

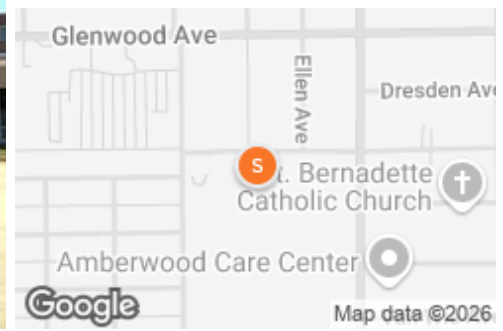
## Medical/Office Spaces for Lease

2400 N. Rockton Ave. , Rockford, IL, 61103

Specialty For Lease

Prepared on June 04, 2026

1 of 1 Listings



### Listing Details | Specialty For Lease

Suite	-
Secondary Uses	<b>Life Science, Office</b>
Sublease	-
Total Available Space	<b>5,000 SF</b>
Min Div/Max Contig	<b>Present/5,000 SF</b>
Asking Rate	<b>\$12.00 - \$17.00 Annual/SF</b>
Monthly Rate	<b>\$5,000</b>
Lease Type	<b>NNN</b>
Expenses	<b>\$3.00 (CAMs)</b>
Lease Terms	<b>Negotiable 3+</b>
Signage	<b>Free-Standing</b>

Show Instructions	<b>Call broker</b>
Divisible	<b>Present</b>
Vacant	<b>Yes</b>
Available Date	<b>Now</b>
Days On Market	<b>72 days</b>
Date Listed	<b>3/24/2026</b>
Last Modified	<b>6/03/2026</b>
Listing ID	<b>44573358</b>
Entire Floor	<b>Yes</b>
Parking Spaces	<b>1,000</b>

### Description

Exceptional leasing opportunity at this former hospital facility located along N. Rockton Avenue in Rockford. This well-positioned property offers a unique opportunity for medical, healthcare, or professional office users seeking a functional layout with built-in infrastructure and strong accessibility.

The building features a versatile floor plan that can accommodate a wide range of uses, including medical offices, specialty clinics, outpatient services, administrative offices, or other professional users. Space is divisible, allowing for flexible suite sizes to meet tenant needs.

#### Property Highlights:

- Former hospital with existing medical infrastructure
- Ideal for medical, healthcare, or office users
- Divisible space for flexible leasing options
- Excellent visibility and access along N. Rockton Avenue
- Ample on-site parking
- Convenient proximity to surrounding residential neighborhoods and support services
- Around 1,000 parking spaces

This is a rare opportunity to lease space in a property well-suited for healthcare providers or professional users looking to establish or expand their presence in Rockford.

For lease rates, suite availability, and additional information, contact the listing broker.

## Property Features

### Location Details

Address	<b>2400 N. Rockton Ave. , Rockford, IL, 6...</b>	Parcels	<b>11-10-476-003, 11-10-476-002, 11-1...</b>
Zoning	<b>C2</b>	Name	<b>2400 N Rockton Ave</b>
County	<b>Winnebago</b>	Cross Street	<b>Sharon Ave</b>

### Building Details

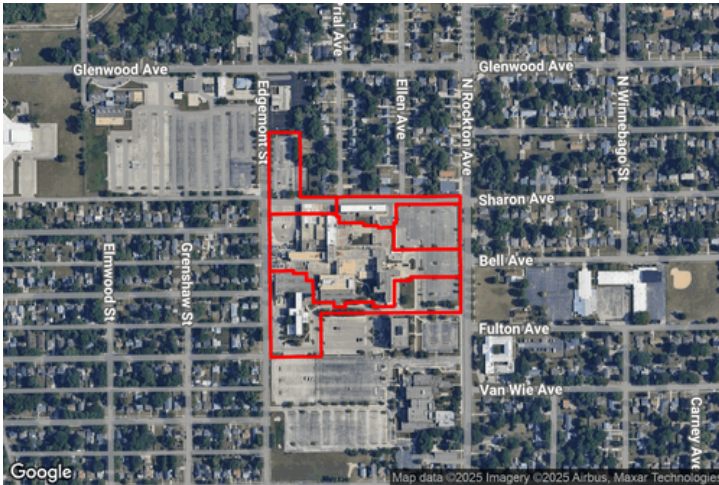
Sub Type	-	Rentable Space	<b>483,566 SF</b>
Building Status	<b>Existing</b>	Air Conditioned	<b>Yes</b>
Building Size	<b>483,566 SF</b>	Heated	<b>Yes</b>
Land Size	<b>15.96 Acres / 695,123 SF</b>	CAM Expenses	<b>\$3.00 Annual/SF</b>
Number of Buildings	<b>1</b>	Electricity	<b>Yes, Municipal Utility District, ComEd</b>
Number of Floors	<b>4</b>	Water	<b>Yes, City, Rockford</b>
Year Built/Renovated	<b>2007, 2022</b>	Sanitary Sewer	<b>Yes, Municipal Utility District, Four Ri...</b>
Occupancy Type	<b>Multi-tenant</b>	Natural Gas	<b>Yes, Municipal Utility District, Nicor Gas</b>
Floor Size	<b>3,000 - 90,767 SF</b>	Rail Service	<b>No</b>
Largest Contiguous	<b>90,767 SF</b>		

## Property Listings

1 Listing | 5,000 SF | \$12.00 - \$17.00 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Hospital/medical offices	-	5,000 SF	\$12.00-\$17.00 Annual/SF NNN	Now

