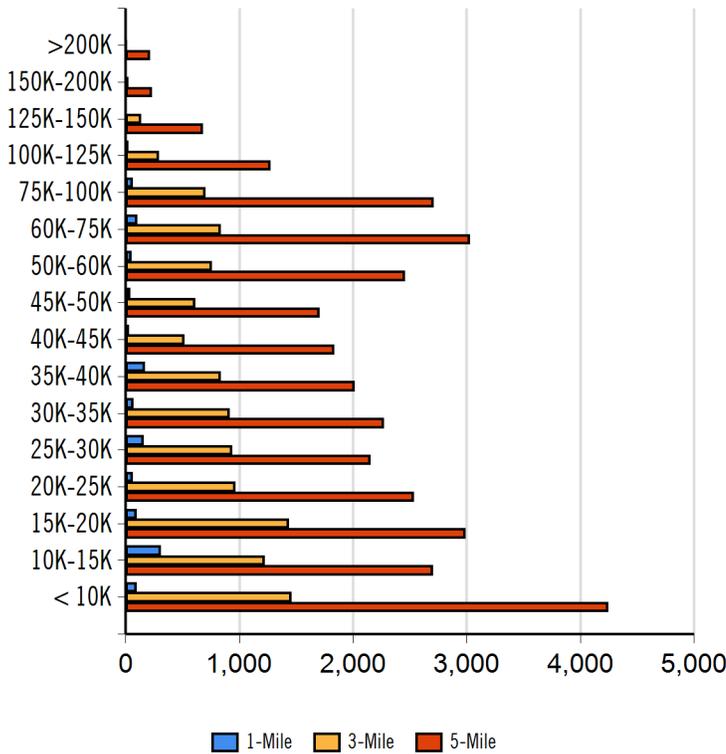


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	9	0	79	320	17	78	79	123	94	184	42	45	139
3-Mile	32	6	696	2,910	262	1,829	1,000	356	1,063	1,955	1,042	244	932
5-Mile	146	64	1,745	7,988	824	4,161	2,423	934	3,094	7,107	2,981	994	2,446

Household Income



Radius	Median Household Income
1-Mile	\$20,516.88
3-Mile	\$29,518.50
5-Mile	\$36,079.94

Radius	Average Household Income
1-Mile	\$26,740.50
3-Mile	\$36,496.98
5-Mile	\$42,729.22

Radius	Aggregate Household Income
1-Mile	\$39,610,584.54
3-Mile	\$419,410,959.04
5-Mile	\$1,431,081,950.71

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,827	17,509	50,345
High School Grad	627	6,181	16,653
Some College	186	3,031	9,860
Associates	59	939	2,883
Bachelors	88	991	4,937
Masters	20	345	1,660
Prof. Degree	16	223	771
Doctorate	7	98	309

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	98 %	126 %	146 %
Teen's	74 %	94 %	104 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	33 %	51 %	26 %
New Homes	33 %	19 %	19 %
New Households	60 %	73 %	95 %
Military Households	50 %	13 %	10 %
Households with 4+ Cars	73 %	60 %	70 %
Public Transportation Users	30 %	39 %	44 %
Young Wealthy Households	0 %	25 %	36 %

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	43,912,824		429,411,891		1,296,034,504	
Average annual household	30,058		36,289		38,659	
Food	4,153	13.82 %	4,934	13.60 %	5,203	13.46 %
Food at home	2,928		3,425		3,568	
Cereals and bakery products	411		484		504	
Cereals and cereal products	148		173		181	
Bakery products	263		310		323	
Meats poultry fish and eggs	611		708		733	
Beef	137		164		170	
Pork	111		129		133	
Poultry	119		135		139	
Fish and seafood	98		111		116	
Eggs	49		58		60	
Dairy products	280		334		350	
Fruits and vegetables	577		678		710	
Fresh fruits	84		99		104	
Processed vegetables	118		137		142	
Sugar and other sweets	105		126		132	
Fats and oils	92		108		112	
Miscellaneous foods	560		646		672	
Nonalcoholic beverages	264		306		316	
Food away from home	1,225		1,508		1,634	
Alcoholic beverages	184		230		252	
Housing	11,779	39.19 %	13,947	38.43 %	14,673	37.95 %
Shelter	7,032		8,343		8,799	
Owned dwellings	3,527		4,372		4,746	
Mortgage interest and charges	1,649		2,092		2,304	
Property taxes	1,171		1,447		1,571	
Maintenance repairs	706		833		870	
Rented dwellings	3,112		3,470		3,493	
Other lodging	392		499		559	
Utilities fuels	2,995		3,515		3,650	
Natural gas	254		309		325	
Electricity	1,275		1,473		1,514	
Fuel oil	104		124		131	
Telephone services	912		1,076		1,122	
Water and other public services	448		531		556	
Household operations	714	2.38 %	861	2.37 %	920	2.38 %
Personal services	181		221		241	
Other household expenses	533		639		678	
Housekeeping supplies	413		475		495	
Laundry and cleaning supplies	121		137		142	
Other household products	226		265		279	
Postage and stationery	65		72		74	
Household furnishings	623		751		806	
Household textiles	51		59		62	
Furniture	109		139		155	
Floor coverings	12		15		17	
Major appliances	94		116		123	
Small appliances	58		70		73	
Miscellaneous	296		350		373	
Apparel and services	846	2.81 %	1,011	2.79 %	1,059	2.74 %
Men and boys	154		176		186	
Men 16 and over	123		140		150	
Boys 2 to 15	30		35		36	
Women and girls	309		374		392	



