

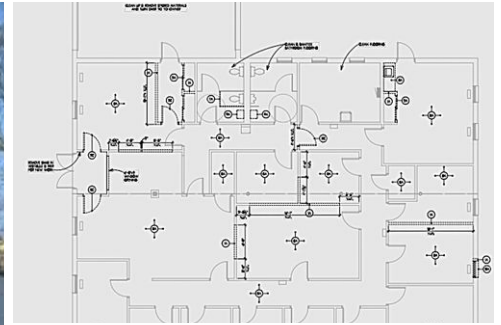
Wallaby Academy

210 N Longwood, Rockford, IL, 61107

Office: General For Sale

Prepared on January 24, 2025

1 of 1 Listings



Listing Details | Office For Sale

Secondary Uses	Specialty
Total Available Space	4,032 SF
Asking Price	\$150,000
Listing Price Per SF	\$37.20
Cap Rate (Actual)	-
Total Expenses	\$3,216
Possession	Completion
Signage	None
Show Instructions	Call broker
Tax Year	2023

Real Estate Taxes	\$3,216 in 2023
Vacant	Yes
Available Date	Now
Days On Market	10 days
Date Listed	1/14/2025
Last Modified	1/24/2025
Listing ID	41752206
Owner Occupied	Yes
Parking Spaces	22

Description

Welcome to this exceptional single-story commercial building featuring a well-designed layout with 10 private offices. The property boasts a welcoming lobby area, a fully equipped break room, and two spacious conference rooms, perfect for collaborative meetings. Additionally, the building includes two restrooms for convenience. An attached double wide garage with both front and rear entry doors offer practical access and ample storage. There are many potential uses: Law Office, insurance, financial services, or general. This property is being sold "AS IS".

Property Features

Location Details

Address	210 N Longwood, Rockford, IL, 61107
Zoning	C2
County	Winnebago
Parcels	11-23-477-006

Name	210 N Longwood Street.
Cross Street	Spafford Ave. & Crosby St.
Nearest MSA	Rockford

Building Details

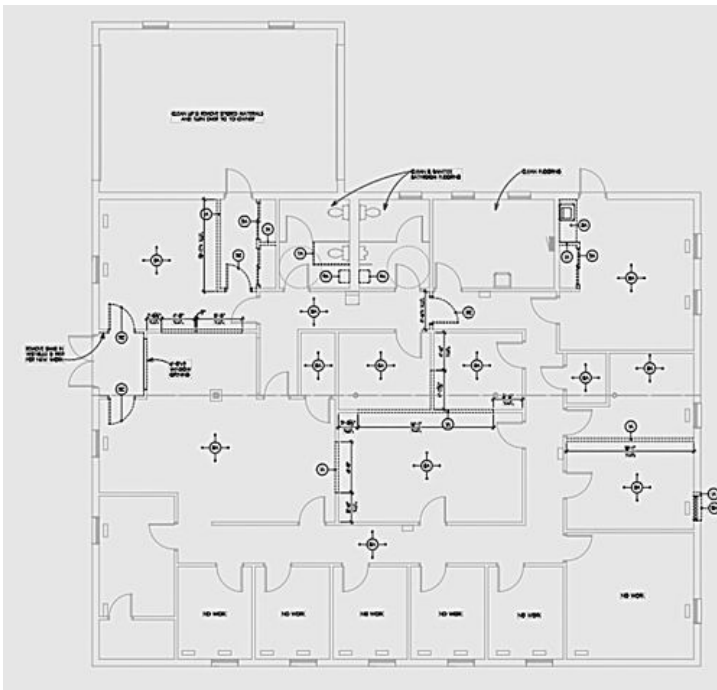
Sub Type	General	Office Space	4,032 SF
Building Status	Existing	Floor Size	4,032 SF
Building Size	4,032 SF	Floor Size (Avg)	4,032 SF
Land Size	0.42 Acres / 18,121 SF	Air Conditioned	Yes
Number of Buildings	1	Heated	Yes
Number of Floors	1	Security System	Yes
Year Built	1968	Owner Occupied	Yes
Primary Constr. Type	Framed	Electricity	Yes, Municipal Utility District, Com Ed
Occupancy Type	Single Tenant	Water	Yes, City, City of Rockford
Building Class	C	Sanitary Sewer	Yes, Municipal Utility District, Four Ri...
Parking Spaces	22	Natural Gas	Yes, Municipal Utility District, Nicor Gas
Parking Ratio	-	Rail Service	No

Property Listings

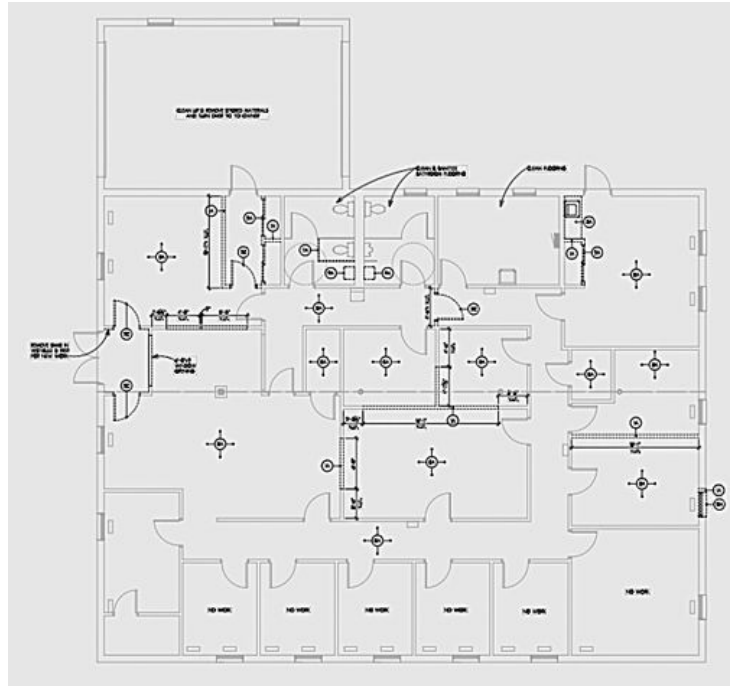
1 Listing | 4,032 SF | \$150,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Office	-	4,032 SF	\$150,000	Now