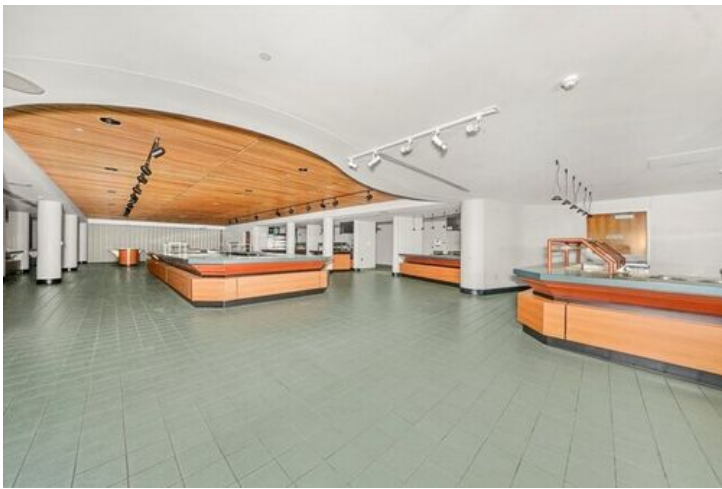
## Additional Photos















**Contact**



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

GAMBINO REALTORS-Rkfd

# 2400 N Rockton Ave

GAMBINO REALTORS-Rkfd

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

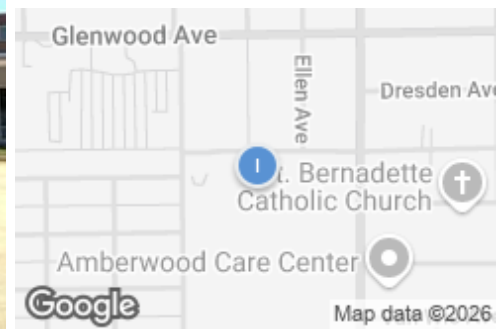
## 2400 N Rockton Ave

2400 N Rockton Ave, Rockford, IL, 61103

Life Science

Prepared on June 04, 2026

0



### Property Features

#### Location Details

Address	<b>2400 N Rockton Ave, Rockford, IL 61103</b>
Zoning	<b>C2</b>
County	<b>Winnebago</b>

Parcels	<b>11-10-476-003, 11-10-476-002, 11-10...</b>
Name	<b>2400 N Rockton Ave</b>
Cross Street	<b>Sharon Ave</b>

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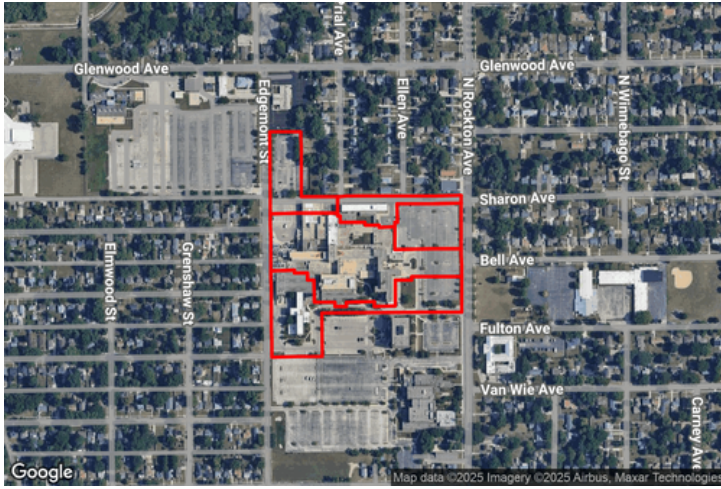
Rentable Space	<b>483,566 SF</b>
Air Conditioned	<b>Yes</b>
Heated	<b>Yes</b>
CAM Expenses	<b>\$3.00 Annual/SF</b>
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## Additional Photos



## Contact



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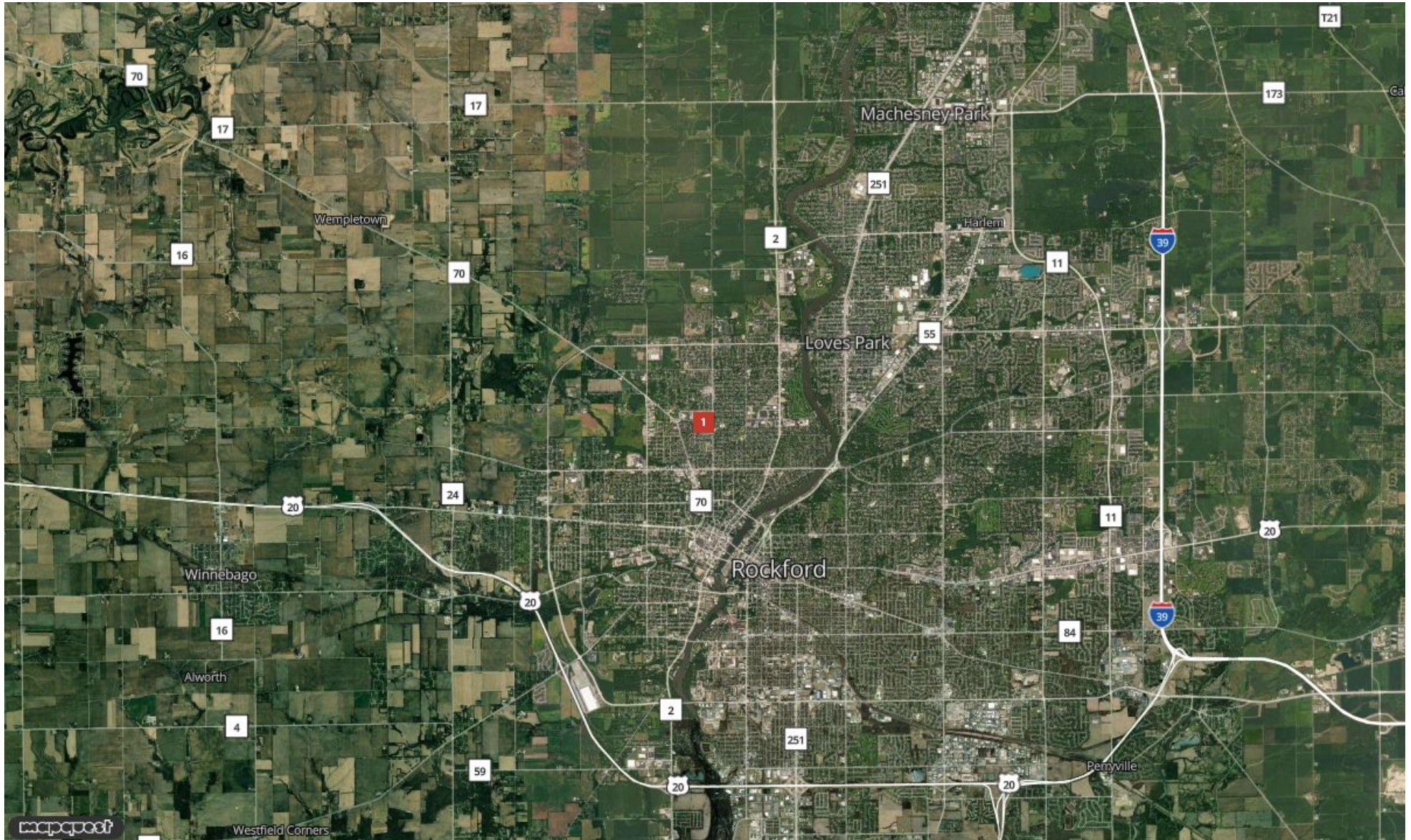
GAMBINO REALTORS-Rkfd