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Catylist

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Women 16 and over	250	303	320
Girls 2 to 15	59	71	71
Children under 2	70	80	82

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	43,912,824		429,411,891		1,296,034,504	
Average annual household	30,058		36,289		38,659	
Transportation	4,146	13.79 %	5,021	13.84 %	5,337	13.81 %
Vehicle purchases	812		1,022		1,118	
Cars and trucks new	363		471		529	
Cars and trucks used	431		527		560	
Gasoline and motor oil	1,442		1,734		1,820	
Other vehicle expenses	1,646		1,968		2,074	
Vehicle finance charges	95		122		133	
Maintenance and repairs	548		668		708	
Vehicle insurance	820		957		994	
Vehicle rental leases	181		220		237	
Public transportation	245		296		324	
Health care	2,431	8.09 %	2,908	8.01 %	3,080	7.97 %
Health insurance	1,659		1,975		2,079	
Medical services	447		547		593	
Drugs	246		292		309	
Medical supplies	79		93		98	
Entertainment	1,744	5.80 %	2,120	5.84 %	2,264	5.86 %
Fees and admissions	235		309		351	
Television radios	732		864		901	
Pets toys	640		776		824	
Personal care products	378		461		492	
Reading	35		41		43	
Education	647		794		863	
Tobacco products	349		391		395	
Miscellaneous	449	1.49 %	564	1.55 %	612	1.58 %
Cash contributions	780		981		1,060	
Personal insurance	2,131		2,880		3,318	
Life and other personal insurance	95		117		126	
Pensions and Social Security	2,036		2,763		3,191	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	2,166	1,947	11.31 %	581	1,453	1,231	935	380
3-Mile	2020	19,431	17,234	12.33 %	5,624	12,535	11,148	8,283	3,752
5-Mile	2020	43,490	39,058	11.10 %	13,621	26,913	24,267	19,223	8,388
1-Mile	2023	1,869	1,947	-1.82 %	499	1,258	1,090	779	800
3-Mile	2023	16,656	17,234	-3.11 %	4,803	10,768	9,763	6,893	7,533
5-Mile	2023	36,934	39,058	-5.13 %	11,481	22,951	20,847	16,087	17,249