Additional Photos







Contact



Tom Ewing
815-703-6677
TomEwing@IllinoisCCIM.com

GAMBINO REALTORS

210 N Longwood Street

GAMBINO REALTORS

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

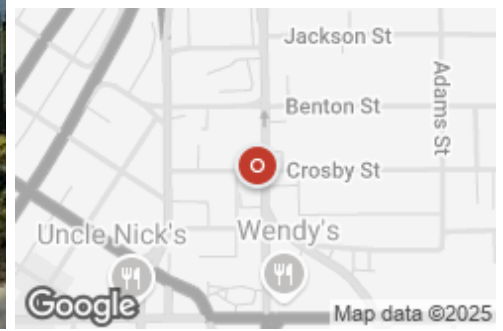
210 N LONGWOOD STREET.

Office: General

Prepared on January 24, 2025

210 N LONGWOOD STREET, Rockford, IL, 61107

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Property Features

Location Details

Address	210 N LONGWOOD STREET, Rockford, ...	Name	210 N Longwood Street.
Zoning	C2	Cross Street	Spafford Ave. & Crosby St.
County	Winnebago	Nearest MSA	Rockford
Parcels	11-23-477-006		

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Listings

1 Listing | 4,032 SF | \$150,000

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Additional Photos



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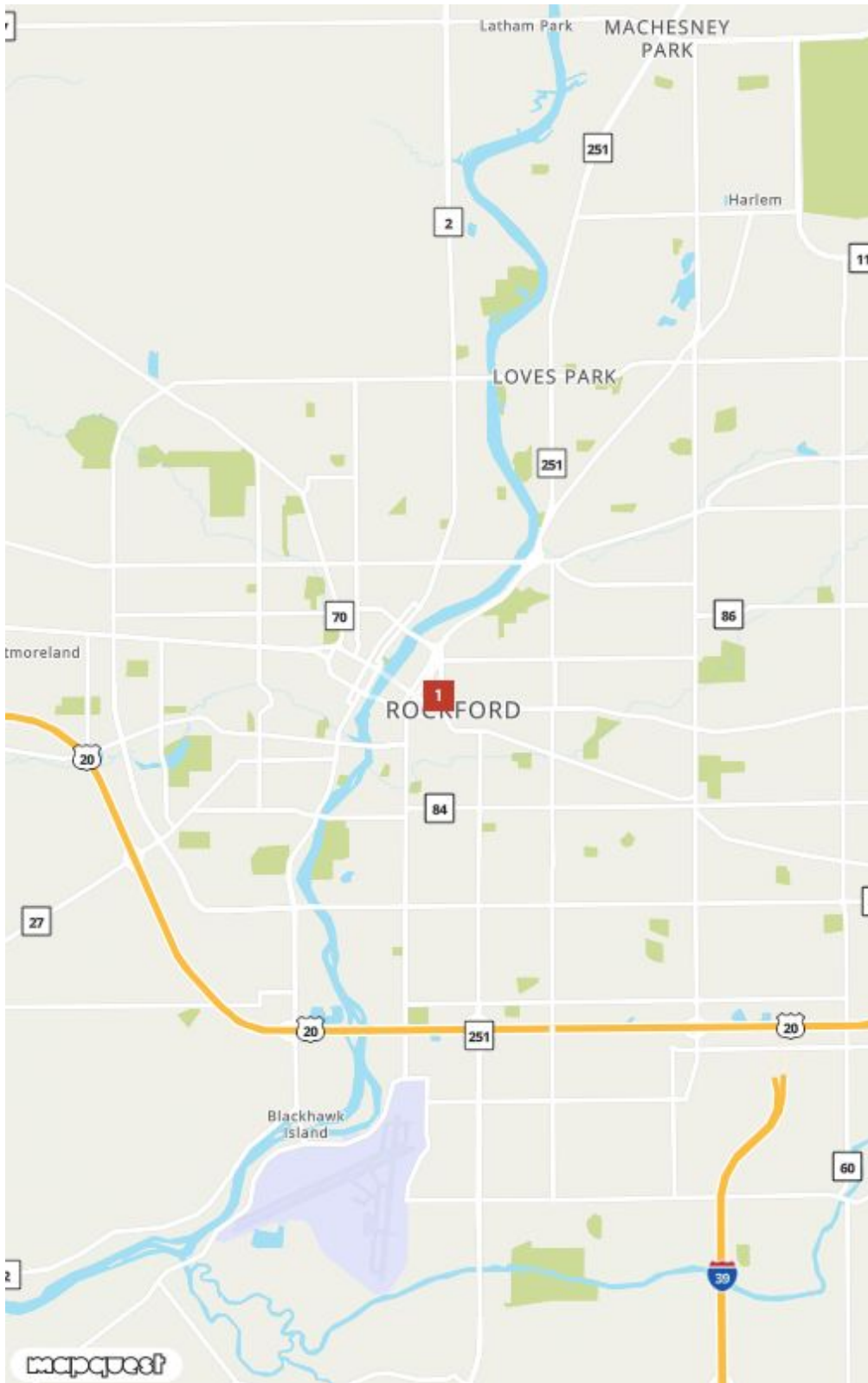
GAMBINO REALTORS

Report for 210 N LONGWOOD ...