# Report for 2400 N Rockton Av...

# MOODY'S

GAMBINO REALTORS-Rkfd

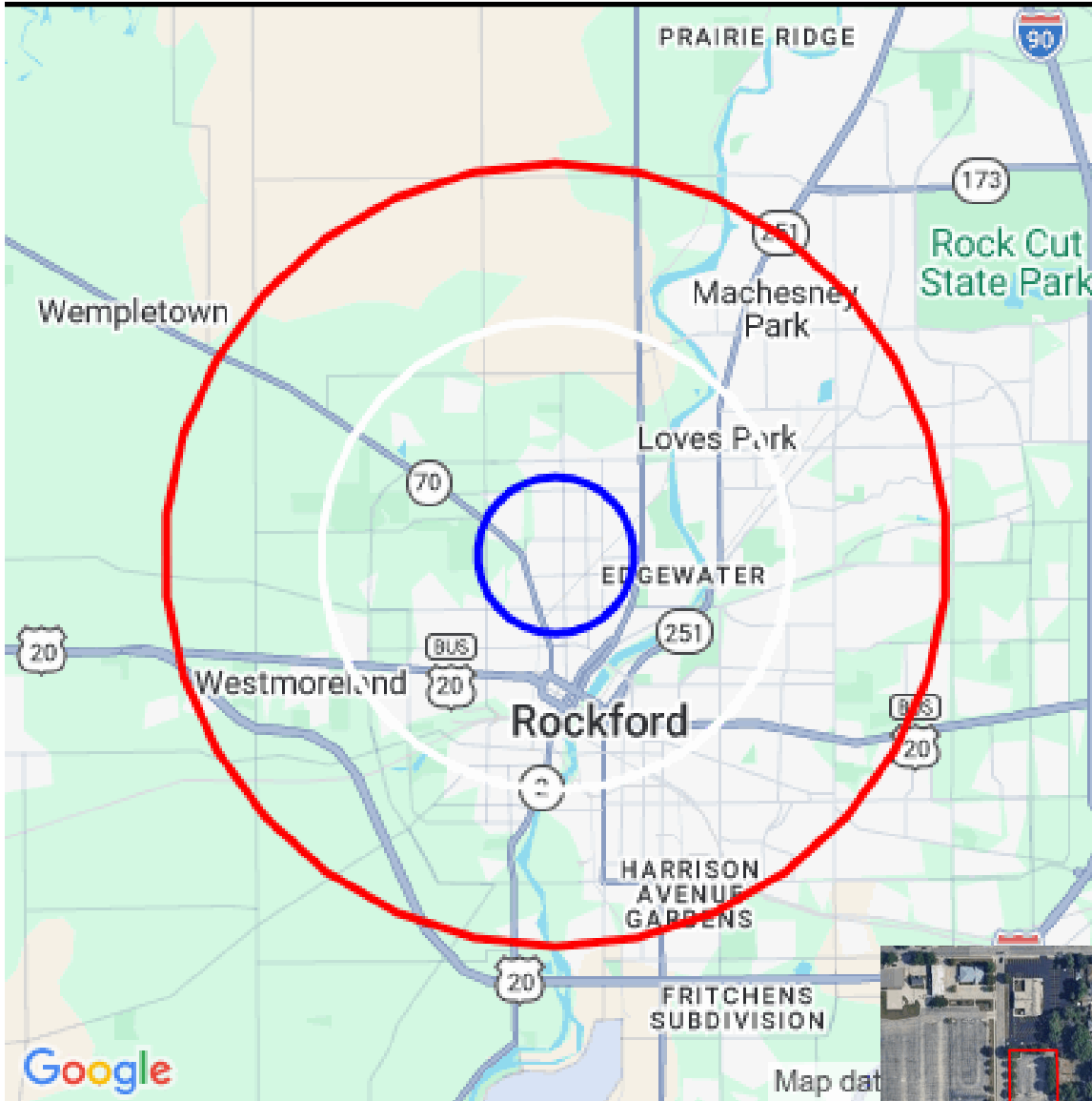
3815 N MULFORD RD Rockford, IL 611145622 | 815-282-2222