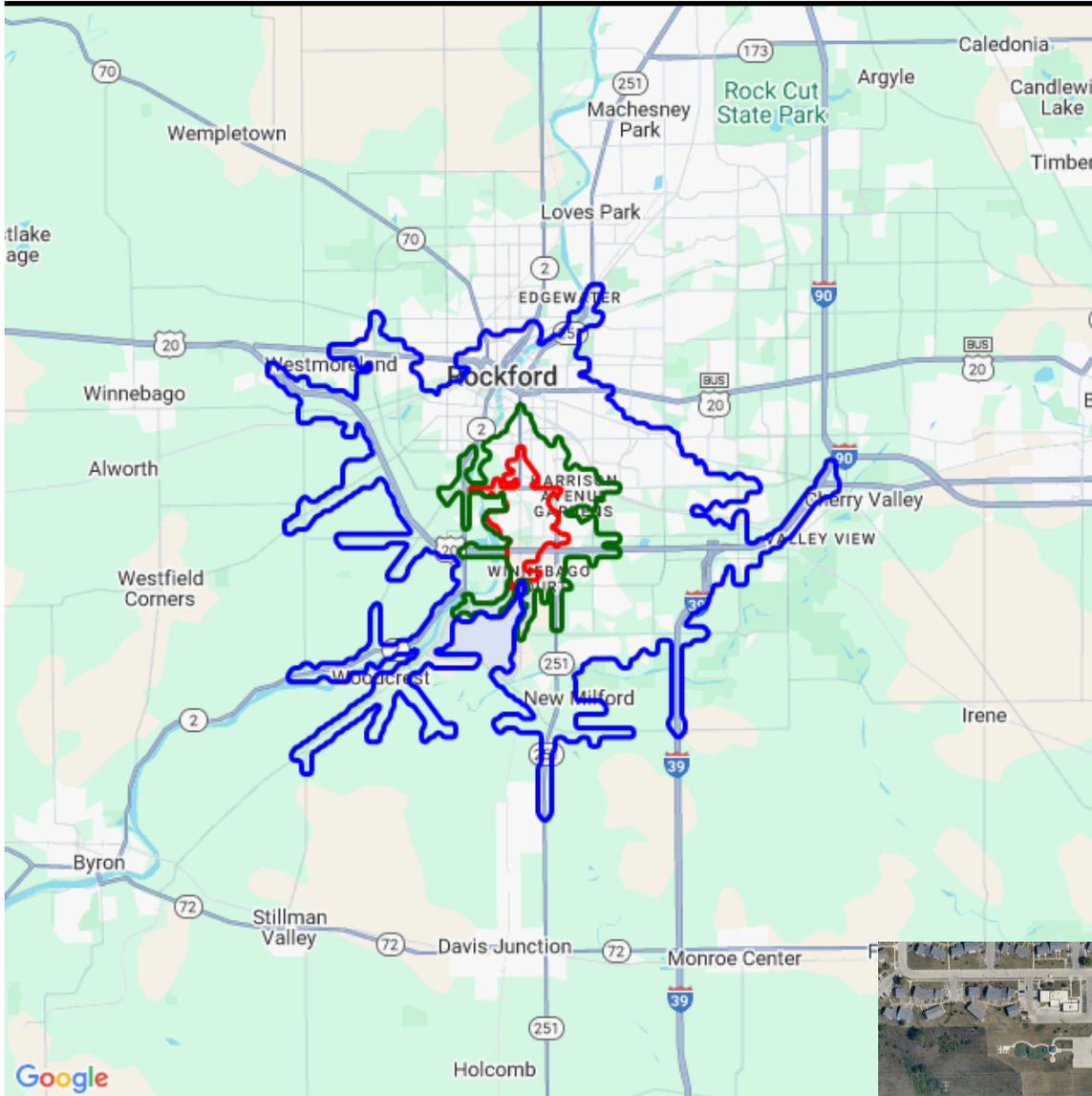


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MOODY'S
 ANALYTICS

Catylist

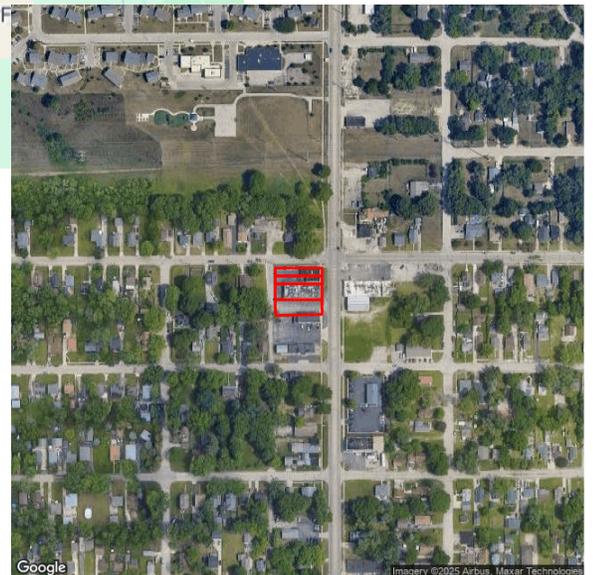
Demographic Report



3001-3009 Kishwaukee St

Population

Distance	Male	Female	Total
3- Minute	2,398	2,383	4,781
5- Minute	8,448	8,595	17,043
10 Minute	42,367	44,576	86,944

