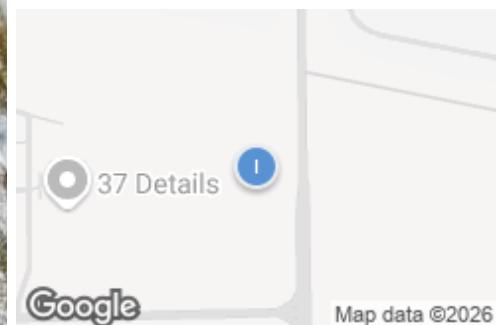


INDUSTRIAL PROPERTY FOR SALE

3455 S Mulford Road, Rockford, IL, 61109

Industrial: Warehouse/Office For Sale

Prepared on January 15, 2026
1 of 1 Listings

Listing Details | Industrial For Sale

| | | | |
|-----------------------|-------------------------|-------------------|--|
| Total Available Space | 19,424 SF | Date Listed | 12/12/2025 |
| Asking Price | \$1,395,000 | Last Modified | 1/15/2026 |
| Listing Price Per SF | \$71.82 | Listing ID | 43975071 |
| Cap Rate (Actual) | - | Electric Service | Yes, Municipal Utility District, Com Ed |
| Total Expenses | \$19,020 | Clear Height | 16 ft |
| Possession | Completion | Ceiling Height | - |
| Signage | Free-Standing | Dock High Doors | 1 |
| Show Instructions | Call broker | Grade Level Doors | 5 |
| Tax Year | 2024 | Owner Occupied | Yes |
| Real Estate Taxes | \$19,020 in 2024 | Parking Spaces | 25 |
| Vacant | No | Water | Yes, City, City of Rockford |
| Available Date | Now | Sanitary Sewer | Yes, Municipal Utility District, Four Ri... |
| Days On Market | 34 days | | |

Description

Excellent industrial opportunity with exceptional access to I-39, I-90, and Bypass 20.

Built in 1989, this well-maintained 19,424 sq. ft. light industrial facility offers versatile space suitable for a variety of operations. The main building has approximately 14,000 square feet and the second building has approximately 5,324 square feet. There are 5 grade-level overhead doors and 1 dock door. There is abundant parking on the premises. Interior clear heights from 12'-16'. The property sits on 3.62 acres (157,687 sq. ft.), providing ample room for current use and future expansion.

Located in an I-1 zoning district, the site accommodates numerous potential uses, including distribution, warehousing, storage, and light assembly.

Recent upgrades enhance both functionality and value, including new silicone roof sealcoating on both buildings, new HVAC units, and new retaining walls at the front and rear of the property. Traffic count exceeds 11,000 daily. Sold "AS IS"

Property Features

Location Details

| | |
|---------|--|
| Address | 3455 S Mulford Road, Rockford, IL, 61108 |
| Zoning | I1 |
| County | Winnebago |

Building Details

| | |
|----------------------|---|
| Sub Type | Warehouse/Office |
| Building Status | Existing |
| Building Size | 19,424 SF |
| Land Size | 3.62 Acres / 157,687 SF |
| Number of Buildings | 2 |
| Number of Floors | 1 |
| Year Built | 1989 |
| Primary Constr. Type | Steel |
| Occupancy Type | Single Tenant |
| Yard | Yes: Paved |
| Electricity | Yes, Municipal Utility District, Com Ed |
| Clear Height | 16 ft |
| Ceiling Height | - |
| Dock High Doors | 1 |
| Grade Level Doors | 5 |

| | |
|----------------------|---|
| Rails | Not present |
| Sprinklers | Yes |
| Water | Yes, City, City of Rockford |
| Sanitary Sewer | Yes, Municipal Utility District, Four Rivers... |
| Natural Gas | Yes, Municipal Utility District, Nicor Gas |
| Rail Service | No |
| Industrial Office SF | 4,100 SF |
| Industrial Shell SF | 10,000 SF |
| Mezz. Unfinished SF | 5,324 SF |
| Restrooms | 2 |
| Air Conditioned | Yes |
| Heated | Yes |
| Owner Occupied | Yes |
| Warehouse HVAC | No |

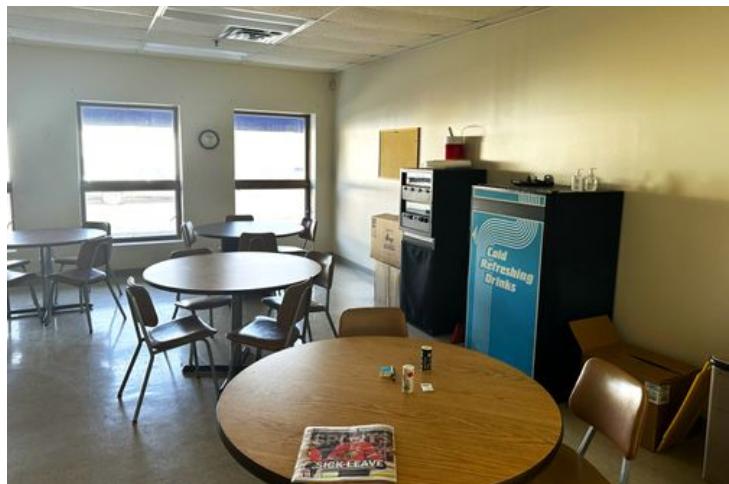
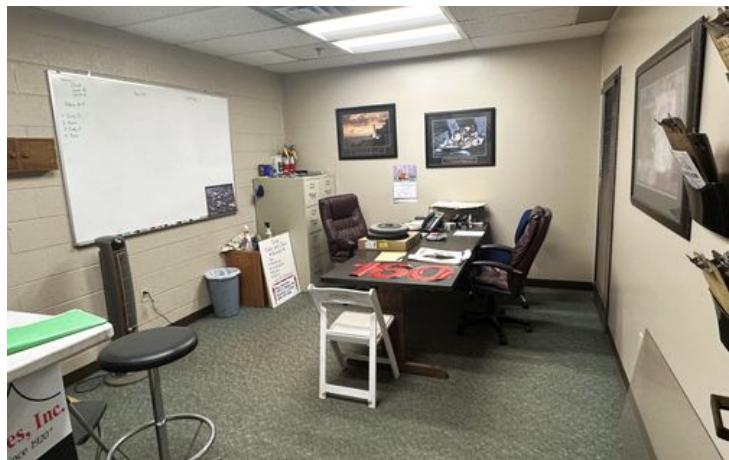
Property Listings

1 Listing | 19,424 SF | \$1,395,000

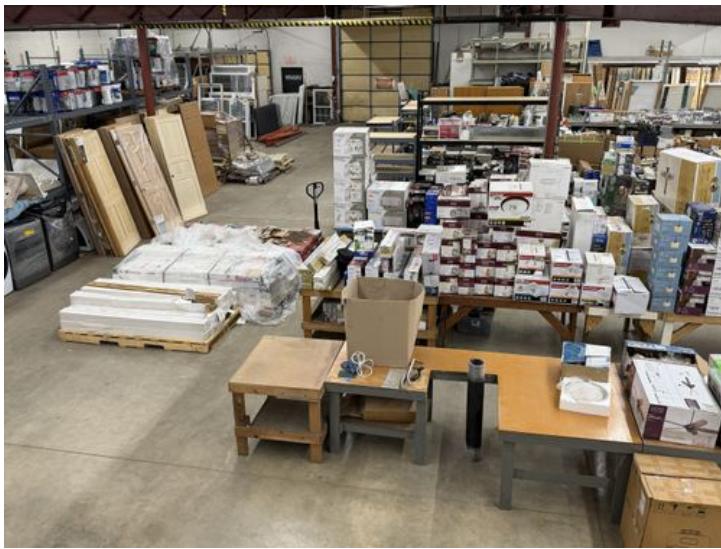
| Type | Space Use | Suite | Available Space | Rate | Available | Clr Ht | Ceil Ht | Doors | Office | Yard | Power |
|----------|------------|-------|-----------------|-------------|-----------|--------|---------|-------|--------|------|-------|
| For Sale | Industrial | - | 19,424 SF | \$1,395,000 | Now | - | - | - | - | - | - |

Additional Photos









Google

© Google



Google

Map data ©2021 Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Contact



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815-703-6677
TomEwing@IllinoisCCIM.com

GAMBINO REALTORS-Rkfd

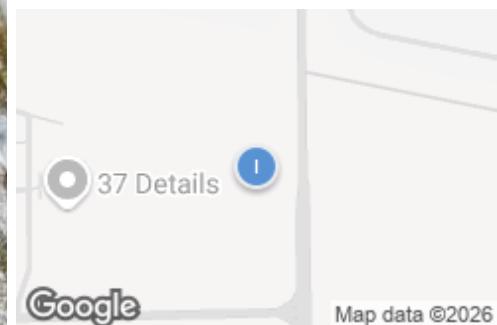
3455 S Mulford Rd.