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# MOODY'S

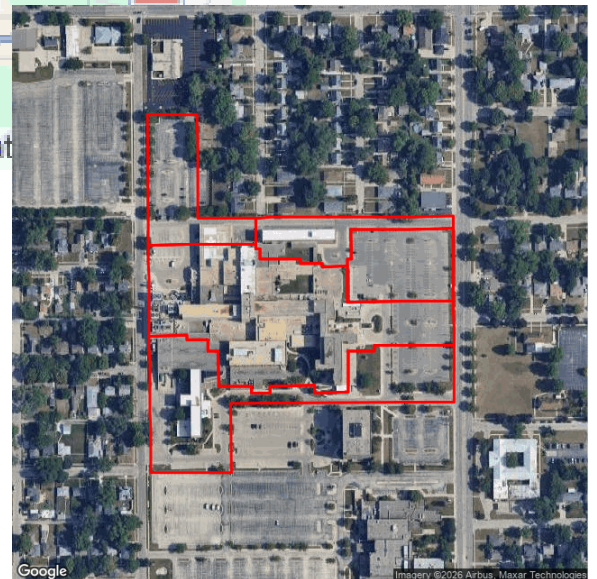
## Demographic Report



### 2400 N Rockton Ave

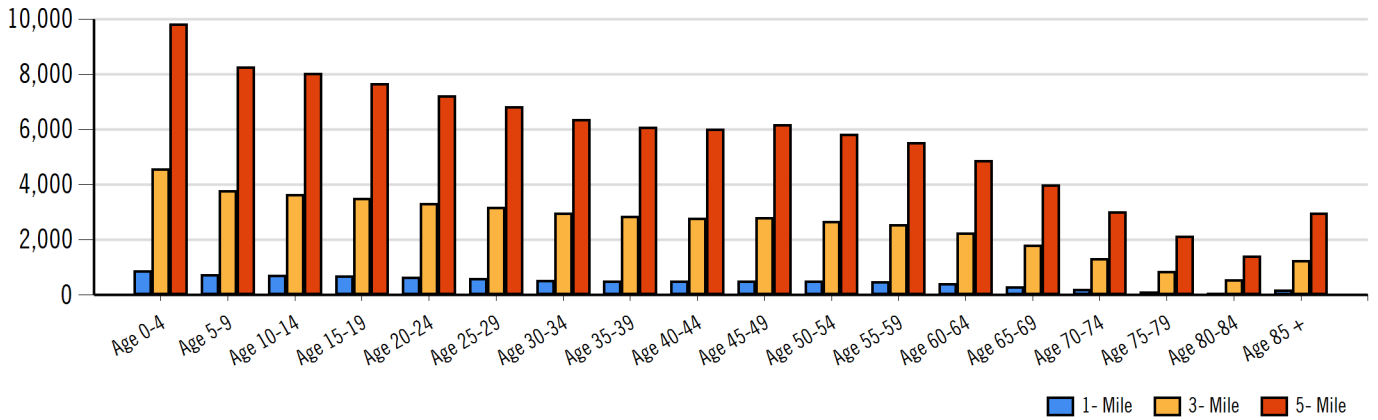
#### Population

Distance	Male	Female	Total
1- Mile	4,217	4,645	8,862
3- Mile	22,529	24,412	46,941
5- Mile	49,541	52,898	102,439

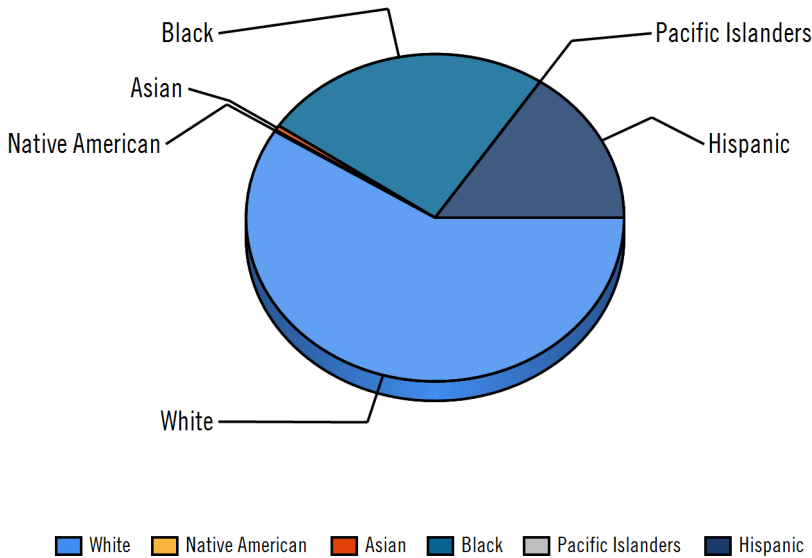


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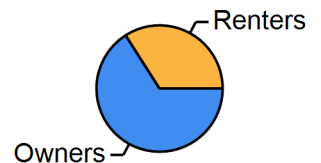
**Population by Distance and Age (2020)**



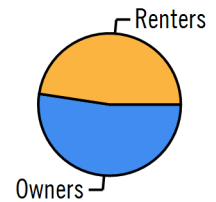
**Ethnicity within 5 miles**



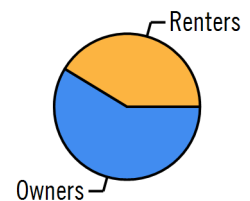
**Home Ownership 1 Mile**



**Home Ownership 3 Mile**



**Home Ownership 5 Mile**



**Employment by Distance**

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	3,541	241	4.28 %
3-Mile	18,671	1,880	8.23 %
5-Mile	42,746	3,986	8.01 %

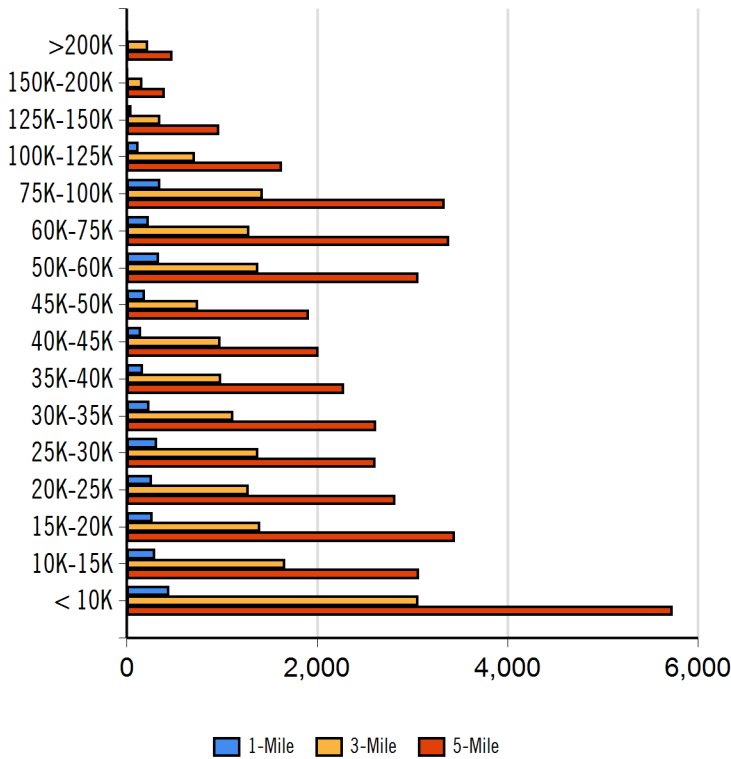


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**Labor & Income**

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	2	4	234	780	63	426	211	50	326	885	269	57	124
3-Mile	59	69	705	3,847	529	1,966	923	401	1,738	4,491	1,622	550	1,137
5-Mile	188	111	2,083	8,628	1,174	4,845	2,185	937	3,733	9,707	3,694	1,163	2,999

