

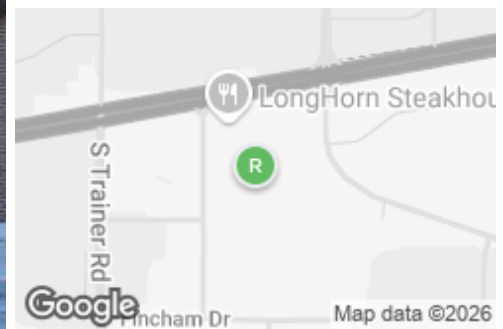
## Retail/Warehouse for Sale

6681 E. State Street, Rockford, IL, 61108

Retail: Mixed Use For Sale

Prepared on April 30, 2026

1 of 1 Listings



### Listing Details | Retail For Sale

Suite	2
Total Available Space	122,369 SF
Asking Price	\$5,000,000
Listing Price Per SF	\$40.86
Cap Rate (Actual)	-
Total Expenses	\$133,458
Possession	Completion
Signage	None
Show Instructions	Call broker
Tax Year	2025

Real Estate Taxes	\$133,458 in 2025
Vacant	No
Available Date	Now
Days On Market	2 days
Date Listed	4/28/2026
Last Modified	4/29/2026
Listing ID	44755197
Owner Occupied	Yes
Parking Spaces	-

### Description

Investment Opportunity | High-Visibility Multi-Tenant Retail/Warehouse Asset

Positioned along the highly trafficked East State Street corridor in Rockford, this versatile multi-tenant retail/warehouse property offers a rare combination of visibility, functionality, and income potential.

Designed to accommodate two to three tenants, the asset provides flexibility for both investors and owner-users. A standout feature is the expansive suite combining showroom and warehouse space—ideal for businesses seeking a strong retail presence with integrated operational capabilities.

Property Highlights:

- Multi-tenant configuration (2–3 suites) supporting diversified income
- Prime frontage on East State Street with strong daily traffic counts
- Showroom + warehouse suite tailored for retail, distribution, or hybrid users
- 7 dock doors enabling efficient logistics and throughput
- 2 drive-in/overhead doors for additional access and operational flexibility

Adaptable layout suitable for retail, showroom, warehouse, or service uses  
 Ample on-site parking for customers and employees  
 Excellent connectivity to major roadways and surrounding retail corridors

This asset presents a compelling opportunity to acquire a well-located, income-producing property with leasing flexibility and long-term upside. Ideal for investors seeking stable cash flow with value-add potential, or for an owner-user looking to offset occupancy costs through supplemental rental income.

For additional details or to schedule a tour, contact the listing broker.

## Property Features

### Location Details

Address	<b>6681 E. State Street, Rockford, IL, 61...</b>	Parcels	<b>12-27-203-014</b>
Zoning	<b>C2</b>	Name	<b>6663-6669 E. State St.</b>
County	<b>Winnebago</b>	Nearest MSA	<b>Rockford</b>

### Building Details

Sub Type	<b>Mixed Use</b>	Parking Ratio	<b>-</b>
Building Status	<b>Existing</b>	Retail Space	<b>9,391 SF</b>
Building Size	<b>123,318 SF</b>	Rentable Space	<b>9,391 SF</b>
Land Size	<b>10.57 Acres / 460,429 SF</b>	Air Conditioned	<b>Yes</b>
Number of Buildings	<b>1</b>	Heated	<b>Yes</b>
Number of Floors	<b>1</b>	Owner Occupied	<b>Yes</b>
Year Built	<b>1991</b>	Electricity	<b>Yes</b>
Primary Constr. Type	<b>Framed</b>	Water	<b>Yes</b>
Occupancy Type	<b>Multi-tenant</b>	Sanitary Sewer	<b>Yes</b>
Parking Spaces	<b>-</b>	Rail Service	<b>No</b>

## Property Listings

1 Listing | 122,369 SF | \$5,000,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Furniture Retail/Wareho...	2	122,369 SF	\$5,000,000	Now

## Additional Photos











## Contact



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GAMBINO REALTORS-Rkfd

# 6663 - 6669 E. State St.

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

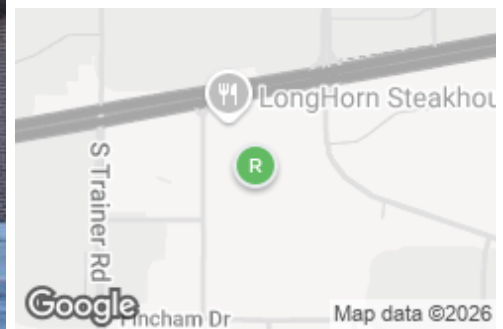
## 6663-6669 E. State St.