3455 S Mulford Rd, Rockford, IL, 61109

Industrial: Warehouse/Office

Prepared on January 15, 2026

0



Property Features

Location Details

| | | | |
|---------|---------------------------------------|---------|--------------------|
| Address | 3455 S Mulford Rd, Rockford, IL 61109 | Parcels | 16-04-476-007 |
| Zoning | I1 | Name | 3455 S Mulford Rd. |
| County | Winnebago | | |

Building Details

| | | | |
|----------------------|---|----------------------|--|
| Sub Type | Warehouse/Office | Rail Doors | Not present |
| Building Status | Existing | Sprinklers | Yes |
| Building Size | 19,424 SF | Water | Yes, City, City of Rockford |
| Land Size | 3.62 Acres / 157,687 SF | Sanitary Sewer | Yes, Municipal Utility District, Four Riv... |
| Number of Buildings | 2 | Natural Gas | Yes, Municipal Utility District, Nicor Gas |
| Number of Floors | 1 | Rail Service | No |
| Year Built | 1989 | Industrial Office SF | 4,100 SF |
| Primary Constr. Type | Steel | Industrial Shell SF | 10,000 SF |
| Occupancy Type | Single Tenant | Mezz. Unfinished SF | 5,324 SF |
| Yard | Yes: Paved | Restrooms | 2 |
| Electricity | Yes, Municipal Utility District, Com Ed | Air Conditioned | Yes |
| Clear Height | 16 ft | Heated | Yes |
| Ceiling Height | - | Owner Occupied | Yes |
| Dock High Doors | 1 | Warehouse HVAC | No |
| Grade Level Doors | 5 | | |

Listings

1 Listing | 19,424 SF | \$1,395,000

| Type | Space Use | Suite | Available Space | Rate | Available | Clr Ht | Ceil Ht | Doors | Office | Yard | Power |
|----------|------------|-------|-----------------|-------------|-----------|--------|---------|-------|--------|------|-------|
| For Sale | Industrial | - | 19,424 SF | \$1,395,000 | Now | - | - | - | - | - | - |

Additional Photos



Contact



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TomEwing@IllinoisCCIM.com

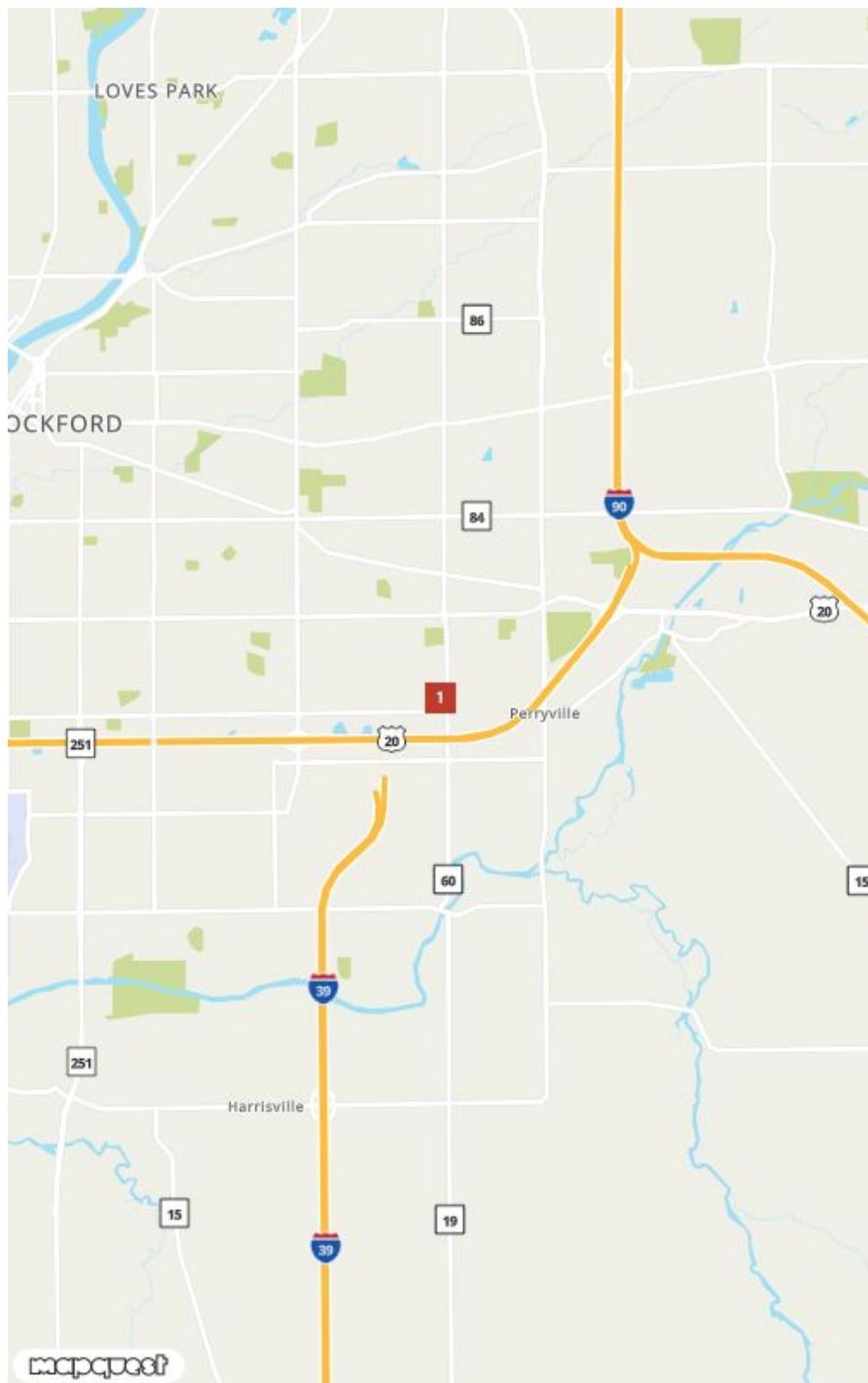
GAMBINO REALTORS-Rkfd

Report for 3455 S Mulford Rd, ...

MOODY'S

GAMBINO REALTORS-Rkfd

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



1



3455 S Mulford Rd
Rockford, IL 61109



Tom Ewing CCIM, CPM, RPA, MCR
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MOODY'S



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.