MOODY'S

GAMBINO REALTORS

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



1



210 N LONGWOOD STREET
Rockford, IL 61107



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MOODY'S

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 210 N LONGWOOD STREET, Rockford, IL 61107

CITY, STATE

Rockford, IL

POPULATION

129,269

AVG. HHSIZE

2.54

MEDIAN HH INCOME

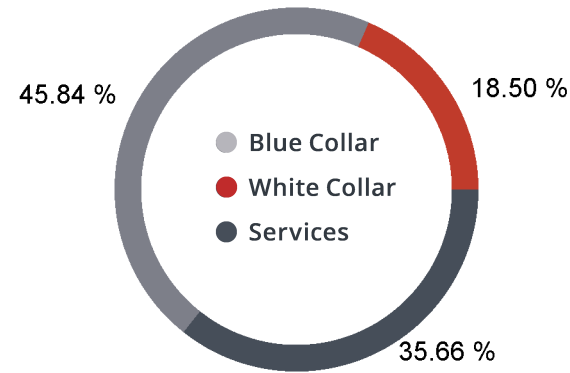
\$40,758

HOME OWNERSHIP

Renters: **19,475**

Owners: **31,047**

EMPLOYMENT



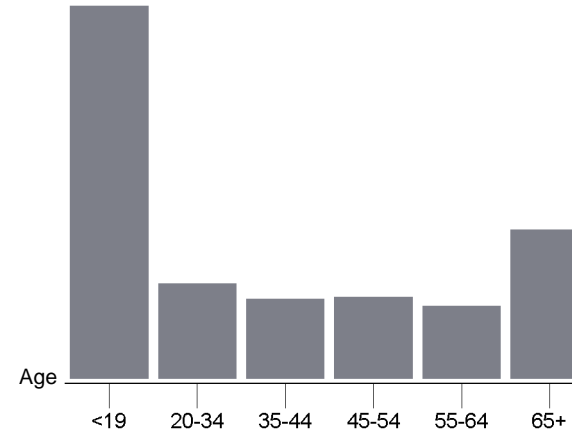
42.39 % Employed
3.77 % Unemployed

EDUCATION

High School Grad: **31.92 %**
Some College: **20.48 %**
Associates: **5.55 %**
Bachelors: **20.28 %**

GENDER & AGE

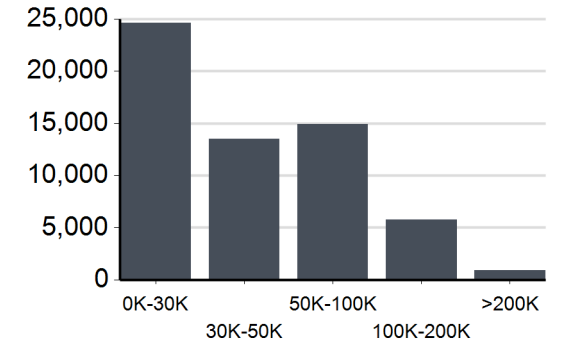
48.39 % **51.61 %**



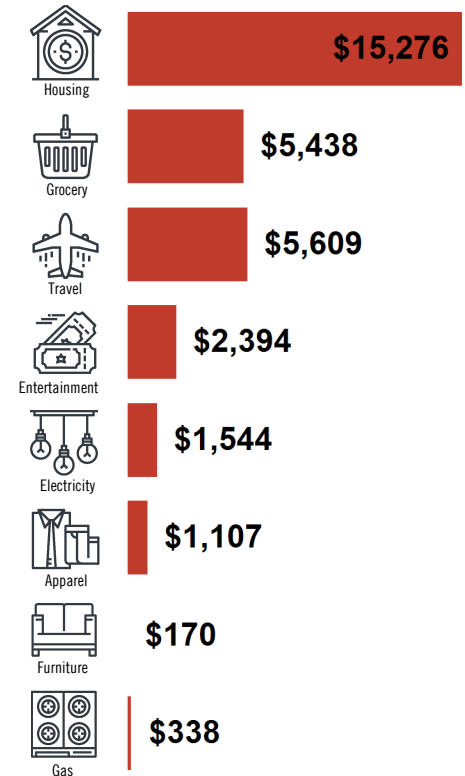
RACE & ETHNICITY

White: **57.96 %**
Asian: **0.70 %**
Native American: **0.13 %**
Pacific Islanders: **0.00 %**
African-American: **20.20 %**
Hispanic: **12.83 %**
Two or More Races: **8.17 %**