6663 - 6669 E. State St., Rockford, IL, 61108

Retail: Mixed Use

Prepared on April 30, 2026

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### Property Features

#### Location Details

Address	6663 - 6669 E. State St., Rockford, IL 6...	Parcels	12-27-203-014
Zoning	C2	Name	6663-6669 E. State St.
County	Winnebago	Nearest MSA	Rockford

#### Building Details

Sub Type	Mixed Use	Parking Ratio	-
Building Status	Existing	Retail Space	9,391 SF
Building Size	123,318 SF	Rentable Space	9,391 SF
Land Size	10.57 Acres / 460,429 SF	Air Conditioned	Yes
Number of Buildings	1	Heated	Yes
Number of Floors	1	Owner Occupied	Yes
Year Built	1991	Electricity	Yes
Primary Constr. Type	Framed	Water	Yes
Occupancy Type	Multi-tenant	Sanitary Sewer	Yes
Parking Spaces	-	Rail Service	No

### Listings

1 Listing | 122,369 SF | \$5,000,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Furniture Retail/Wareho...	2	122,369 SF	\$5,000,000	Now

## Additional Photos



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6663-6669 E. State St.

**MOODY'S**

GAMBINO REALTORS-Rkfd

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**Parcel  
Aerial**



6663-6669 E. State St.

6663-6669 E. State St.

Rockford, IL 61108



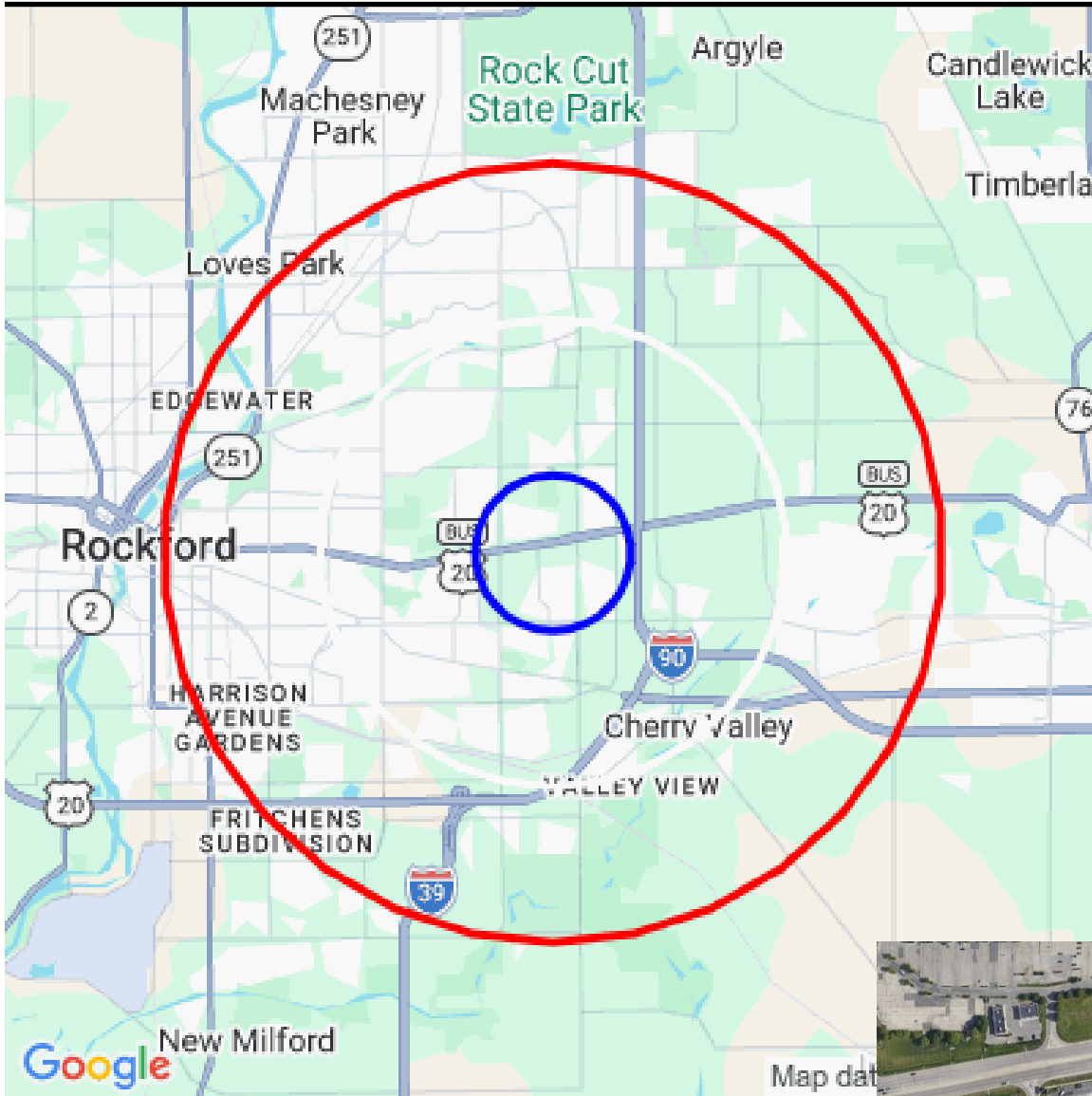
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**MOODY'S**  
ANALYTICS