**Household Income**



Radius	Median Household Income
1-Mile	\$36,823.85
3-Mile	\$35,005.62
5-Mile	\$38,136.35

Radius	Average Household Income
1-Mile	\$42,974.85
3-Mile	\$43,254.60
5-Mile	\$45,778.15

Radius	Aggregate Household Income
1-Mile	\$143,787,295.56
3-Mile	\$771,999,168.22
5-Mile	\$1,795,767,209.59

**Education**

	1-Mile	3-mile	5-mile
Pop > 25	5,106	28,036	61,376
High School Grad	1,965	9,717	20,261
Some College	1,003	5,708	12,519
Associates	277	1,395	3,153
Bachelors	295	2,302	5,708
Masters	144	980	2,564
Prof. Degree	58	546	1,248
Doctorate	23	179	314

**Tapestry**

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	94 %	137 %	144 %
Teen's	81 %	94 %	101 %
Expensive Homes	26 %	13 %	8 %
Mobile Homes	6 %	3 %	7 %
New Homes	4 %	13 %	9 %
New Households	53 %	90 %	85 %
Military Households	0 %	0 %	4 %
Households with 4+ Cars	34 %	50 %	67 %
Public Transportation Users	33 %	54 %	46 %
Young Wealthy Households	0 %	0 %	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.



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**Expenditures**

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	132,282,203		703,909,133		1,581,982,471	
<b>Average annual household</b>	38,948		38,993		39,927	
<b>Food</b>	5,234	13.44 %	5,252	13.47 %	5,350	13.40 %
Food at home	3,608		3,598		3,649	
Cereals and bakery products	512		509		516	
Cereals and cereal products	183		182		185	
Bakery products	328		326		331	
Meats poultry fish and eggs	739		741		748	
Beef	170		172		174	
Pork	136		133		135	
Poultry	141		141		142	
Fish and seafood	116		118		118	
Eggs	60		60		61	
Dairy products	352		354		359	
Fruits and vegetables	717		716		727	
Fresh fruits	104		105		106	
Processed vegetables	144		143		145	
Sugar and other sweets	134		133		135	
Fats and oils	114		113		115	
Miscellaneous foods	679		676		686	
Nonalcoholic beverages	321		319		322	
Food away from home	1,626		1,653		1,700	
Alcoholic beverages	249		256		264	
<b>Housing</b>	14,818	38.05 %	14,793	37.94 %	15,063	37.73 %
Shelter	8,871		8,876		9,036	
Owned dwellings	4,792		4,757		4,929	
Mortgage interest and charges	2,317		2,312		2,398	
Property taxes	1,599		1,579		1,638	
Maintenance repairs	875		866		892	
Rented dwellings	3,519		3,533		3,506	
Other lodging	559		584		601	
Utilities fuels	3,715		3,663		3,723	
Natural gas	332		328		334	
Electricity	1,541		1,523		1,539	
Fuel oil	132		132		135	
Telephone services	1,142		1,120		1,143	
Water and other public services	565		559		569	
<b>Household operations</b>	927	2.38 %	925	2.37 %	953	2.39 %
Personal services	241		241		252	
Other household expenses	685		683		701	
Housekeeping supplies	505		504		510	
Laundry and cleaning supplies	144		144		145	
Other household products	286		284		288	
Postage and stationery	74		76		76	
Household furnishings	799		823		838	
Household textiles	60		65		65	
Furniture	154		165		166	
Floor coverings	17		18		18	
Major appliances	123		120		124	
Small appliances	73		75		76	
Miscellaneous	370		378		386	
<b>Apparel and services</b>	1,056	2.71 %	1,082	2.77 %	1,094	2.74 %
Men and boys	190		191		194	
Men 16 and over	155		153		157	
Boys 2 to 15	34		37		37	
Women and girls	389		402		405	



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Women 16 and over	317	331	333
Girls 2 to 15	72	71	72
Children under 2	83	84	84

**Expenditures (Continued)**

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	132,282,203		703,909,133		1,581,982,471	
<b>Average annual household</b>	38,948		38,993		39,927	
<b>Transportation</b>	5,379	13.81 %	5,338	13.69 %	5,492	13.76 %
Vehicle purchases	1,117		1,119		1,164	
Cars and trucks new	538		521		554	
Cars and trucks used	550		570		580	
Gasoline and motor oil	1,845		1,821		1,857	
Other vehicle expenses	2,097		2,062		2,127	
Vehicle finance charges	135		133		138	
Maintenance and repairs	711		710		728	
Vehicle insurance	1,012		980		1,014	
Vehicle rental leases	237		238		246	
Public transportation	319		335		342	
<b>Health care</b>	3,150	8.09 %	3,074	7.88 %	3,171	7.94 %
Health insurance	2,126		2,079		2,136	
Medical services	606		589		615	
Drugs	318		306		317	
Medical supplies	99		99		102	
<b>Entertainment</b>	2,289	5.88 %	2,266	5.81 %	2,337	5.85 %
Fees and admissions	346		357		373	
Television radios	917		900		919	
Pets toys	833		825		852	
Personal care products	496		501		510	
Reading	43		44		45	
Education	830		925		924	
Tobacco products	405		396		398	
<b>Miscellaneous</b>	622	1.60 %	618	1.58 %	634	1.59 %
<b>Cash contributions</b>	1,074		1,062		1,096	
<b>Personal insurance</b>	3,297		3,382		3,543	
Life and other personal insurance	124		127		132	
Pensions and Social Security	3,172		3,255		3,411	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	5,798	5,235	9.64 %	1,746	3,656	3,653	2,145	940
3-Mile	2020	25,067	23,445	7.77 %	8,401	15,036	13,350	11,717	5,718
5-Mile	2020	54,765	50,515	8.76 %	16,810	34,511	33,285	21,480	11,283
1-Mile	2023	4,964	5,235	-6.22 %	1,495	3,128	3,260	1,704	2,071
3-Mile	2023	21,140	23,445	-8.65 %	7,009	12,756	11,454	9,686	11,108
5-Mile	2023	46,165	50,515	-7.88 %	14,064	29,196	28,880	17,285	22,876