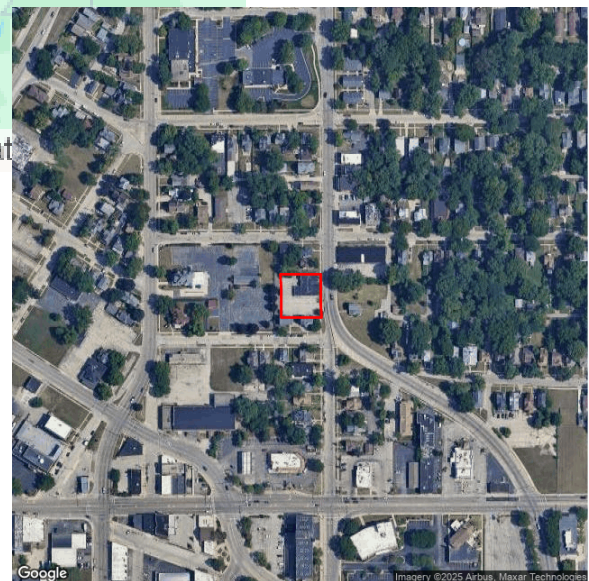
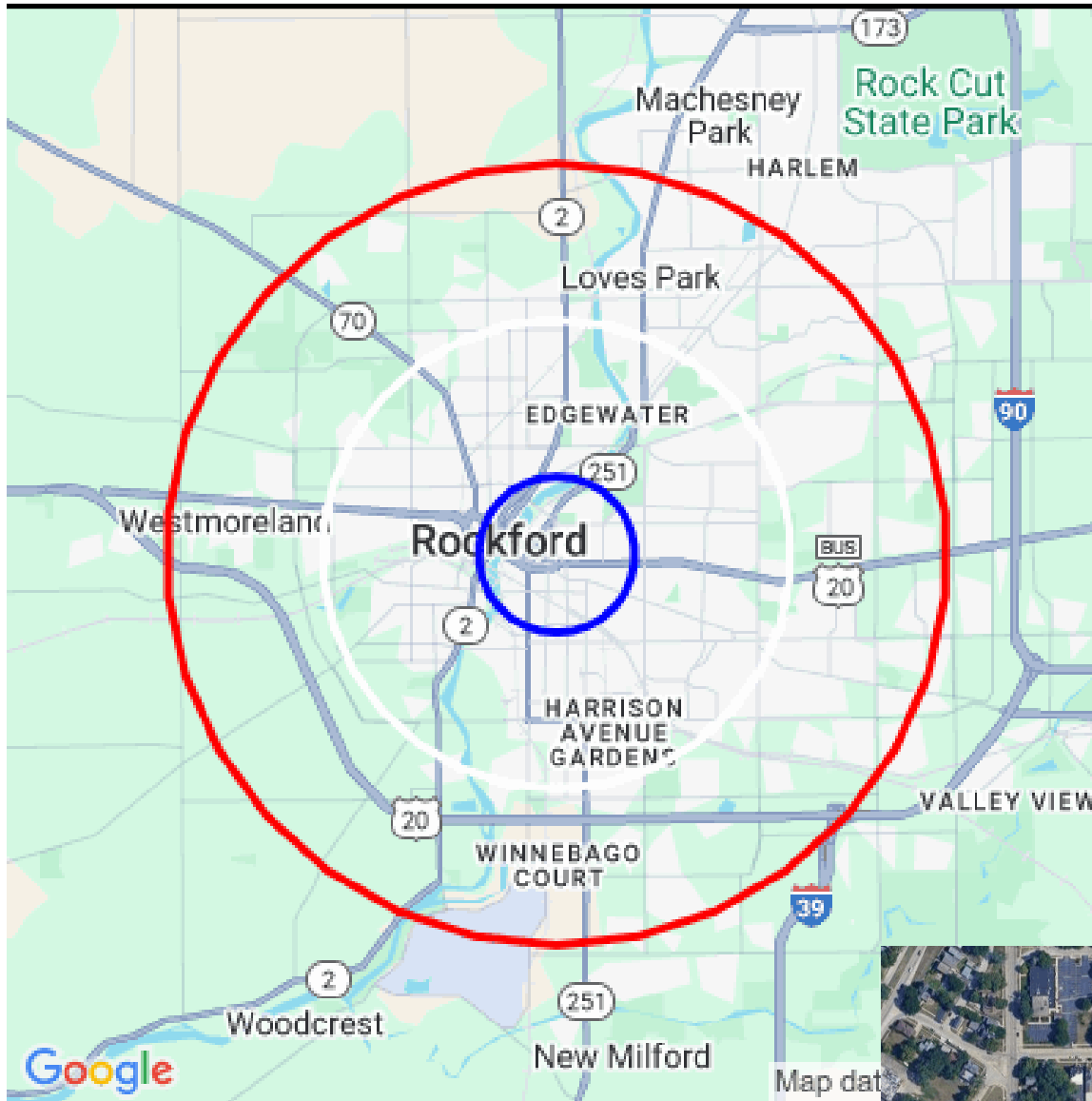
INCOME BY HOUSEHOLD



HH SPENDING



Demographic Report



210 N LONGWOOD STREET.

Population

Distance	Male	Female	Total
1- Mile	3,616	3,801	7,418
3- Mile	32,196	34,248	66,445
5- Mile	62,850	67,107	129,956