Catylist

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## Demographic Report



### 6663-6669 E. State St.

#### Population

Distance	Male	Female	Total
1- Mile	1,411	1,617	3,029
3- Mile	11,882	12,954	24,836
5- Mile	35,659	38,092	73,752

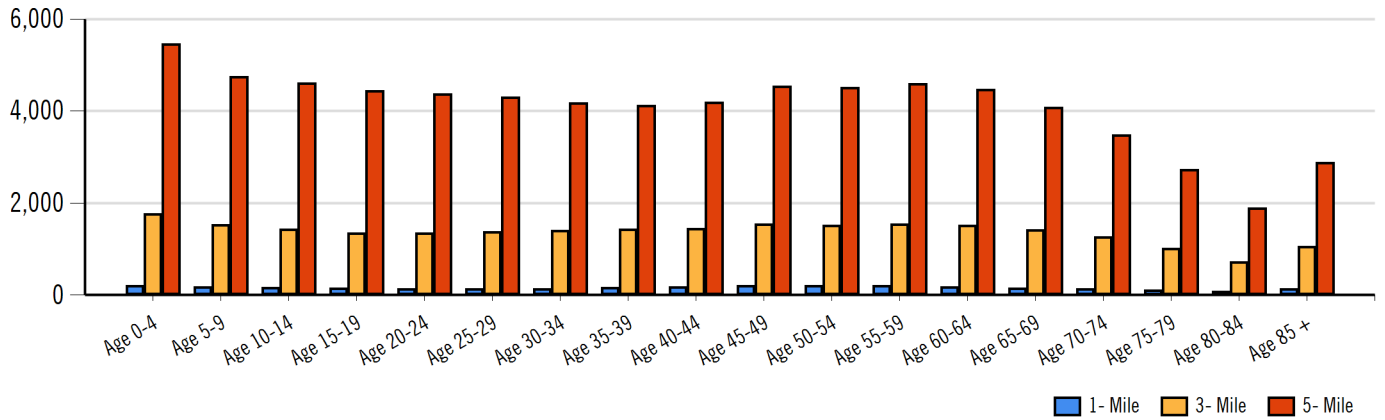


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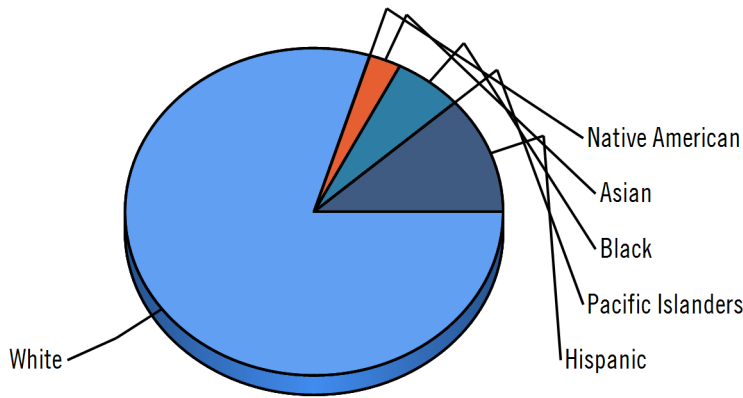
**MOODY'S**  
 ANALYTICS

Catylist

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

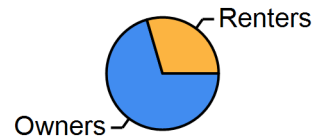


**Ethnicity within 5 miles**

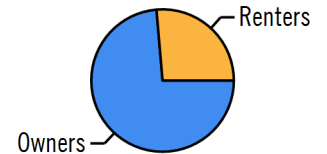


White Native American Asian Black Pacific Islanders Hispanic

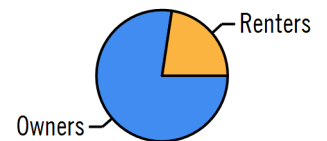
**Home Ownership 1 Mile**



**Home Ownership 3 Mile**



**Home Ownership 5 Mile**



**Employment by Distance**

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,352	74	1.99 %
3-Mile	11,532	530	3.15 %
5-Mile	34,891	1,816	4.24 %