Tom Ewing CCIM, CPM, RPA, MCR

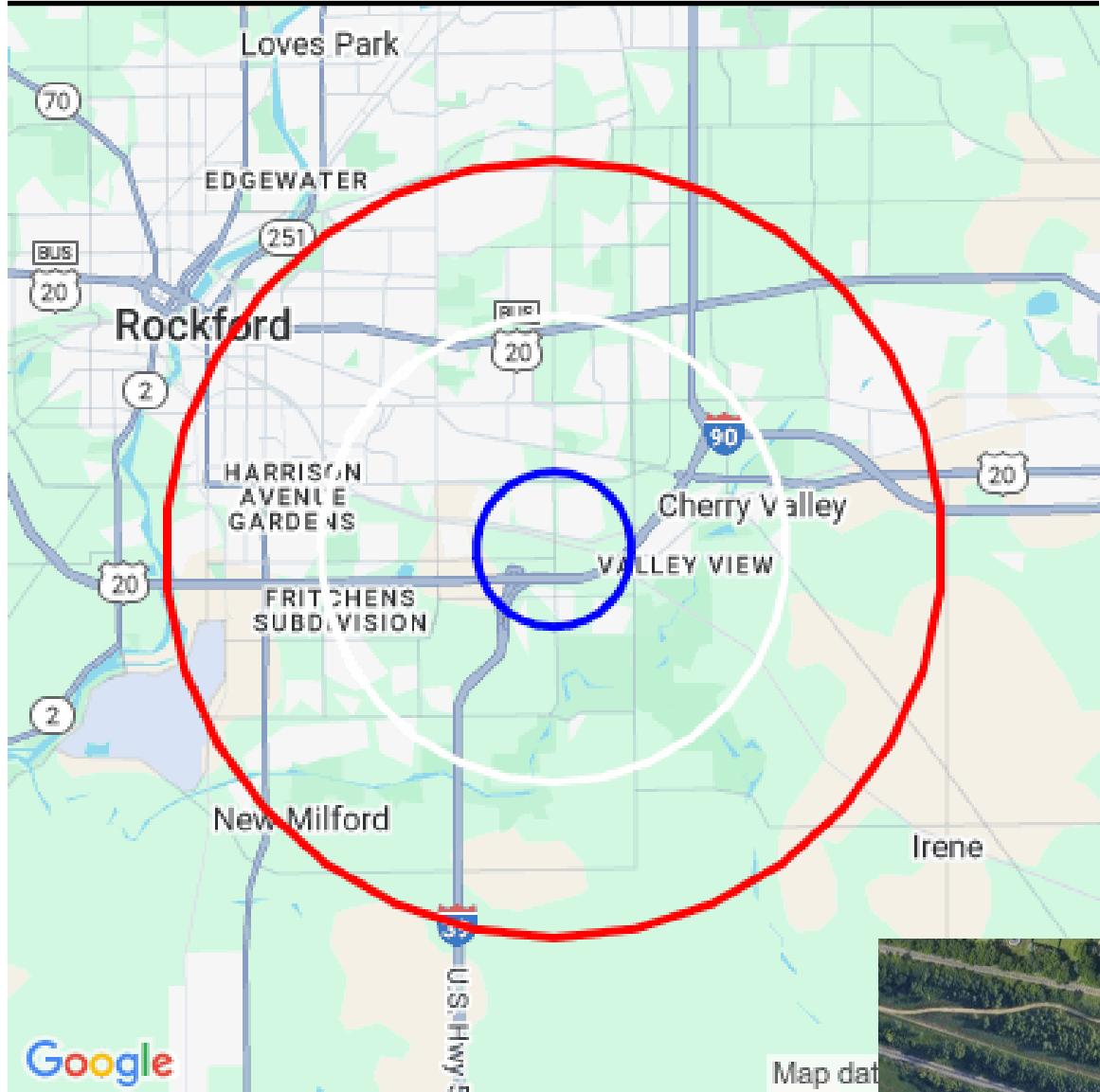
Contact

TomEwing@IllinoisCCIM.com
815-703-6677

Company

3815 N MULFORD RD
Rockford, IL 611145622

Demographic Report



3455 S Mulford Rd.

Population

| Distance | Male | Female | Total |
|----------|--------|--------|--------|
| 1- Mile | 985 | 1,016 | 2,001 |
| 3- Mile | 11,570 | 12,174 | 23,743 |
| 5- Mile | 29,406 | 31,256 | 60,662 |

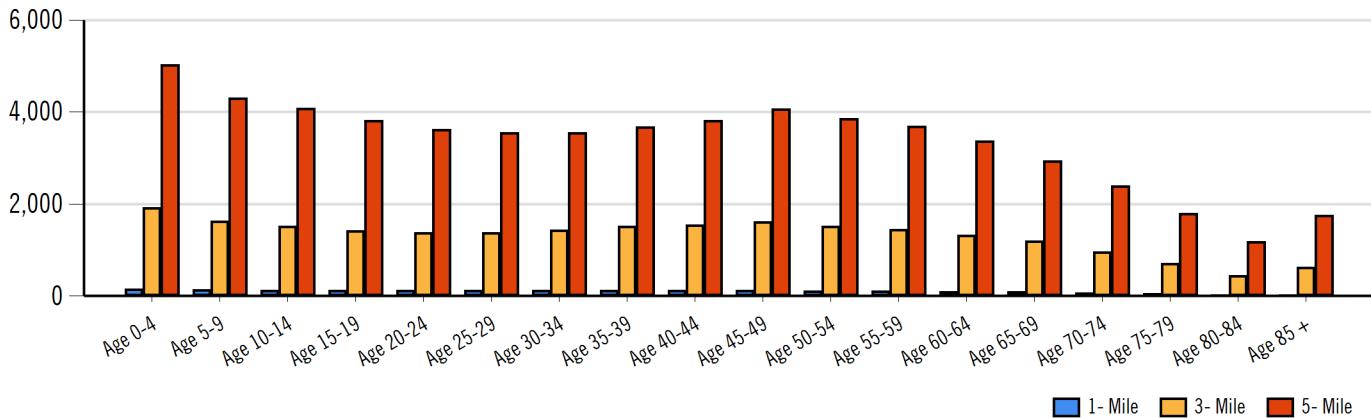


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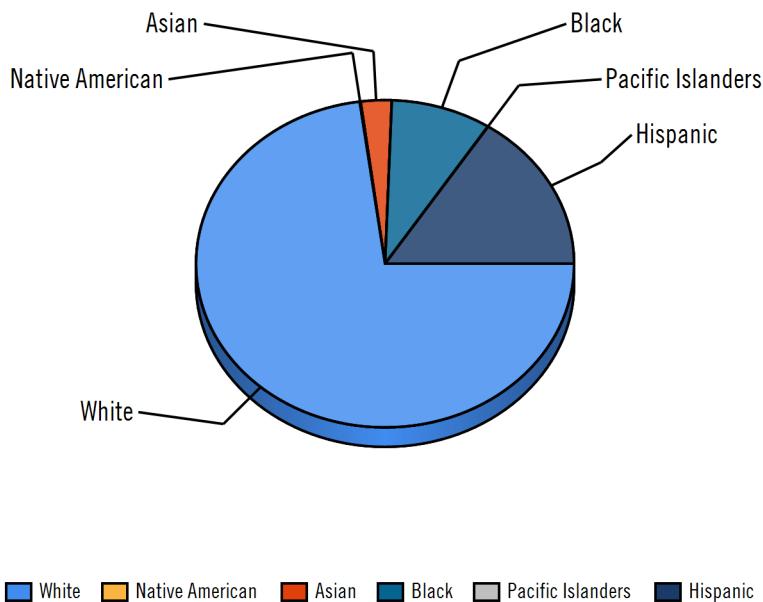
MOODY'S
 ANALYTICS

Catalyst

Population by Distance and Age (2020)



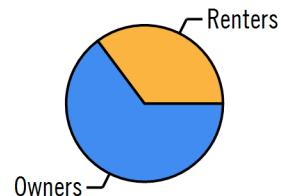
Ethnicity within 5 miles



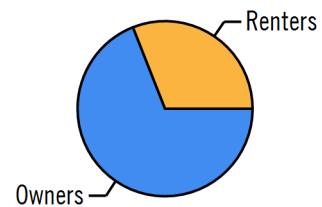
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

| Distance | Employed | Unemployed | Unemployment Rate |
|----------|----------|------------|-------------------|
| 1-Mile | 1,013 | 37 | 1.03 % |
| 3-Mile | 11,663 | 541 | 3.36 % |
| 5-Mile | 28,280 | 1,731 | 4.91 % |

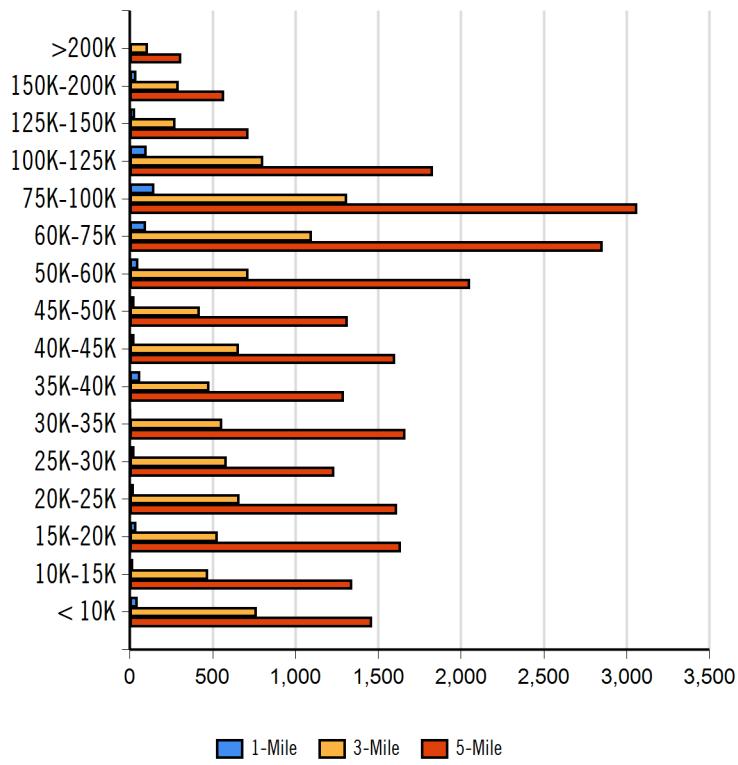


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Labor & Income

| | Agriculture | Mining | Construction | Manufacturing | Wholesale | Retail | Transportation | Information | Professional | Utility | Hospitality | Pub-Admin | Other |
|--------|-------------|--------|--------------|---------------|-----------|--------|----------------|-------------|--------------|---------|-------------|-----------|-------|
| 1-Mile | 0 | 2 | 42 | 267 | 47 | 103 | 82 | 22 | 55 | 210 | 36 | 11 | 96 |
| 3-Mile | 21 | 18 | 517 | 2,577 | 323 | 1,319 | 772 | 202 | 1,004 | 2,542 | 789 | 327 | 790 |
| 5-Mile | 55 | 35 | 1,363 | 6,157 | 834 | 3,176 | 1,832 | 623 | 2,177 | 5,984 | 2,182 | 728 | 2,021 |

Household Income



Tapestry

| | 1-Mile | 3-mile | 5-mile |
|-----------------------------|--------|--------|--------|
| Vacant Ready For Rent | 34 % | 88 % | 105 % |
| Teen's | 29 % | 67 % | 80 % |
| Expensive Homes | 0 % | 0 % | 0 % |
| Mobile Homes | 1 % | 5 % | 9 % |
| New Homes | 122 % | 59 % | 43 % |
| New Households | 26 % | 77 % | 72 % |
| Military Households | 0 % | 16 % | 6 % |
| Households with 4+ Cars | 61 % | 72 % | 76 % |
| Public Transportation Users | 0 % | 4 % | 10 % |
| Young Wealthy Households | 0 % | 25 % | 33 % |