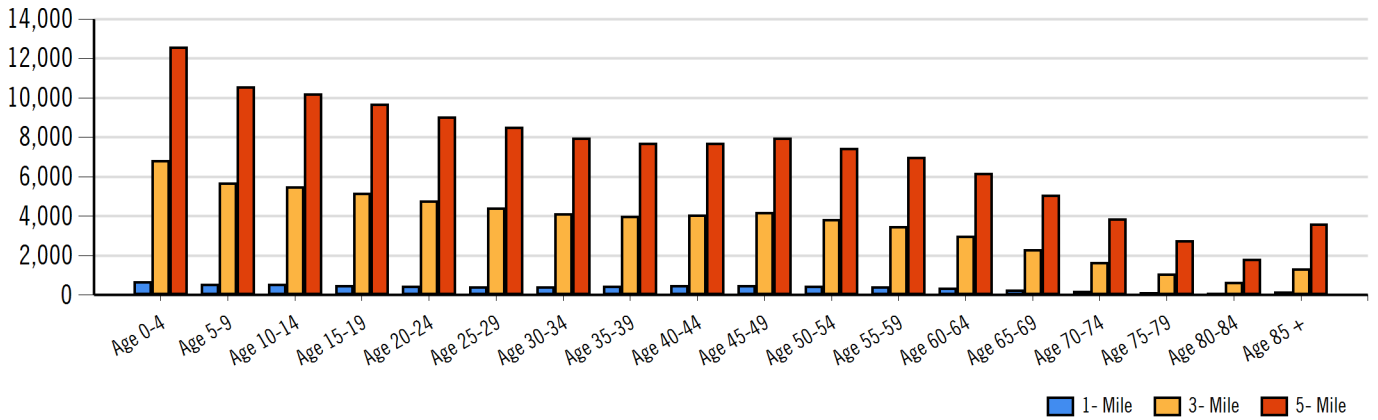


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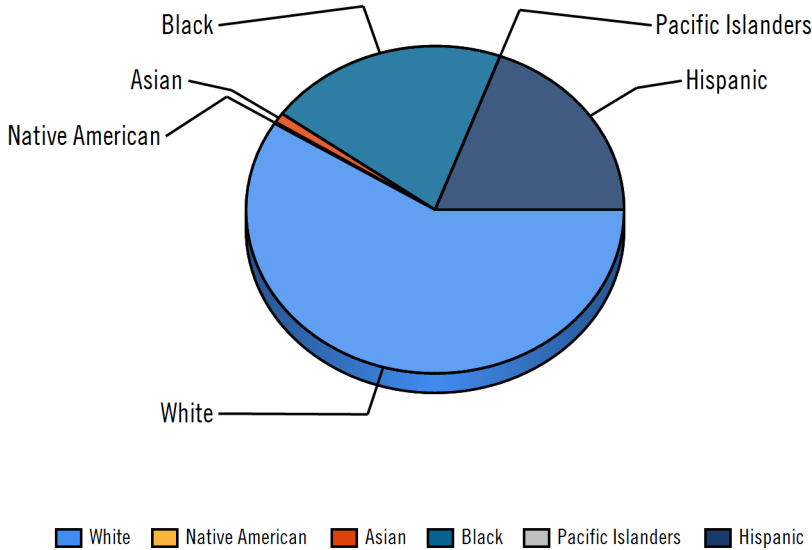
MOODY'S
 ANALYTICS

Catylist

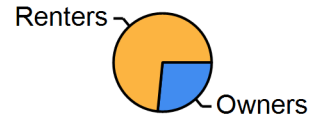
Population by Distance and Age (2020)



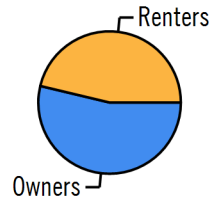
Ethnicity within 5 miles



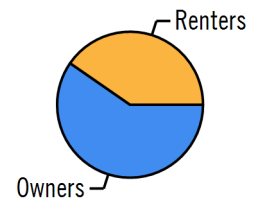
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	3,167	375	6.40 %
3-Mile	27,921	2,773	8.00 %
5-Mile	54,455	4,890	7.89 %

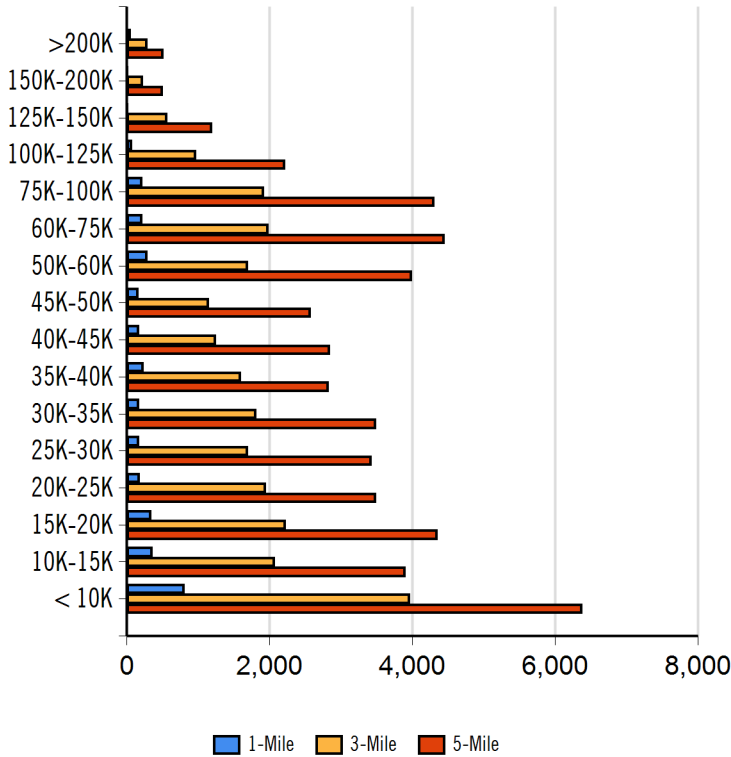


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	9	1	141	664	46	350	167	82	292	749	224	172	198
3-Mile	91	71	1,339	5,469	692	3,177	1,521	658	2,469	6,125	2,694	885	1,895
5-Mile	181	101	2,516	11,097	1,360	6,205	3,043	1,346	4,798	12,006	4,641	1,583	3,849