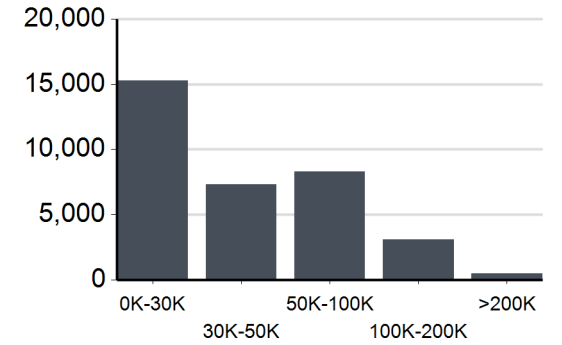
**Tom Ewing CCIM, CPM, RPA, MCR**  
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# Location Facts & Demographics

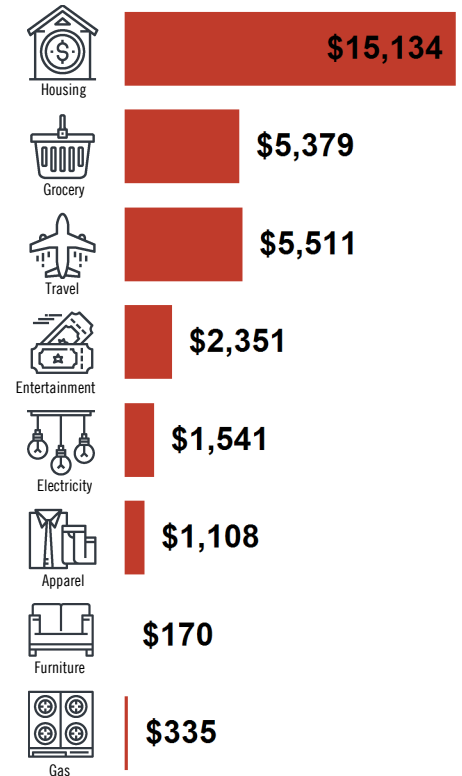
Demographics are determined by a 10 minute drive from 2400 N Rockton Ave, Rockford, IL 61103