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.

| Radius | Median Household Income |
|--------|-------------------------|
| 1-Mile | \$64,407.20 |
| 3-Mile | \$54,742.57 |
| 5-Mile | \$49,791.01 |

| Radius | Average Household Income |
|--------|--------------------------|
| 1-Mile | \$70,939.00 |
| 3-Mile | \$60,145.18 |
| 5-Mile | \$56,685.86 |

| Radius | Aggregate Household Income |
|--------|----------------------------|
| 1-Mile | \$49,889,125.94 |
| 3-Mile | \$557,905,582.34 |
| 5-Mile | \$1,397,675,467.20 |

Education

| | 1-Mile | 3-mile | 5-mile |
|------------------|--------|--------|--------|
| Pop > 25 | 1,311 | 15,841 | 39,762 |
| High School Grad | 419 | 5,399 | 13,325 |
| Some College | 262 | 3,623 | 9,068 |
| Associates | 108 | 1,124 | 2,910 |
| Bachelors | 216 | 2,761 | 5,884 |
| Masters | 83 | 756 | 1,875 |
| Prof. Degree | 11 | 170 | 550 |
| Doctorate | 7 | 51 | 149 |



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Catalyst

Expenditures

| | 1-Mile | % | 3-Mile | % | 5-Mile | % |
|---------------------------------|------------|---------|-------------|---------|---------------|---------|
| Total Expenditures | 35,637,759 | | 431,991,215 | | 1,081,598,913 | |
| Average annual household | 50,467 | | 45,445 | | 44,189 | |
| Food | 6,521 | 12.92 % | 5,965 | 13.13 % | 5,818 | 13.17 % |
| Food at home | 4,243 | | 3,969 | | 3,891 | |
| Cereals and bakery products | 603 | | 563 | | 552 | |
| Cereals and cereal products | 215 | | 201 | | 197 | |
| Bakery products | 387 | | 361 | | 354 | |
| Meats poultry fish and eggs | 827 | | 794 | | 784 | |
| Beef | 190 | | 184 | | 183 | |
| Pork | 150 | | 146 | | 144 | |
| Poultry | 154 | | 149 | | 147 | |
| Fish and seafood | 134 | | 125 | | 123 | |
| Eggs | 69 | | 65 | | 64 | |
| Dairy products | 433 | | 397 | | 386 | |
| Fruits and vegetables | 871 | | 802 | | 783 | |
| Fresh fruits | 129 | | 118 | | 115 | |
| Processed vegetables | 165 | | 156 | | 153 | |
| Sugar and other sweets | 156 | | 147 | | 144 | |
| Fats and oils | 135 | | 126 | | 124 | |
| Miscellaneous foods | 802 | | 748 | | 734 | |
| Nonalcoholic beverages | 359 | | 343 | | 338 | |
| Food away from home | 2,277 | | 1,996 | | 1,927 | |
| Alcoholic beverages | 366 | | 313 | | 303 | |
| Housing | 18,022 | 35.71 % | 16,636 | 36.61 % | 16,282 | 36.85 % |
| Shelter | 10,870 | | 10,018 | | 9,790 | |
| Owned dwellings | 6,704 | | 5,884 | | 5,675 | |
| Mortgage interest and charges | 3,442 | | 2,938 | | 2,802 | |
| Property taxes | 2,229 | | 1,959 | | 1,896 | |
| Maintenance repairs | 1,031 | | 986 | | 976 | |
| Rented dwellings | 3,321 | | 3,416 | | 3,421 | |
| Other lodging | 844 | | 717 | | 693 | |
| Utilities fuels | 4,232 | | 4,018 | | 3,960 | |
| Natural gas | 397 | | 372 | | 363 | |
| Electricity | 1,667 | | 1,614 | | 1,602 | |
| Fuel oil | 166 | | 151 | | 148 | |
| Telephone services | 1,329 | | 1,252 | | 1,230 | |
| Water and other public services | 671 | | 627 | | 614 | |
| Household operations | 1,230 | 2.44 % | 1,093 | 2.41 % | 1,067 | 2.41 % |
| Personal services | 359 | | 301 | | 291 | |
| Other household expenses | 871 | | 792 | | 776 | |
| Housekeeping supplies | 591 | | 552 | | 544 | |
| Laundry and cleaning supplies | 165 | | 154 | | 151 | |
| Other household products | 345 | | 320 | | 314 | |
| Postage and stationery | 81 | | 78 | | 78 | |
| Household furnishings | 1,097 | | 953 | | 918 | |
| Household textiles | 82 | | 70 | | 67 | |
| Furniture | 234 | | 193 | | 183 | |
| Floor coverings | 27 | | 23 | | 22 | |
| Major appliances | 152 | | 142 | | 138 | |
| Small appliances | 83 | | 80 | | 80 | |
| Miscellaneous | 518 | | 443 | | 426 | |
| Apparel and services | 1,313 | 2.60 % | 1,189 | 2.62 % | 1,161 | 2.63 % |
| Men and boys | 266 | | 222 | | 215 | |
| Men 16 and over | 227 | | 185 | | 178 | |
| Boys 2 to 15 | 39 | | 36 | | 37 | |
| Women and girls | 466 | | 435 | | 424 | |



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MOODY'S
ANALYTICS

Catylst

| | | | |
|-------------------|-----|-----|-----|
| Women 16 and over | 390 | 360 | 351 |
| Girls 2 to 15 | 76 | 74 | 73 |
| Children under 2 | 86 | 85 | 85 |

Expenditures (Continued)

| | 1-Mile | % | 3-Mile | % | 5-Mile | % |
|-----------------------------------|------------|---------|-------------|---------|---------------|---------|
| Total Expenditures | 35,637,759 | | 431,991,215 | | 1,081,598,913 | |
| Average annual household | 50,467 | | 45,445 | | 44,189 | |
| Transportation | 7,033 | 13.94 % | 6,316 | 13.90 % | 6,129 | 13.87 % |
| Vehicle purchases | 1,722 | | 1,447 | | 1,368 | |
| Cars and trucks new | 890 | | 747 | | 696 | |
| Cars and trucks used | 781 | | 660 | | 634 | |
| Gasoline and motor oil | 2,204 | | 2,060 | | 2,011 | |
| Other vehicle expenses | 2,629 | | 2,401 | | 2,359 | |
| Vehicle finance charges | 184 | | 163 | | 157 | |
| Maintenance and repairs | 913 | | 830 | | 805 | |
| Vehicle insurance | 1,194 | | 1,116 | | 1,115 | |
| Vehicle rental leases | 337 | | 292 | | 280 | |
| Public transportation | 477 | | 406 | | 390 | |
| Health care | 3,965 | 7.86 % | 3,636 | 8.00 % | 3,551 | 8.04 % |
| Health insurance | 2,571 | | 2,401 | | 2,356 | |
| Medical services | 864 | | 748 | | 720 | |
| Drugs | 403 | | 371 | | 361 | |
| Medical supplies | 126 | | 114 | | 112 | |
| Entertainment | 3,053 | 6.05 % | 2,713 | 5.97 % | 2,632 | 5.96 % |
| Fees and admissions | 578 | | 476 | | 451 | |
| Television radios | 1,063 | | 1,002 | | 987 | |
| Pets toys | 1,109 | | 986 | | 958 | |
| Personal care products | 655 | | 582 | | 562 | |
| Reading | 53 | | 49 | | 49 | |
| Education | 1,179 | | 1,009 | | 983 | |
| Tobacco products | 400 | | 404 | | 404 | |
| Miscellaneous | 781 | 1.55 % | 731 | 1.61 % | 714 | 1.62 % |
| Cash contributions | 1,366 | | 1,263 | | 1,233 | |
| Personal insurance | 5,754 | | 4,632 | | 4,362 | |
| Life and other personal insurance | 178 | | 154 | | 151 | |
| Pensions and Social Security | 5,576 | | 4,477 | | 4,210 | |

| Distance | Year | Estimated Households | | Housing Occupied By | | Housing Occupancy | | |
|----------|------|----------------------|--------|---------------------|----------|-------------------|--------|--------|
| | | Projection | 2018 | Change | 1 Person | Family | Owner | Renter |
| 1-Mile | 2020 | 3,059 | 2,628 | 16.41 % | 574 | 2,323 | 2,559 | 500 |
| 3-Mile | 2020 | 15,477 | 13,508 | 14.55 % | 4,581 | 9,901 | 9,930 | 5,547 |
| 5-Mile | 2020 | 35,382 | 31,442 | 11.98 % | 10,435 | 22,742 | 24,428 | 10,954 |
| 1-Mile | 2023 | 2,545 | 2,628 | -3.22 % | 479 | 1,930 | 2,168 | 377 |
| 3-Mile | 2023 | 12,942 | 13,508 | -4.07 % | 3,836 | 8,270 | 8,426 | 4,516 |
| 5-Mile | 2023 | 29,497 | 31,442 | -6.36 % | 8,704 | 18,948 | 21,012 | 8,485 |
| | | | | | | | | 12,530 |