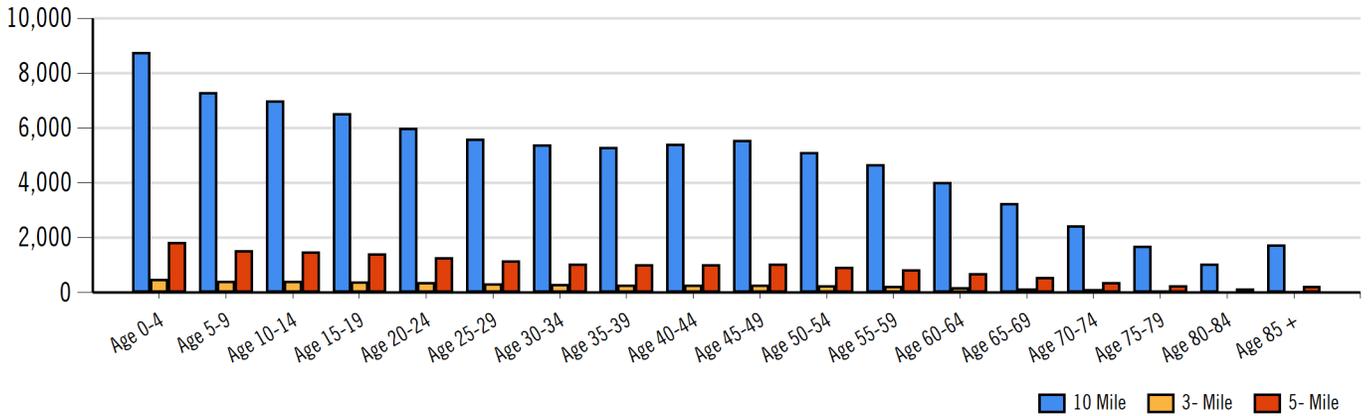


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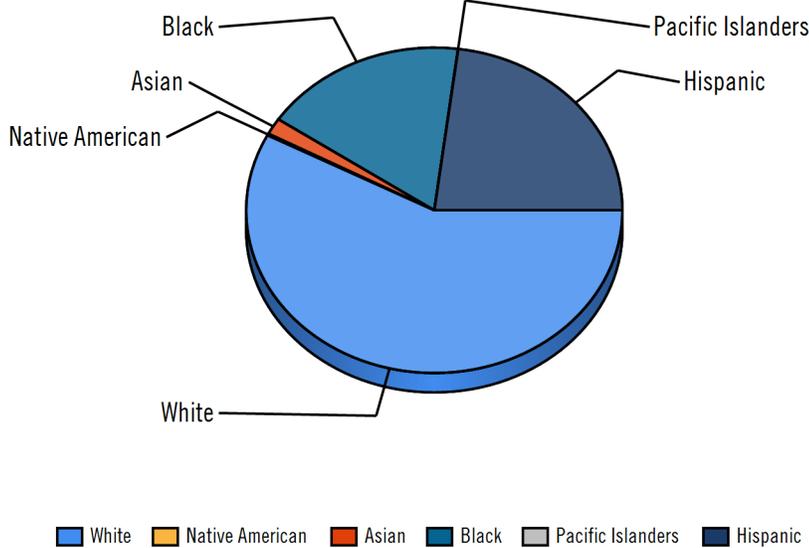
MOODY'S
 ANALYTICS

Catylist

Population by Distance and Age (2020)



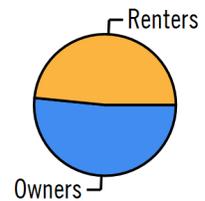
Ethnicity within 5 Minute



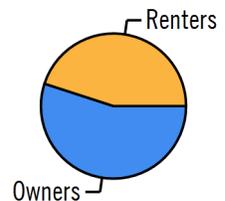
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	1,795	270	5.76 %
5-Minute	6,537	733	6.34 %
10-Minute	36,788	3,507	7.16 %

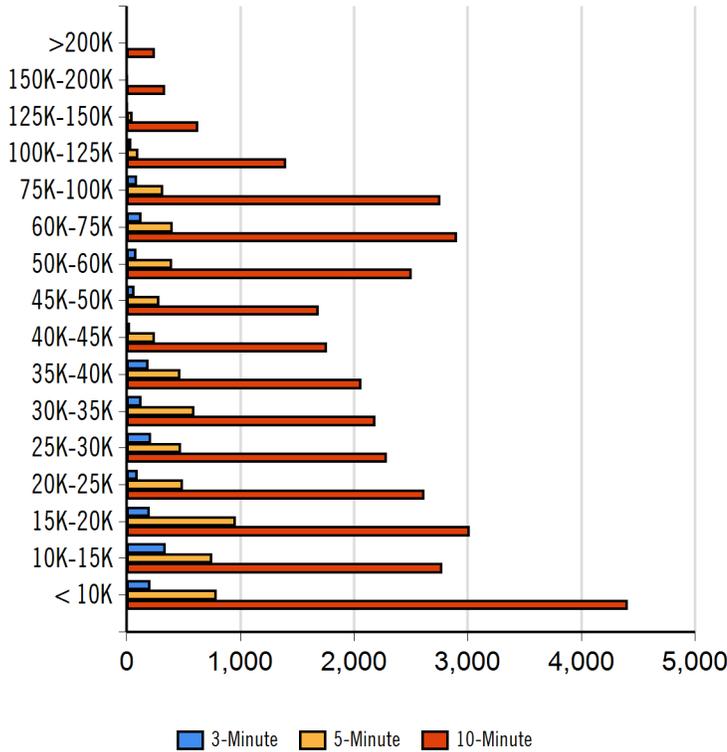


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	9	0	99	418	21	183	145	137	238	268	63	53	157
5-Minute	23	0	368	1,508	90	879	568	258	622	1,021	515	129	479
10-Minute	162	67	1,688	8,346	903	4,204	2,560	928	3,155	7,114	2,931	994	2,633

Household Income



Radius	Median Household Income
3-Minute	\$25,472.00
5-Minute	\$28,126.65
10-Minute	\$40,478.65

Radius	Average Household Income
3-Minute	\$32,201.87
5-Minute	\$34,965.50
10-Minute	\$47,315.27

Radius	Aggregate Household Income
3-Minute	\$56,565,096.17
5-Minute	\$209,285,242.14
10-Minute	\$1,465,128,198.60