## MOODY'S

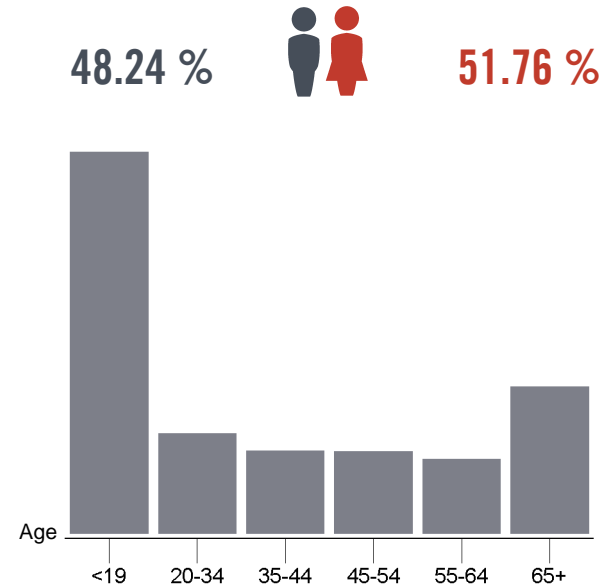
### INCOME BY HOUSEHOLD



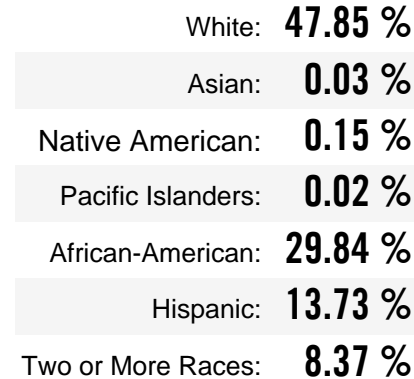
### HH SPENDING



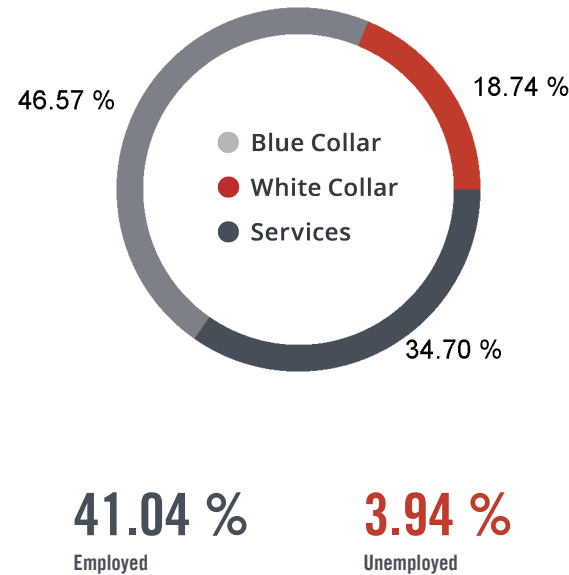
### GENDER & AGE



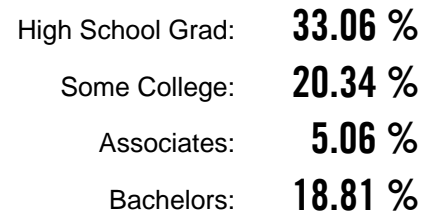
### RACE & ETHNICITY



### EMPLOYMENT



### EDUCATION



### CITY, STATE

Rockford, IL

### POPULATION

75,085

### AVG. HHSIZE

2.55

### MEDIAN HH INCOME

\$38,038

### HOME OWNERSHIP

Renters: 12,399

Owners: 16,759

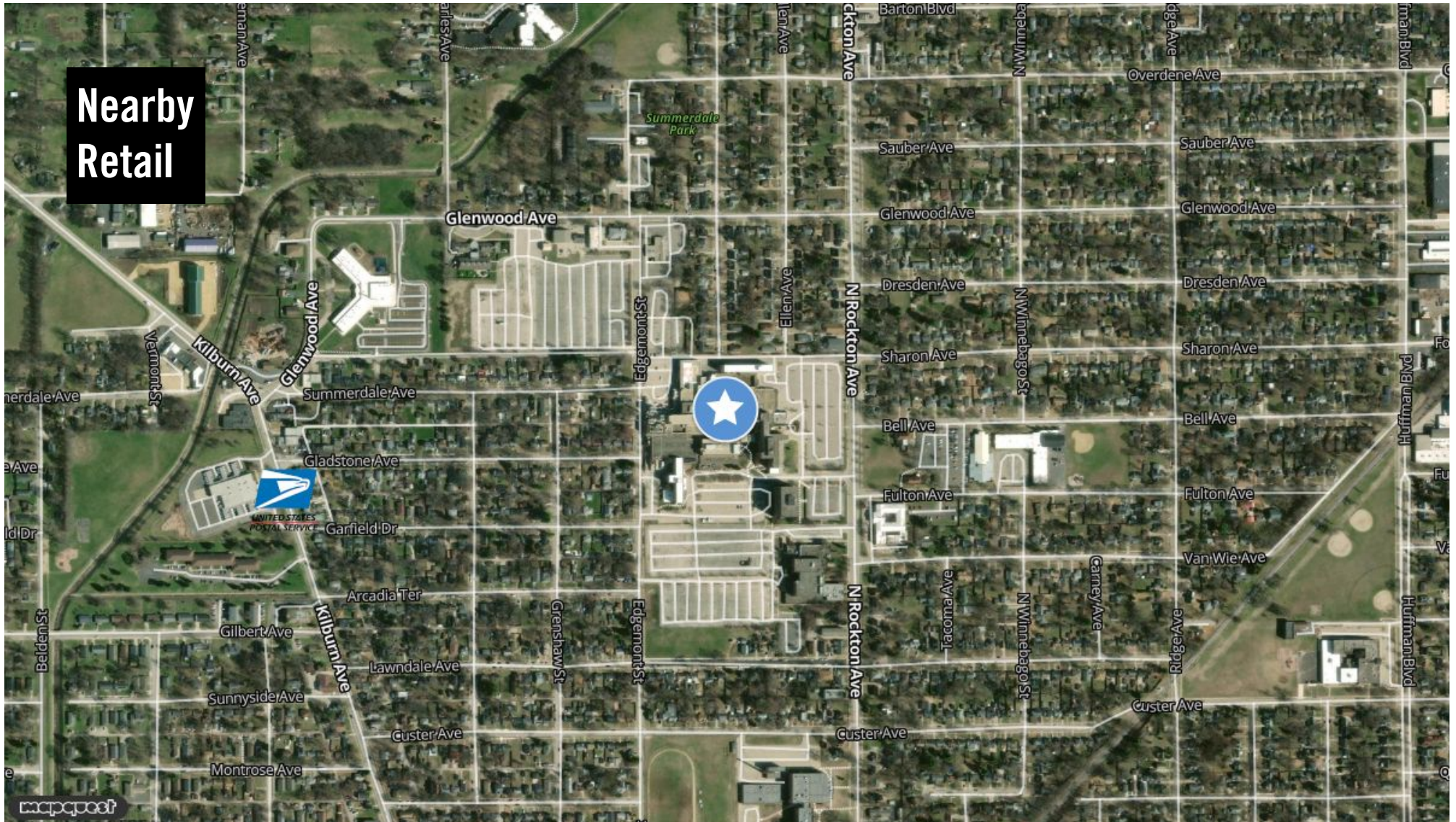
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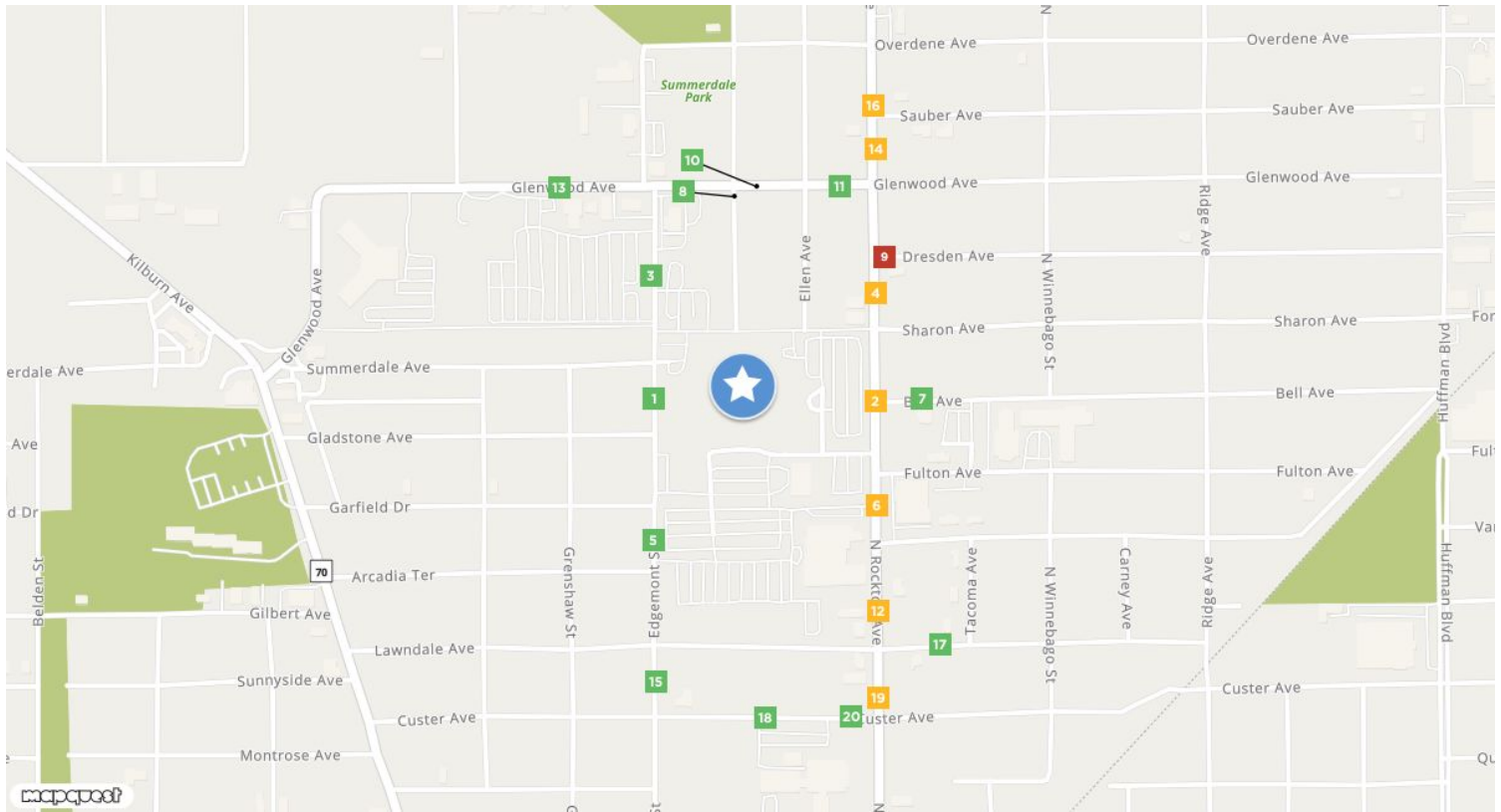
**Nearby  
Retail**