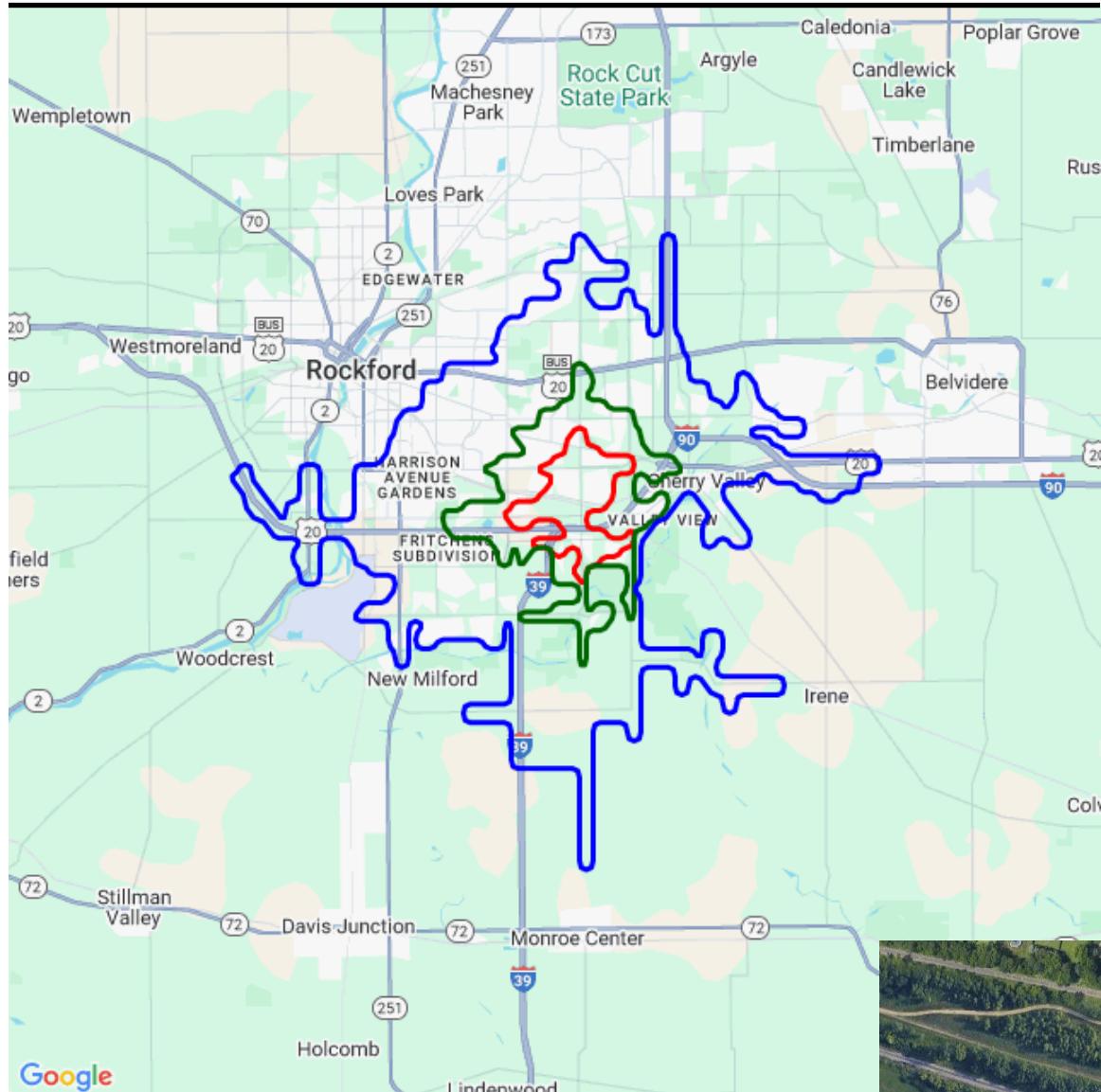


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 815-703-6677



Catalyst

Demographic Report



3455 S Mulford Rd.

Population

| Distance | Male | Female | Total |
|-----------|--------|--------|--------|
| 3- Minute | 2,678 | 2,769 | 5,447 |
| 5- Minute | 9,027 | 9,472 | 18,499 |
| 10 Minute | 37,155 | 39,277 | 76,432 |

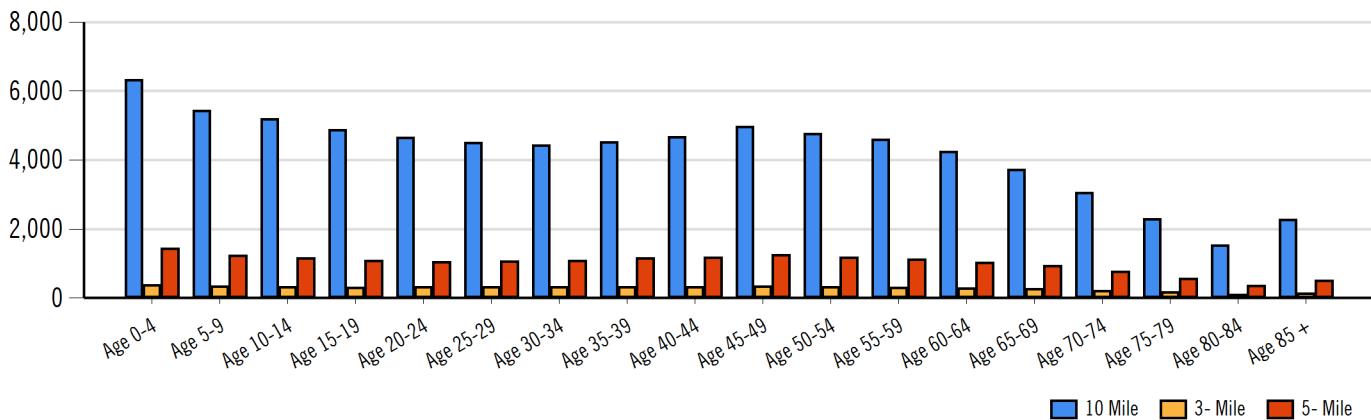


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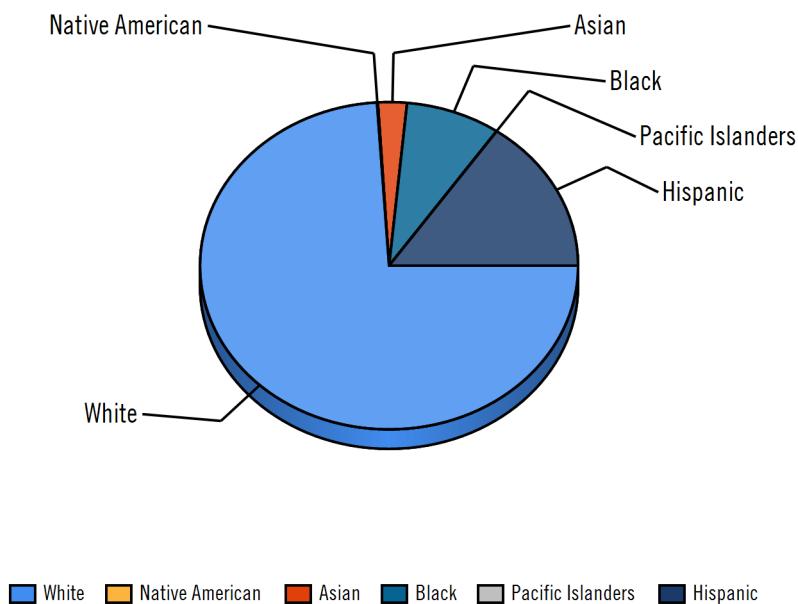
MOODY'S
 ANALYTICS

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Population by Distance and Age (2020)



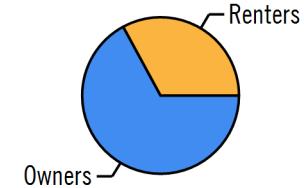
Ethnicity within 5 Minute



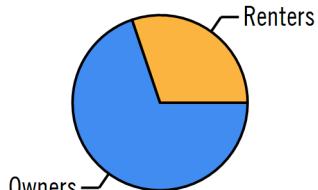
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

| Distance | Employed | Unemployed | Unemployment Rate |
|-----------|----------|------------|-------------------|
| 3-Minute | 2,697 | 108 | 1.50 % |
| 5-Minute | 9,134 | 405 | 2.60 % |
| 10-Minute | 35,325 | 2,284 | 4.91 % |