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	2,647	9,417	51,340
High School Grad	945	3,419	17,089
Some College	277	1,424	10,100
Associates	97	497	2,926
Bachelors	130	444	4,964
Masters	27	136	1,680
Prof. Degree	22	82	784
Doctorate	13	53	319

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	76 %	106 %	120 %
Teen's	55 %	78 %	87 %
Expensive Homes	0 %	0 %	2 %
Mobile Homes	20 %	37 %	26 %
New Homes	19 %	18 %	22 %
New Households	47 %	63 %	81 %
Military Households	27 %	18 %	10 %
Households with 4+ Cars	45 %	56 %	64 %
Public Transportation Users	21 %	33 %	38 %
Young Wealthy Households	0 %	1 %	30 %

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Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	63,891,056		228,651,745		1,322,823,309	
Average annual household	33,826		35,569		40,470	
Food	4,624	13.67 %	4,844	13.62 %	5,408	13.36 %
Food at home	3,222		3,371		3,668	
Cereals and bakery products	454		476		519	
Cereals and cereal products	163		171		186	
Bakery products	291		305		333	
Meats poultry fish and eggs	668		699		749	
Beef	153		161		173	
Pork	121		128		135	
Poultry	128		134		142	
Fish and seafood	106		110		119	
Eggs	54		57		61	
Dairy products	312		327		363	
Fruits and vegetables	638		666		733	
Fresh fruits	93		97		107	
Processed vegetables	129		135		145	
Sugar and other sweets	117		124		135	
Fats and oils	101		106		116	
Miscellaneous foods	612		637		691	
Nonalcoholic beverages	288		302		322	
Food away from home	1,402		1,473		1,739	
Alcoholic beverages	213		223		270	
Housing	13,048	38.57 %	13,708	38.54 %	15,184	37.52 %
Shelter	7,792		8,194		9,119	
Owned dwellings	4,052		4,274		5,033	
Mortgage interest and charges	1,918		2,026		2,465	
Property taxes	1,346		1,419		1,670	
Maintenance repairs	788		828		896	
Rented dwellings	3,279		3,432		3,470	
Other lodging	460		487		616	
Utilities fuels	3,294		3,467		3,730	
Natural gas	286		304		335	
Electricity	1,386		1,456		1,536	
Fuel oil	117		122		136	
Telephone services	1,006		1,061		1,148	
Water and other public services	496		523		572	
Household operations	806	2.38 %	845	2.38 %	969	2.39 %
Personal services	207		215		259	
Other household expenses	598		629		709	
Housekeeping supplies	450		469		512	
Laundry and cleaning supplies	131		135		145	
Other household products	249		261		290	
Postage and stationery	69		72		76	
Household furnishings	705		732		852	
Household textiles	56		57		66	
Furniture	127		134		170	
Floor coverings	13		14		19	
Major appliances	108		115		125	
Small appliances	66		69		76	
Miscellaneous	332		341		394	
Apparel and services	945	2.79 %	989	2.78 %	1,103	2.73 %
Men and boys	171		173		198	
Men 16 and over	137		138		161	
Boys 2 to 15	34		35		37	
Women and girls	347		366		408	



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Catylist

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Women 16 and over	280	296	336
Girls 2 to 15	66	70	72
Children under 2	75	79	83

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	63,891,056		228,651,745		1,322,823,309	
Average annual household	33,826		35,569		40,470	
Transportation	4,687	13.86 %	4,927	13.85 %	5,577	13.78 %
Vehicle purchases	955		994		1,203	
Cars and trucks new	431		458		581	
Cars and trucks used	501		511		591	
Gasoline and motor oil	1,606		1,700		1,869	
Other vehicle expenses	1,848		1,942		2,150	
Vehicle finance charges	110		118		140	
Maintenance and repairs	620		655		739	
Vehicle insurance	910		953		1,019	
Vehicle rental leases	206		215		252	
Public transportation	278		289		354	
Health care	2,724	8.05 %	2,866	8.06 %	3,203	7.91 %
Health insurance	1,851		1,949		2,147	
Medical services	510		535		630	
Drugs	273		288		322	
Medical supplies	88		92		103	
Entertainment	1,975	5.84 %	2,074	5.83 %	2,376	5.87 %
Fees and admissions	282		298		388	
Television radios	808		851		921	
Pets toys	726		762		867	
Personal care products	428		450		518	
Reading	39		40		45	
Education	744		774		942	
Tobacco products	370		388		395	
Miscellaneous	509	1.50 %	551	1.55 %	640	1.58 %
Cash contributions	901		962		1,099	
Personal insurance	2,613		2,766		3,702	
Life and other personal insurance	110		114		134	
Pensions and Social Security	2,502		2,651		3,568	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	2,119	1,894	82.37 %	638	1,343	1,145	974	402
5-Minute	2020	7,457	6,630	258.10 %	2,205	4,742	3,834	3,623	1,481
10-Minute	2020	39,279	35,103	1,132.53 %	12,264	24,321	21,443	17,835	7,262
3-Minute	2023	1,824	1,894	-15.99 %	547	1,160	1,003	821	811
5-Minute	2023	6,421	6,630	-57.18 %	1,894	4,093	3,317	3,104	2,918
10-Minute	2023	33,406	35,103	-443.10 %	10,350	20,770	18,424	14,982	15,215