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# MOODY'S

## Traffic Counts



<b>Edgemont Street</b> <span style="background-color: #27ae60; color: white; padding: 2px 5px;">1</span> Gladstone Ave Year: 2022      900 Year: 2004      2,400	<b>Bell Ave</b> <span style="background-color: #f1c40f; color: white; padding: 2px 5px;">2</span> Year: 2022      8,350	<b>Edgemont Street</b> <span style="background-color: #27ae60; color: white; padding: 2px 5px;">3</span> Summerdale Ave Year: 2022      1,200 Year: 2004      3,400	<b>North Rockton Avenue</b> <span style="background-color: #f1c40f; color: white; padding: 2px 5px;">4</span> Bell Ave Year: 2022      8,350 Year: 2004      10,200	<b>Edgemont Street</b> <span style="background-color: #27ae60; color: white; padding: 2px 5px;">5</span> Rockford Memorial Hospital Year: 2022      900 Year: 2004      2,400
<b>North Rockton Avenue</b> <span style="background-color: #f1c40f; color: white; padding: 2px 5px;">6</span> Rockford Memorial Hospital Year: 2022      8,350 Year: 2004      10,200	<b>Bell Ave</b> <span style="background-color: #27ae60; color: white; padding: 2px 5px;">7</span> N Rockton Ave Year: 1994      450	<b>Prial Ave</b> <span style="background-color: #27ae60; color: white; padding: 2px 5px;">8</span> Glenwood Ave Year: 2004      4,450	<b>Dresden Ave</b> <span style="background-color: #c0392b; color: white; padding: 2px 5px;">9</span> N Rockton Ave Year: 2004      10,200 Year: 1994      12,500	<b>Prial Ave</b> <span style="background-color: #27ae60; color: white; padding: 2px 5px;">10</span> Year: 2022      3,200
<b>Glenwood Ave</b> <span style="background-color: #27ae60; color: white; padding: 2px 5px;">11</span> N Rockton Ave Year: 2004      4,450 Year: 1994      6,000	<b>North Rockton Avenue</b> <span style="background-color: #f1c40f; color: white; padding: 2px 5px;">12</span> Lawndale Ave Year: 2022      8,350 Year: 2004      10,200 Year: 1994      12,600	<b>Glenwood Avenue</b> <span style="background-color: #27ae60; color: white; padding: 2px 5px;">13</span> Searles Ave Year: 2022      2,450 Year: 2004      4,450	<span style="background-color: #f1c40f; color: white; padding: 2px 5px;">14</span> Sauber Ave Year: 2022      8,850	<b>Edgemont Street</b> <span style="background-color: #27ae60; color: white; padding: 2px 5px;">15</span> Custer Ave Year: 2022      900 Year: 2004      2,400 Year: 1994      2,400
<b>N Rockton Ave</b> <span style="background-color: #f1c40f; color: white; padding: 2px 5px;">16</span> Sauber Ave Year: 2004      9,700 Year: 1994      13,500	<b>Lawndale Ave</b> <span style="background-color: #27ae60; color: white; padding: 2px 5px;">17</span> Tacoma Ave Year: 1994      2,700	<b>Custer Avenue</b> <span style="background-color: #27ae60; color: white; padding: 2px 5px;">18</span> Edgemont St Year: 2022      1,400 Year: 2004      2,950	<b>North Rockton Avenue</b> <span style="background-color: #f1c40f; color: white; padding: 2px 5px;">19</span> Custer Ave Year: 2022      8,350 Year: 2004      10,200 Year: 1994      12,700	<b>Custer Ave</b> <span style="background-color: #27ae60; color: white; padding: 2px 5px;">20</span> N Rockton Ave Year: 2004      2,950 Year: 1994      3,400



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



## Tom Ewing CCIM, CPM, RPA, MCR

### Contact

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### Company

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### Biography

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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.