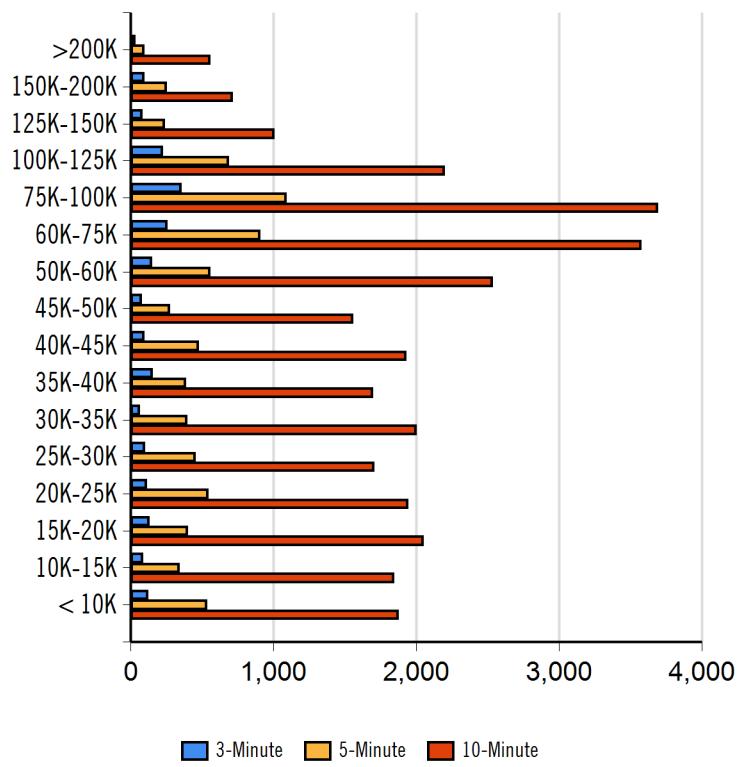


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 815-703-6677

Labor & Income

| | Agriculture | Mining | Construction | Manufacturing | Wholesale | Retail | Transportation | Information | Professional | Utility | Hospitality | Pub-Admin | Other |
|-----------|-------------|--------|--------------|---------------|-----------|--------|----------------|-------------|--------------|---------|-------------|-----------|-------|
| 3-Minute | 4 | 3 | 121 | 620 | 96 | 309 | 197 | 52 | 188 | 588 | 124 | 43 | 255 |
| 5-Minute | 18 | 13 | 404 | 2,096 | 233 | 1,003 | 625 | 158 | 694 | 1,974 | 631 | 237 | 697 |
| 10-Minute | 84 | 43 | 1,684 | 7,815 | 1,038 | 3,901 | 2,296 | 783 | 2,789 | 7,590 | 2,642 | 907 | 2,483 |

Household Income



| Radius | Median Household Income |
|-----------|-------------------------|
| 10-Minute | \$49,019.45 |
| 3-Minute | \$54,721.70 |
| 5-Minute | \$55,950.62 |

| Radius | Average Household Income |
|-----------|--------------------------|
| 10-Minute | \$57,047.94 |
| 5-Minute | \$61,821.46 |
| 3-Minute | \$63,440.70 |

| Radius | Aggregate Household Income |
|-----------|----------------------------|
| 3-Minute | \$136,139,716.31 |
| 5-Minute | \$453,153,744.31 |
| 10-Minute | \$1,781,390,377.10 |

Education

| | 3-Minute | 5-Minute | 10-Minute |
|------------------|----------|----------|-----------|
| Pop > 25 | 3,675 | 12,449 | 49,855 |
| High School Grad | 1,212 | 4,187 | 16,129 |
| Some College | 814 | 2,893 | 11,168 |
| Associates | 279 | 858 | 3,549 |
| Bachelors | 611 | 2,145 | 7,361 |
| Masters | 218 | 659 | 2,407 |
| Prof. Degree | 33 | 139 | 849 |
| Doctorate | 12 | 50 | 204 |

Tapestry

| | 3-Minute | 5-Minute | 10-Minute |
|-----------------------------|----------|----------|-----------|
| Vacant Ready For Rent | 50 % | 75 % | 107 % |
| Teen's | 37 % | 55 % | 76 % |
| Expensive Homes | 0 % | 0 % | 0 % |
| Mobile Homes | 3 % | 4 % | 20 % |
| New Homes | 112 % | 64 % | 38 % |
| New Households | 35 % | 63 % | 67 % |
| Military Households | 0 % | 13 % | 9 % |
| Households with 4+ Cars | 72 % | 66 % | 77 % |
| Public Transportation Users | 1 % | 4 % | 11 % |
| Young Wealthy Households | 0 % | 17 % | 35 % |

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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Catalyst

Expenditures

| | 3-Minute | % | 5-Minute | % | 10-Minute | % |
|---------------------------------|------------|---------|-------------|---------|---------------|---------|
| Total Expenditures | 99,678,449 | | 343,702,873 | | 1,364,887,736 | |
| Average annual household | 47,200 | | 46,100 | | 43,842 | |
| Food | 6,169 | 13.07 % | 6,036 | 13.09 % | 5,774 | 13.17 % |
| Food at home | 4,065 | | 4,001 | | 3,853 | |
| Cereals and bakery products | 579 | | 568 | | 546 | |
| Cereals and cereal products | 207 | | 203 | | 195 | |
| Bakery products | 371 | | 364 | | 351 | |
| Meats poultry fish and eggs | 804 | | 797 | | 777 | |
| Beef | 185 | | 184 | | 181 | |
| Pork | 146 | | 146 | | 142 | |
| Poultry | 151 | | 149 | | 146 | |
| Fish and seafood | 129 | | 127 | | 123 | |
| Eggs | 66 | | 66 | | 63 | |
| Dairy products | 411 | | 401 | | 383 | |
| Fruits and vegetables | 829 | | 812 | | 775 | |
| Fresh fruits | 122 | | 119 | | 114 | |
| Processed vegetables | 159 | | 157 | | 151 | |
| Sugar and other sweets | 149 | | 147 | | 142 | |
| Fats and oils | 129 | | 127 | | 122 | |
| Miscellaneous foods | 765 | | 753 | | 727 | |
| Nonalcoholic beverages | 348 | | 344 | | 334 | |
| Food away from home | 2,103 | | 2,034 | | 1,920 | |
| Alcoholic beverages | 332 | | 321 | | 302 | |
| Housing | 17,090 | 36.21 % | 16,815 | 36.48 % | 16,134 | 36.80 % |
| Shelter | 10,282 | | 10,125 | | 9,701 | |
| Owned dwellings | 6,134 | | 5,985 | | 5,611 | |
| Mortgage interest and charges | 3,095 | | 2,995 | | 2,770 | |
| Property taxes | 2,046 | | 1,996 | | 1,878 | |
| Maintenance repairs | 992 | | 992 | | 962 | |
| Rented dwellings | 3,370 | | 3,401 | | 3,388 | |
| Other lodging | 777 | | 738 | | 701 | |
| Utilities fuels | 4,068 | | 4,044 | | 3,907 | |
| Natural gas | 377 | | 375 | | 358 | |
| Electricity | 1,626 | | 1,621 | | 1,583 | |
| Fuel oil | 156 | | 154 | | 147 | |
| Telephone services | 1,268 | | 1,260 | | 1,211 | |
| Water and other public services | 639 | | 632 | | 606 | |
| Household operations | 1,147 | 2.43 % | 1,112 | 2.41 % | 1,063 | 2.42 % |
| Personal services | 327 | | 309 | | 293 | |
| Other household expenses | 819 | | 803 | | 770 | |
| Housekeeping supplies | 573 | | 558 | | 543 | |
| Laundry and cleaning supplies | 159 | | 155 | | 150 | |
| Other household products | 332 | | 323 | | 313 | |
| Postage and stationery | 81 | | 79 | | 79 | |
| Household furnishings | 1,018 | | 974 | | 919 | |
| Household textiles | 77 | | 72 | | 68 | |
| Furniture | 216 | | 200 | | 187 | |
| Floor coverings | 25 | | 24 | | 22 | |
| Major appliances | 139 | | 143 | | 134 | |
| Small appliances | 81 | | 81 | | 80 | |
| Miscellaneous | 478 | | 453 | | 426 | |
| Apparel and services | 1,257 | 2.66 % | 1,205 | 2.61 % | 1,166 | 2.66 % |
| Men and boys | 247 | | 228 | | 218 | |
| Men 16 and over | 208 | | 192 | | 180 | |
| Boys 2 to 15 | 38 | | 36 | | 37 | |
| Women and girls | 452 | | 440 | | 425 | |



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MOODY'S
ANALYTICS

Catylst

GAMBINO REALTORS-Rkfd

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

| | | | |
|-------------------|-----|-----|-----|
| Women 16 and over | 377 | 365 | 352 |
| Girls 2 to 15 | 74 | 74 | 72 |
| Children under 2 | 85 | 85 | 84 |