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MOODY'S
 ANALYTICS

Catylist

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3001-3009 Kishwaukee Street, Rockford, IL 61109

CITY, STATE

Rockford, IL

POPULATION

86,944

AVG. HHSIZE

2.58

MEDIAN HH INCOME

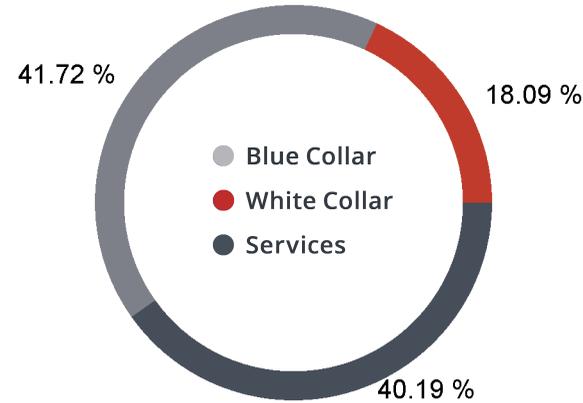
\$40,479

HOME OWNERSHIP

Renters: **15,102**

Owners: **18,449**

EMPLOYMENT



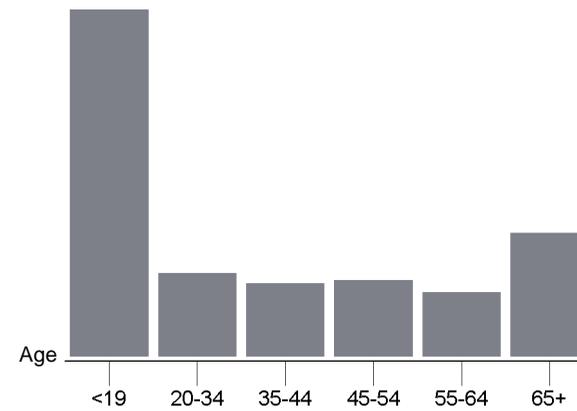
42.31 % Employed
4.03 % Unemployed

EDUCATION

High School Grad: **33.28 %**
Some College: **19.67 %**
Associates: **5.70 %**
Bachelors: **16.83 %**

GENDER & AGE

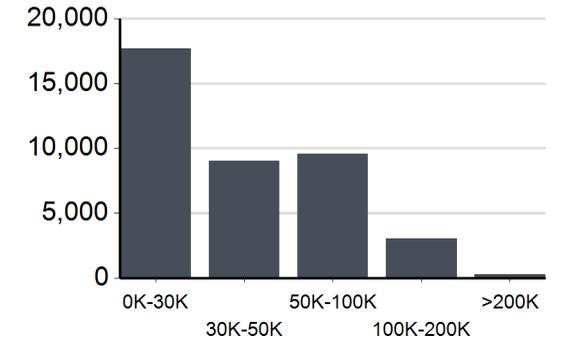
48.73 % **51.27 %**



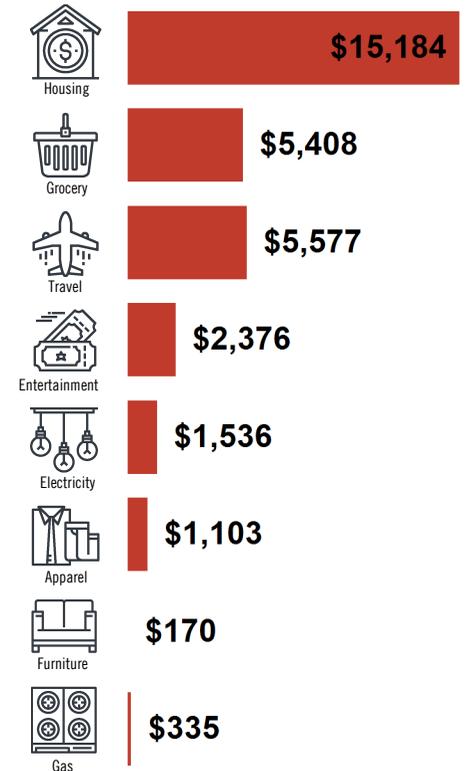
RACE & ETHNICITY

White: **46.49 %**
Asian: **1.94 %**
Native American: **0.15 %**
Pacific Islanders: **0.02 %**
African-American: **13.62 %**
Hispanic: **22.37 %**
Two or More Races: **15.41 %**