Household Income



Radius	Median Household Income
1-Mile	\$29,341.41
3-Mile	\$35,093.06
5-Mile	\$39,319.87

Radius	Average Household Income
1-Mile	\$35,331.00
3-Mile	\$42,777.93
5-Mile	\$46,544.52

Radius	Aggregate Household Income
1-Mile	\$126,397,050.85
3-Mile	\$1,089,216,074.88
5-Mile	\$2,307,540,453.33

Education

	1-Mile	3-mile	5-mile
Pop > 25	4,617	38,369	77,807
High School Grad	1,361	11,718	25,244
Some College	905	7,632	15,831
Associates	185	1,910	4,362
Bachelors	328	3,742	8,141
Masters	142	1,700	3,220
Prof. Degree	77	831	1,511
Doctorate	17	245	418

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	115 %	140 %	143 %
Teen's	59 %	99 %	103 %
Expensive Homes	0 %	2 %	7 %
Mobile Homes	0 %	7 %	11 %
New Homes	1 %	5 %	13 %
New Households	85 %	90 %	89 %
Military Households	7 %	3 %	8 %
Households with 4+ Cars	30 %	55 %	65 %
Public Transportation Users	48 %	50 %	41 %
Young Wealthy Households	25 %	23 %	17 %

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	126,926,907		990,039,637		2,019,681,390	
Average annual household	36,010		38,870		40,077	
Food	4,942	13.72 %	5,245	13.49 %	5,361	13.38 %
Food at home	3,434		3,594		3,650	
Cereals and bakery products	483		508		516	
Cereals and cereal products	173		182		185	
Bakery products	310		326		331	
Meats poultry fish and eggs	712		740		747	
Beef	166		172		174	
Pork	125		133		136	
Poultry	136		141		141	
Fish and seafood	114		118		118	
Eggs	58		60		61	
Dairy products	340		353		359	
Fruits and vegetables	678		714		728	
Fresh fruits	99		104		106	
Processed vegetables	137		143		145	
Sugar and other sweets	126		133		135	
Fats and oils	107		113		115	
Miscellaneous foods	649		676		687	
Nonalcoholic beverages	306		319		322	
Food away from home	1,508		1,650		1,711	
Alcoholic beverages	230		254		266	
Housing	13,890	38.57 %	14,749	37.94 %	15,083	37.64 %
Shelter	8,344		8,846		9,049	
Owned dwellings	4,264		4,737		4,970	
Mortgage interest and charges	2,056		2,298		2,422	
Property taxes	1,395		1,571		1,652	
Maintenance repairs	813		866		895	
Rented dwellings	3,567		3,533		3,476	
Other lodging	512		575		602	
Utilities fuels	3,459		3,656		3,724	
Natural gas	303		326		335	
Electricity	1,458		1,520		1,536	
Fuel oil	123		131		135	
Telephone services	1,050		1,119		1,145	
Water and other public services	523		557		570	
Household operations	842	2.34 %	926	2.38 %	959	2.39 %
Personal services	212		244		254	
Other household expenses	629		682		704	
Housekeeping supplies	474		503		510	
Laundry and cleaning supplies	139		143		144	
Other household products	259		282		289	
Postage and stationery	75		76		76	
Household furnishings	769		817		839	
Household textiles	65		64		64	
Furniture	148		161		166	
Floor coverings	15		18		19	
Major appliances	112		120		125	
Small appliances	71		75		75	
Miscellaneous	357		377		388	
Apparel and services	1,033	2.87 %	1,084	2.79 %	1,093	2.73 %
Men and boys	177		192		195	
Men 16 and over	137		154		158	
Boys 2 to 15	39		38		37	
Women and girls	389		401		403	



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Women 16 and over	319	329	331
Girls 2 to 15	70	72	72
Children under 2	83	84	83

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	126,926,907		990,039,637		2,019,681,390	
Average annual household	36,010		38,870		40,077	
Transportation	4,912	13.64 %	5,336	13.73 %	5,523	13.78 %
Vehicle purchases	1,014		1,118		1,176	
Cars and trucks new	455		519		564	
Cars and trucks used	535		571		581	
Gasoline and motor oil	1,703		1,817		1,862	
Other vehicle expenses	1,890		2,067		2,140	
Vehicle finance charges	116		132		139	
Maintenance and repairs	660		710		731	
Vehicle insurance	893		986		1,021	
Vehicle rental leases	219		238		248	
Public transportation	304		333		344	
Health care	2,789	7.75 %	3,063	7.88 %	3,191	7.96 %
Health insurance	1,905		2,071		2,145	
Medical services	519		586		622	
Drugs	272		306		320	
Medical supplies	91		99		102	
Entertainment	2,063	5.73 %	2,264	5.82 %	2,354	5.87 %
Fees and admissions	310		355		377	
Television radios	844		899		920	
Pets toys	753		826		858	
Personal care products	461		497		512	
Reading	40		44		45	
Education	894		916		915	
Tobacco products	391		396		396	
Miscellaneous	553	1.54 %	612	1.57 %	638	1.59 %
Cash contributions	960		1,049		1,100	
Personal insurance	2,847		3,353		3,594	
Life and other personal insurance	113		126		133	
Pensions and Social Security	2,734		3,226		3,460	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	6,497	6,403	1.93 %	2,895	3,057	2,194	4,303	2,130
3-Mile	2020	35,504	32,721	9.23 %	11,384	21,732	19,859	15,645	7,889
5-Mile	2020	66,368	60,763	9.61 %	20,548	41,664	40,267	26,101	12,993
1-Mile	2023	5,452	6,403	-13.83 %	2,378	2,614	1,830	3,622	3,644
3-Mile	2023	30,174	32,721	-6.75 %	9,574	18,574	17,144	13,030	15,227
5-Mile	2023	55,995	60,763	-7.05 %	17,221	35,262	34,827	21,168	26,876