Expenditures (Continued)

| | 3-Minute | % | 5-Minute | % | 10-Minute | % |
|-----------------------------------|------------|---------|-------------|---------|---------------|---------|
| Total Expenditures | 99,678,449 | | 343,702,873 | | 1,364,887,736 | |
| Average annual household | 47,200 | | 46,100 | | 43,842 | |
| Transportation | 6,556 | 13.89 % | 6,407 | 13.90 % | 6,060 | 13.82 % |
| Vehicle purchases | 1,559 | | 1,485 | | 1,354 | |
| Cars and trucks new | 798 | | 765 | | 683 | |
| Cars and trucks used | 718 | | 678 | | 636 | |
| Gasoline and motor oil | 2,088 | | 2,074 | | 1,978 | |
| Other vehicle expenses | 2,463 | | 2,428 | | 2,332 | |
| Vehicle finance charges | 166 | | 165 | | 154 | |
| Maintenance and repairs | 857 | | 838 | | 797 | |
| Vehicle insurance | 1,127 | | 1,126 | | 1,101 | |
| Vehicle rental leases | 311 | | 298 | | 279 | |
| Public transportation | 446 | | 418 | | 394 | |
| Health care | 3,734 | 7.91 % | 3,687 | 8.00 % | 3,495 | 7.97 % |
| Health insurance | 2,442 | | 2,428 | | 2,318 | |
| Medical services | 791 | | 767 | | 709 | |
| Drugs | 381 | | 375 | | 355 | |
| Medical supplies | 119 | | 116 | | 112 | |
| Entertainment | 2,836 | 6.01 % | 2,757 | 5.98 % | 2,605 | 5.94 % |
| Fees and admissions | 516 | | 489 | | 452 | |
| Television radios | 1,013 | | 1,009 | | 972 | |
| Pets toys | 1,039 | | 1,002 | | 950 | |
| Personal care products | 613 | | 592 | | 560 | |
| Reading | 52 | | 50 | | 49 | |
| Education | 1,110 | | 1,038 | | 1,015 | |
| Tobacco products | 401 | | 403 | | 397 | |
| Miscellaneous | 727 | 1.54 % | 734 | 1.59 % | 703 | 1.60 % |
| Cash contributions | 1,245 | | 1,274 | | 1,206 | |
| Personal insurance | 5,072 | | 4,775 | | 4,369 | |
| Life and other personal insurance | 161 | | 157 | | 150 | |
| Pensions and Social Security | 4,911 | | 4,617 | | 4,219 | |

| Distance | Year | Estimated Households | | Housing Occupied By | | Housing Occupancy | | |
|-----------|------|----------------------|--------|---------------------|----------|-------------------|--------|--------|
| | | Projection | 2018 | Change | 1 Person | Family | Owner | Renter |
| 3-Minute | 2020 | 2,431 | 2,157 | 54.27 % | 587 | 1,712 | 1,875 | 556 |
| 5-Minute | 2020 | 8,832 | 7,781 | 208.15 % | 2,601 | 5,683 | 5,844 | 2,988 |
| 10-Minute | 2020 | 35,860 | 32,041 | 836.08 % | 10,496 | 23,111 | 24,503 | 11,357 |
| 3-Minute | 2023 | 2,014 | 2,157 | -23.52 % | 486 | 1,417 | 1,605 | 408 |
| 5-Minute | 2023 | 7,364 | 7,781 | -79.44 % | 2,174 | 4,729 | 4,938 | 2,426 |
| 10-Minute | 2023 | 29,994 | 32,041 | -482.99 % | 8,778 | 19,325 | 21,098 | 8,896 |
| | | | | | | | | 12,837 |



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MOODY'S
ANALYTICS

Catylst

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3455 S Mulford Rd, Rockford, IL 61109

CITY, STATE

Rockford, IL

POPULATION

76,432

AVG. HH SIZE

2.48

MEDIAN HH INCOME

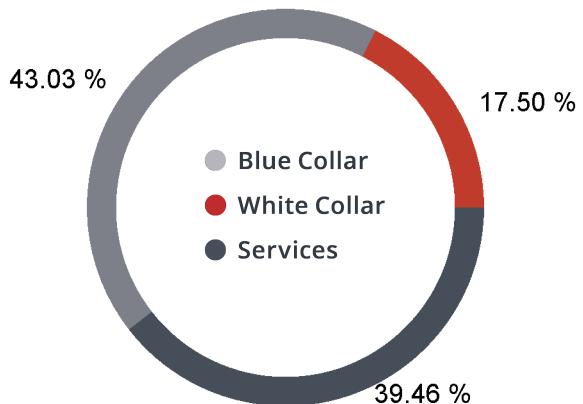
\$49,019

HOME OWNERSHIP

Renters:  **9,309**

Owners:  **21,532**

EMPLOYMENT



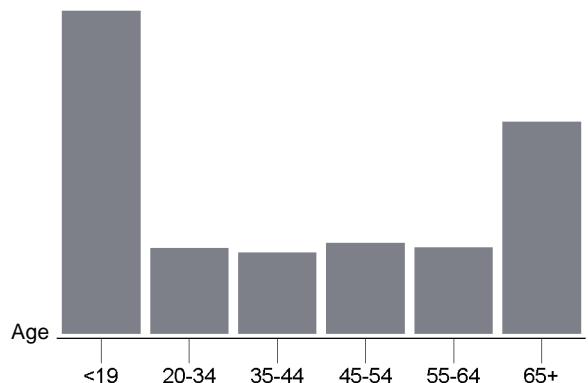
46.22 %
Employed **2.99 %**
Unemployed

EDUCATION

| | |
|-------------------|----------------|
| High School Grad: | 32.35 % |
| Some College: | 22.40 % |
| Associates: | 7.12 % |
| Bachelors: | 24.83 % |

GENDER & AGE

48.61 %  **51.39 %** 

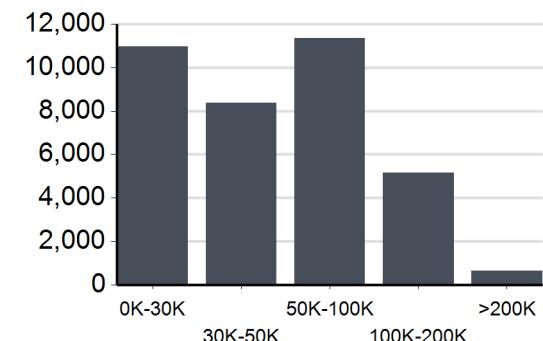


RACE & ETHNICITY

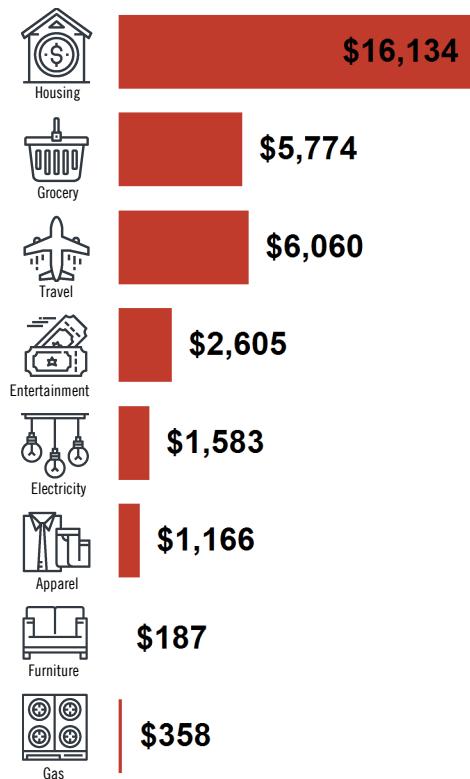
| | |
|--------------------|----------------|
| White: | 67.51 % |
| Asian: | 2.96 % |
| Native American: | 0.08 % |
| Pacific Islanders: | 0.02 % |
| African-American: | 8.37 % |
| Hispanic: | 12.71 % |
| Two or More Races: | 8.35 % |