INCOME BY HOUSEHOLD



HH SPENDING

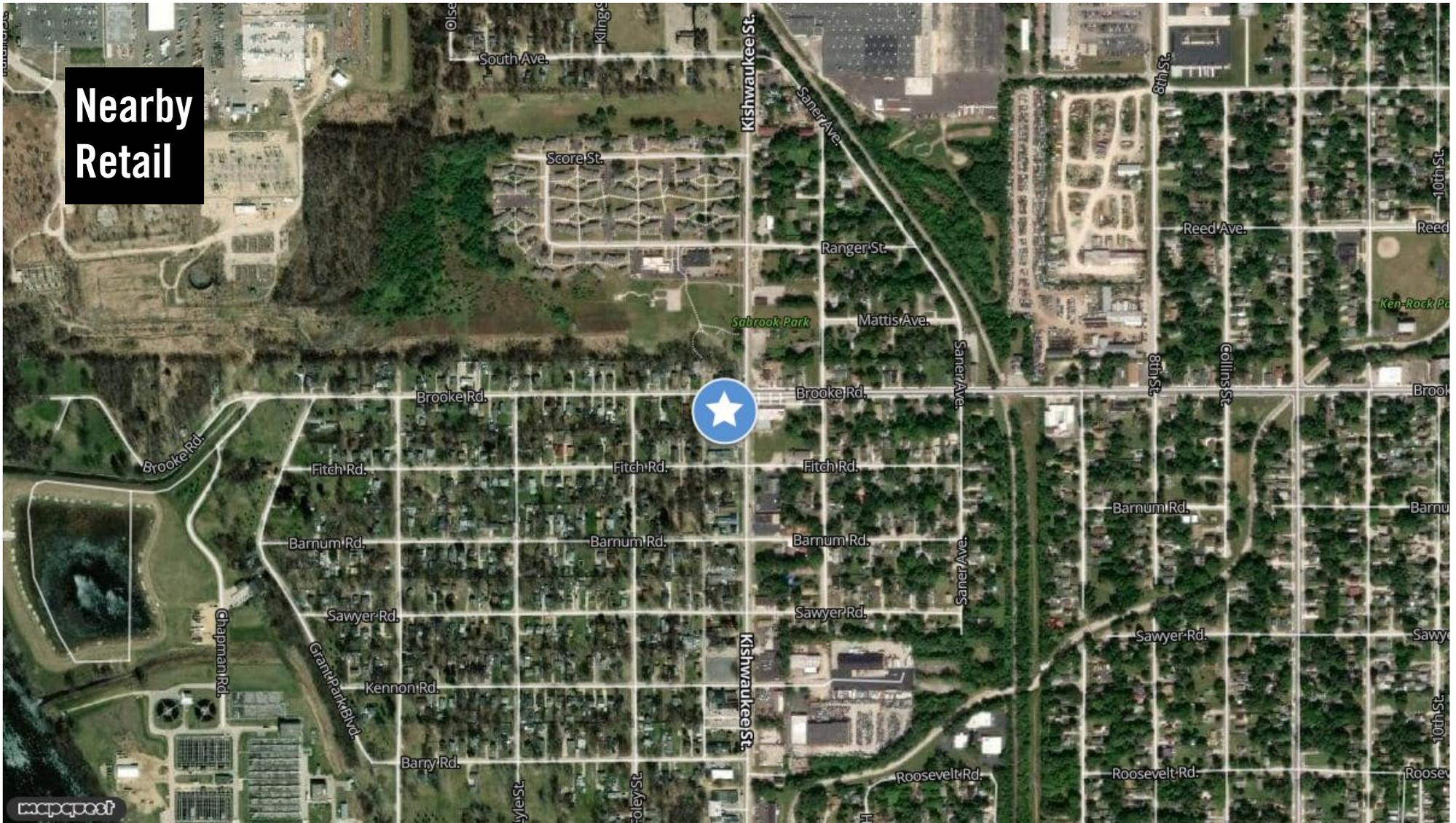


3001-3009 Kishwaukee St

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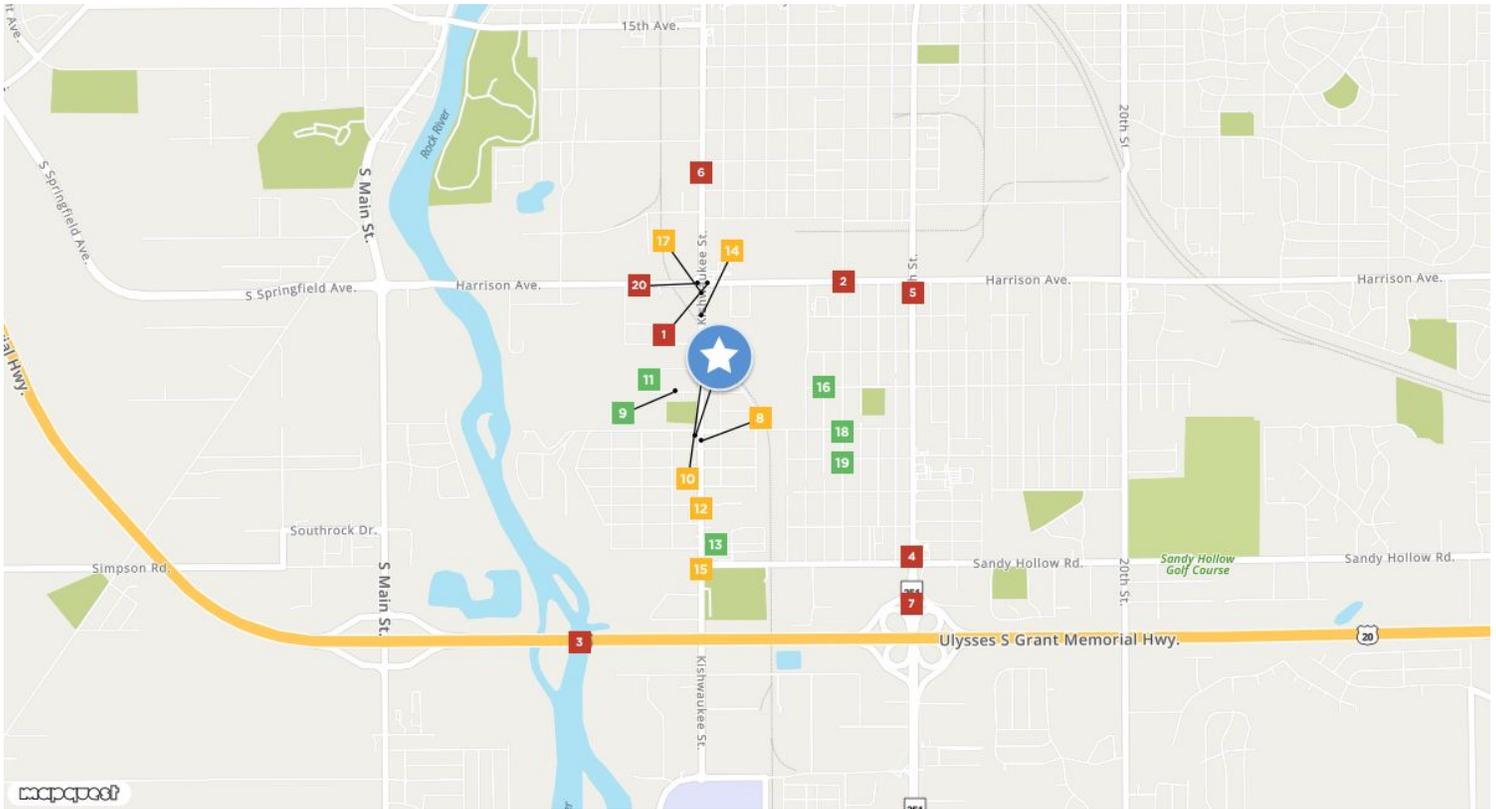
Nearby
Retail



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3001-3009 Kishwaukee St

Traffic Counts



Harrison Avenue 1 Short 4th St Year: 2023 14,600 Year: 2021 13,600 Year: 2018 10,700	Harrison Avenue 2 9th St Year: 2023 14,200 Year: 2021 14,300 Year: 2018 11,100	3 Kishwaukee St Year: 2023 32,000 Year: 2021 30,900 Year: 2005 33,400	11TH ST 4 Sandy Hollow Rd Year: 2023 16,000	11th Street 5 Harrison Ave Year: 2023 16,100 Year: 2021 16,900 Year: 2005 22,300
Kishwaukee Street 6 21st Ave Year: 2023 13,500 Year: 2021 13,100	11th Street 7 US Hwy 20 Year: 2023 16,500 Year: 2021 19,000	Kishwaukee Street 8 Fitch Rd Year: 2022 7,750 Year: 2004 13,400	Ranger Street 9 Kishwaukee St Year: 2022 750 Year: 1994 1,500	Kishwaukee Street 10 Score St Year: 2022 9,250 Year: 2004 14,700
11 Score St Year: 2022 750	Kishwaukee Street 12 Kennon Rd Year: 2022 7,750 Year: 2004 13,400 Year: 1994 13,700	13 Kishwaukee St Year: 2022 100 Year: 2017 150	Kishwaukee Street 14 New Milford Ave Year: 2022 9,250 Year: 2004 14,700	Kishwaukee Street 15 Sandy Hollow Rd Year: 2022 7,000 Year: 2004 10,600
16 Reed Ave Year: 2022 250	Kishwaukee Street 17 New Milford Ave Year: 2022 9,250 Year: 2004 14,700 Year: 1994 15,400	9th Street 18 Barnum Rd Year: 2022 1,600 Year: 2004 3,300 Year: 1994 3,050	19 Barnum Rd Year: 2022 1,600	Harrison Avenue 20 Kling St Year: 2022 10,200 Year: 2004 12,900 Year: 1994 14,400



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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.