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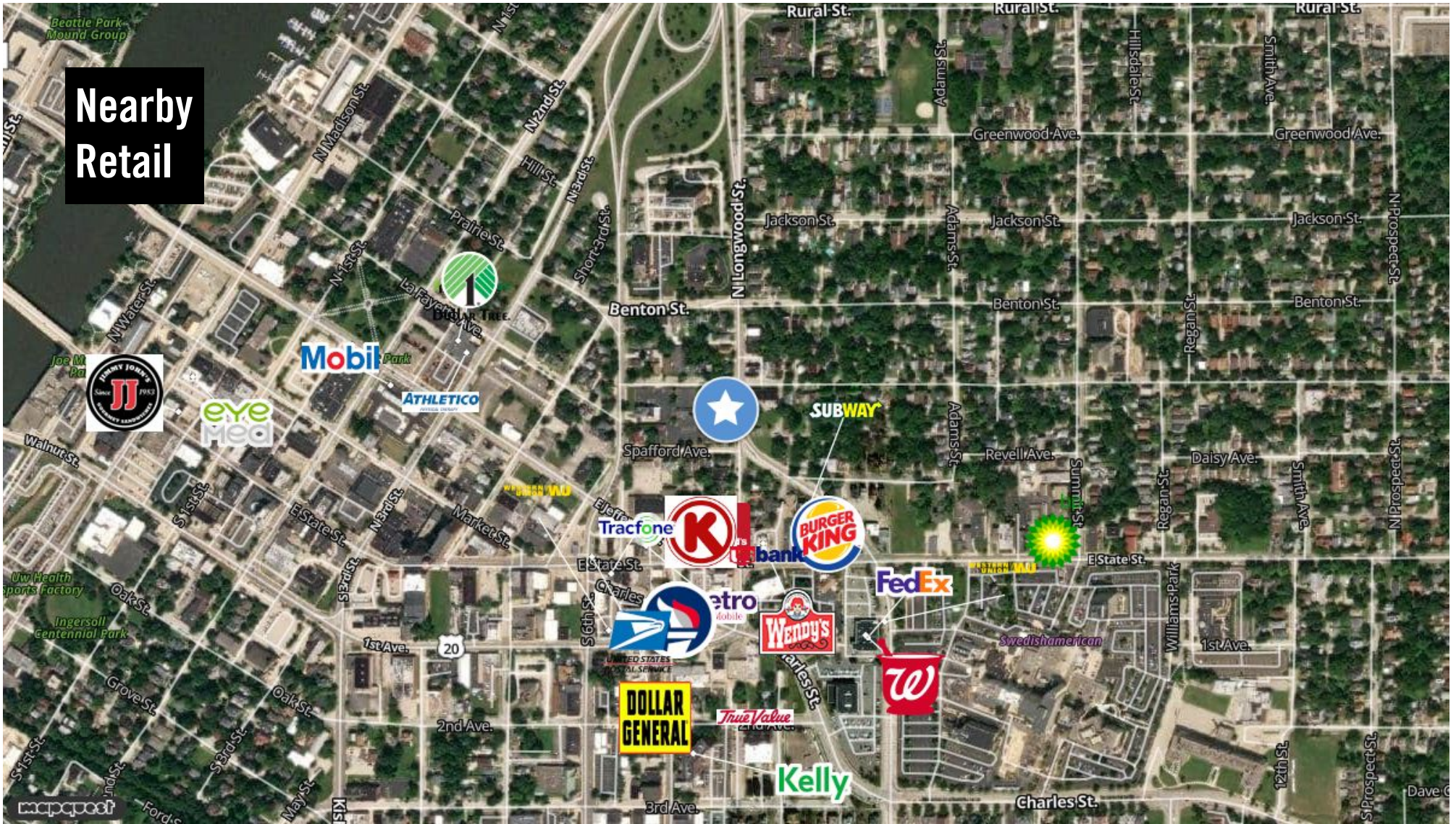
Catylist