MOODY'S

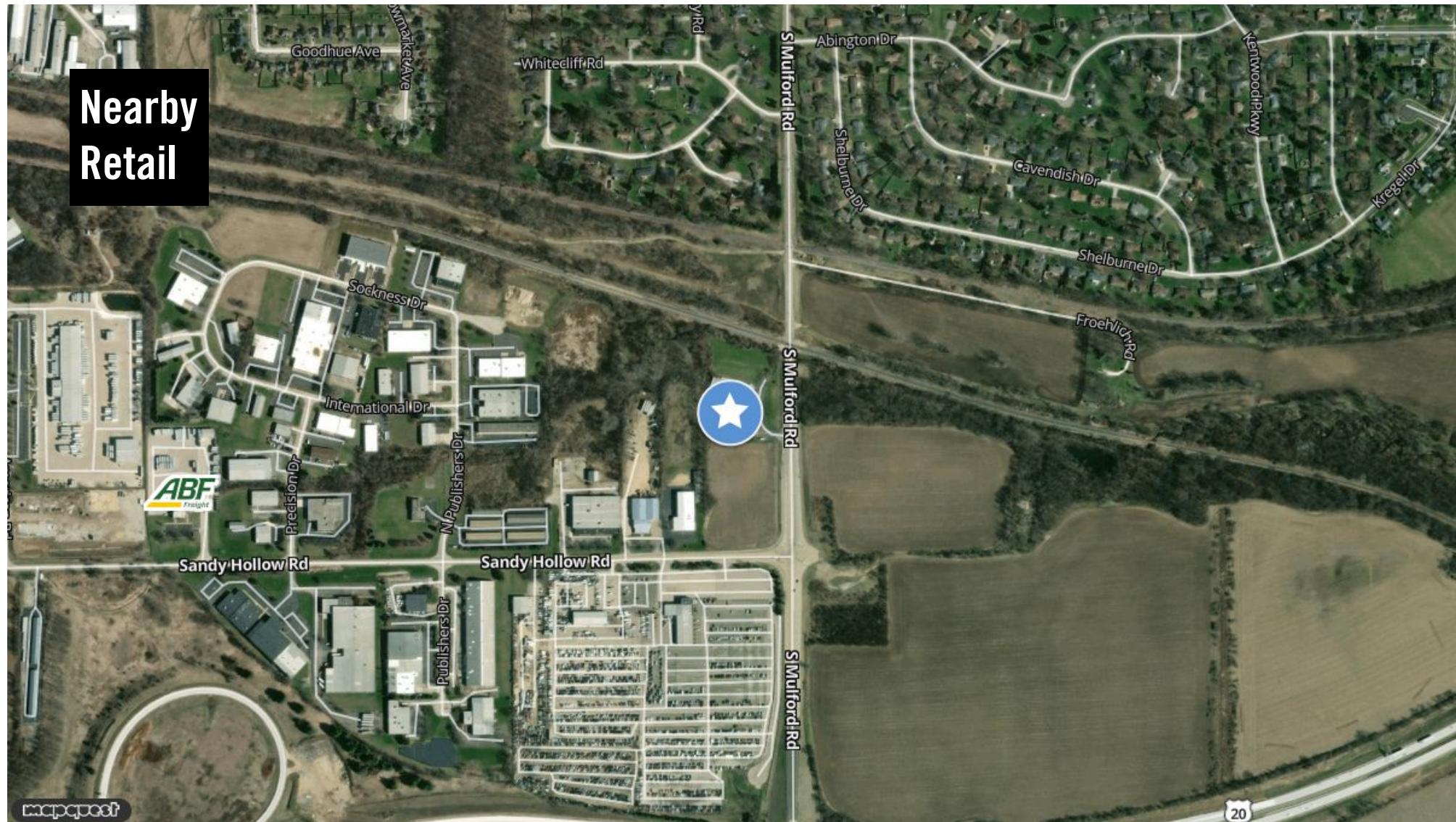
INCOME BY HOUSEHOLD



HH SPENDING



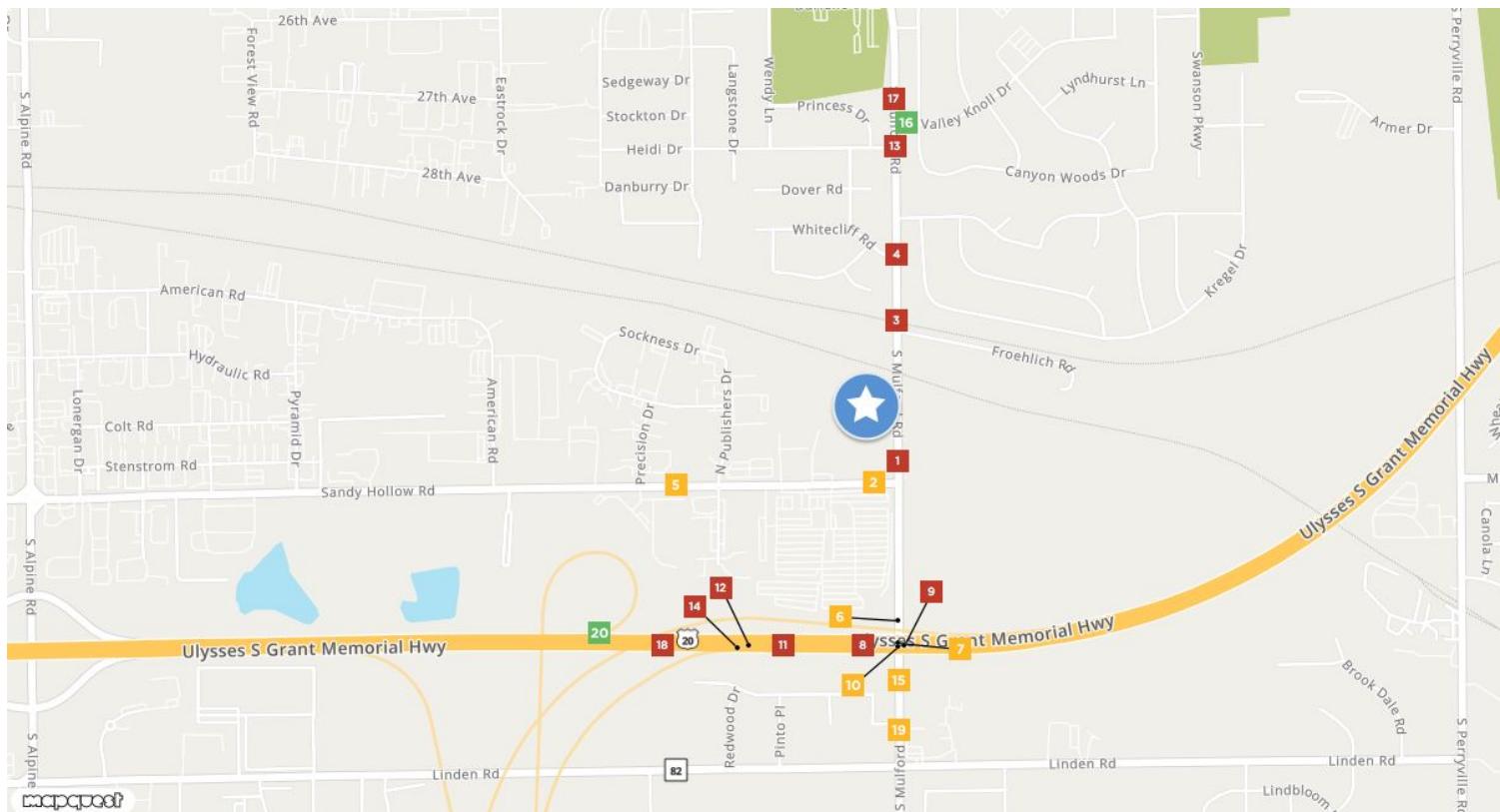
Nearby Retail



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Traffic Counts



| | | | | | | | | | |
|---------------------------|-----------|---------------------------|-----------|-------------------------|-----------|---------------------------|-----------|---------------------------|-----------|
| South Mulford Road | 1 | Sandy Hollow Road | 2 | Whitecliff Rd | 3 | South Mulford Road | 4 | Sandy Hollow Road | 5 |
| Sandy Hollow Rd | | S Mulford Rd | | Whitecliff Rd | | Whitecliff Rd | | Precision Dr | |
| Year: 2022 | 10,900 | Year: 2022 | 6,800 | Year: 2022 | 10,900 | Year: 2022 | 10,900 | Year: 2022 | 6,800 |
| Year: 2004 | 16,600 | Year: 2004 | 7,800 | | | Year: 2004 | 16,600 | Year: 2004 | 10,100 |
| South Mulford Road | 6 | | 7 | I 39;US 20;US 51 | 8 | I 39 N | 9 | South Mulford Road | 10 |
| I 39 S | | I- 39 | | I- 39 | | S Mulford Rd | | I 39 N | |
| Year: 2022 | 5,400 | Year: 2022 | 5,400 | Year: 2021 | 52,200 | Year: 2004 | 10,600 | Year: 2017 | 5,900 |
| Year: 2004 | 10,600 | | | | | Year: 2004 | | Year: 2004 | 10,060 |
| I 39;US 20;US 51 | 11 | US 20 | 12 | S Mulford Rd | 13 | South Mulford Road | 14 | South Mulford Road | 15 |
| I- 39 | | US Hwy 20 | | Heidi Dr | | Hwy 20 | | I 39 N | |
| Year: 2021 | 24,100 | Year: 2021 | 30,800 | Year: 2004 | 16,600 | Year: 2021 | 24,100 | Year: 2022 | 5,400 |
| | | | | | | Year: 2019 | 12,250 | Year: 2004 | 10,600 |
| | | | | | | Year: 2005 | 21,400 | | |
| Valley Knoll Drive | 16 | South Mulford Road | 17 | | 18 | South Mulford Road | 19 | South Mulford Road | 20 |
| Woodside Dr | | Valley Knoll Dr | | I- 39 | | Linden Rd | | I- 39 | |
| Year: 2022 | 900 | Year: 2022 | 10,900 | Year: 2021 | 30,800 | Year: 2022 | 5,400 | Year: 2022 | 4,550 |
| Year: 2004 | 800 | Year: 1994 | 13,000 | Year: 2005 | 31,000 | Year: 2004 | 10,600 | Year: 2004 | 3,900 |
| | | | | | | Year: 1994 | 6,400 | | |

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MOODY'S
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Catalyst