210 N LONGWOOD STREET.

GAMBINO REALTORS

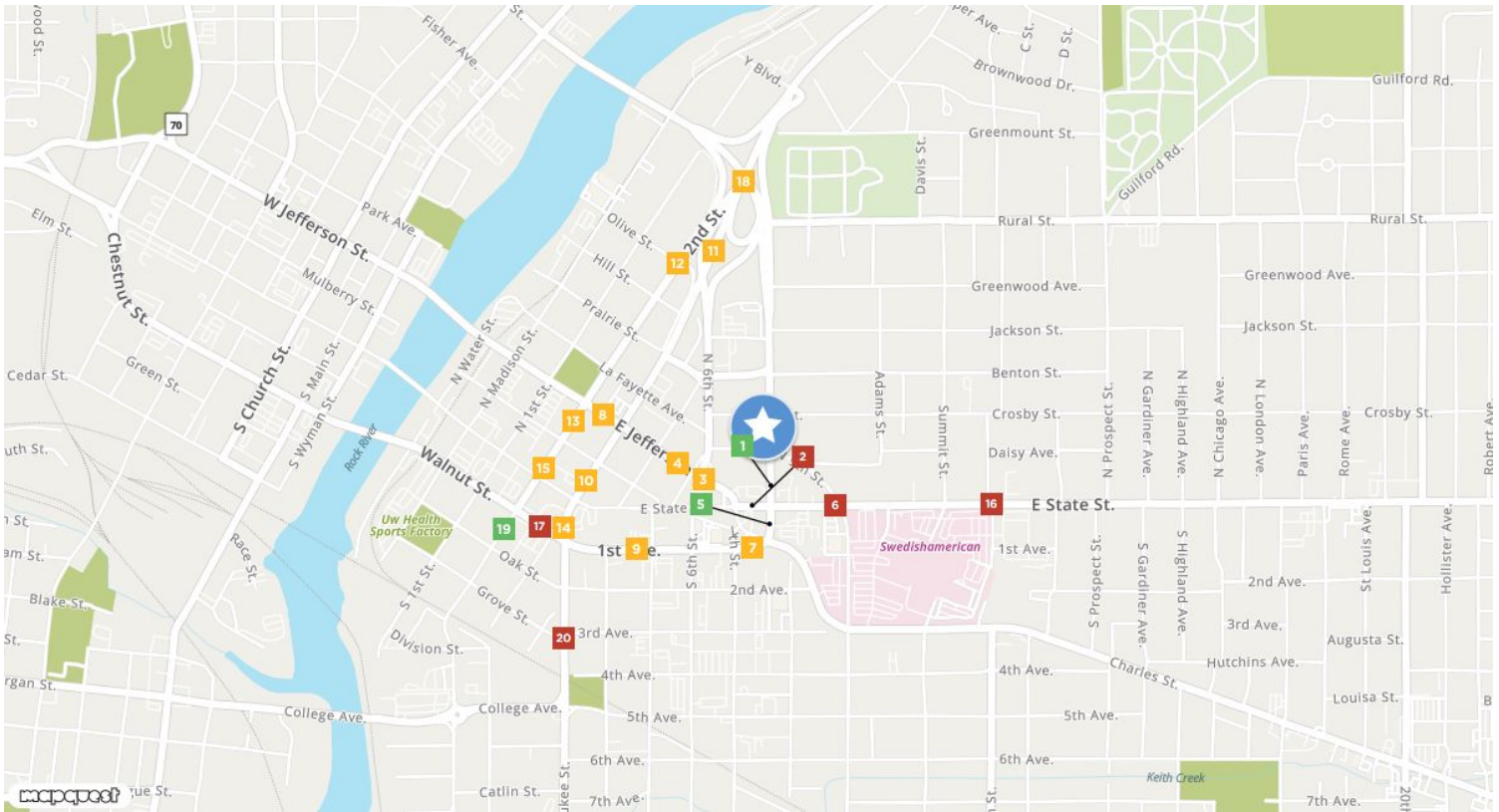
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Nearby Retail



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Traffic Counts



North Longwood Street 1	East State Street 2	JEFFERSON 3	East Jefferson Street 4	South Longwood Street 5
Spafford Ave	S Longwood St	Hall St	N 5th St	E State St
Year: 2023 1,800	Year: 2023 13,100	Year: 2023 5,900	Year: 2023 7,100	Year: 2023 4,700
Year: 2022 1,950	Year: 2021 11,700	Year: 2021 7,400	Year: 2021 6,600	Year: 2021 4,000
Year: 2021 1,750	Year: 2005 18,800	Year: 2005 8,600	Year: 2005 8,300	Year: 2005 8,300
East State Street 6	1st Avenue 7	East Jefferson Street 8	1st Avenue 9	North 3rd Street 10
N 9th St	7th St	N 3rd St	S 5th St	E State St
Year: 2023 15,900	Year: 2023 8,900	Year: 2023 8,200	Year: 2023 6,100	Year: 2023 9,300
Year: 2021 14,000	Year: 2021 8,300	Year: 2021 7,400	Year: 2021 5,800	Year: 2021 8,900
Year: 2005 18,800	Year: 2005 8,300	Year: 2005 8,600	Year: 2005 5,900	
North 2nd Street 11	North 2nd Street 12	North 2nd Street 13	KISHWAUKEE 14	North 2nd Street 15
N 2nd St	Hill St	Market St	S 3rd St	Market St
Year: 2023 8,200	Year: 2023 7,900	Year: 2023 6,700	Year: 2023 9,300	Year: 2023 6,500
Year: 2021 8,000	Year: 2021 7,200	Year: 2021 6,200		Year: 2021 6,100
Year: 2005 9,500	Year: 1994 11,400	Year: 2005 6,900		Year: 2005 6,900
East State Street 16	Walnut Street 17	North 2nd Street 18	South 2nd Street 19	Kishwaukee Street 20
Regan St	S 3rd St	N 6th St	Walnut St	Grove St
Year: 2023 18,500	Year: 2023 14,300	Year: 2023 8,200	Year: 2023 500	Year: 2023 15,800
Year: 2021 15,900	Year: 2021 12,800	Year: 2021 8,000	Year: 2022 400	Year: 2021 15,000
Year: 2004 20,500	Year: 2005 12,600	Year: 2019 8,700	Year: 2021 425	Year: 2005 15,600



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MOODY'S
 ANALYTICS

Catylist



Tom Ewing

Contact

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815-703-6677

Company

3815 N MULFORD RD
Rockford, IL 611145622

Biography

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

Professional Profile Managing Broker -

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