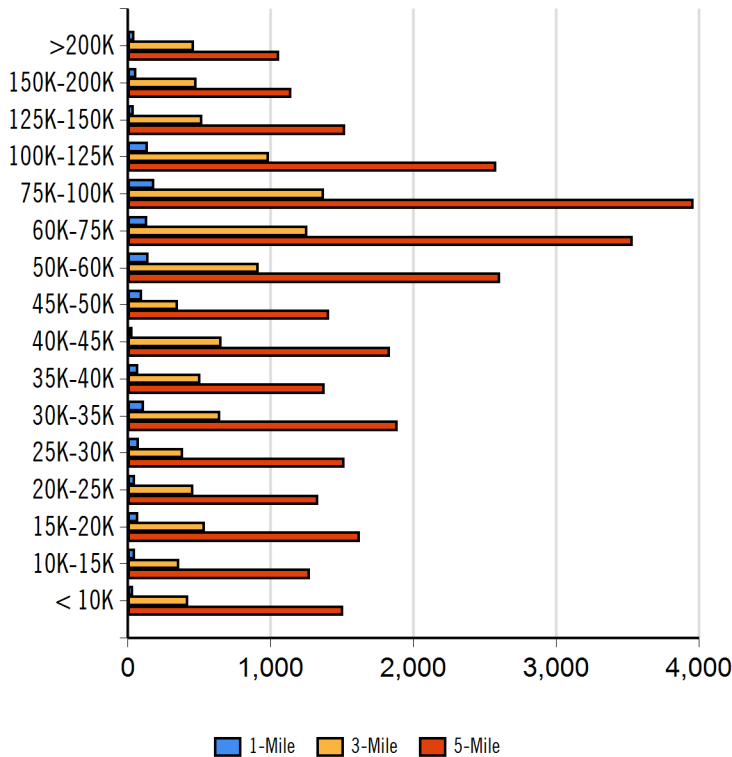


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**Labor & Income**

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	3	1	78	321	52	112	48	54	97	295	93	33	92
3-Mile	25	11	473	2,436	361	1,123	474	274	905	2,988	921	273	791
5-Mile	81	46	1,670	6,909	1,057	3,617	1,687	780	2,781	8,790	2,588	943	2,511

**Household Income**



Radius	Median Household Income
1-Mile	\$67,893.80
3-Mile	\$63,162.38
5-Mile	\$57,969.56

Radius	Average Household Income
1-Mile	\$72,402.20
3-Mile	\$74,189.55
5-Mile	\$67,759.48

Radius	Aggregate Household Income
1-Mile	\$91,703,939.06
3-Mile	\$755,438,566.51
5-Mile	\$2,067,052,192.65

**Education**

	1-Mile	3-mile	5-mile
Pop > 25	2,153	17,362	50,068
High School Grad	452	4,557	13,799
Some College	561	4,175	11,427
Associates	182	1,315	3,626
Bachelors	407	3,383	9,614
Masters	172	1,229	3,747
Prof. Degree	31	442	1,401
Doctorate	15	69	169

**Tapestry**

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	50 %	102 %	117 %
Teen's	32 %	62 %	79 %
Expensive Homes	0 %	0 %	3 %
Mobile Homes	0 %	3 %	5 %
New Homes	56 %	46 %	44 %
New Households	35 %	58 %	66 %
Military Households	0 %	0 %	1 %
Households with 4+ Cars	18 %	77 %	83 %
Public Transportation Users	4 %	10 %	9 %
Young Wealthy Households	41 %	94 %	46 %

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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	63,116,717		507,518,636		1,440,046,118	
<b>Average annual household</b>	49,732		49,982		47,849	
<b>Food</b>	6,448	12.97 %	6,469	12.94 %	6,232	13.02 %
Food at home	4,186		4,197		4,086	
Cereals and bakery products	594		596		579	
Cereals and cereal products	212		212		206	
Bakery products	382		383		373	
Meats poultry fish and eggs	831		837		818	
Beef	194		196		192	
Pork	150		151		148	
Poultry	154		156		153	
Fish and seafood	135		135		131	
Eggs	68		68		66	
Dairy products	422		424		410	
Fruits and vegetables	858		852		826	
Fresh fruits	127		125		121	
Processed vegetables	163		163		159	
Sugar and other sweets	153		154		151	
Fats and oils	133		133		129	
Miscellaneous foods	786		789		770	
Nonalcoholic beverages	354		355		350	
Food away from home	2,262		2,272		2,146	
Alcoholic beverages	361		363		342	
<b>Housing</b>	17,793	35.78 %	17,907	35.83 %	17,295	36.14 %
Shelter	10,711		10,812		10,421	
Owned dwellings	6,543		6,561		6,220	
Mortgage interest and charges	3,288		3,290		3,109	
Property taxes	2,193		2,214		2,092	
Maintenance repairs	1,061		1,056		1,018	
Rented dwellings	3,320		3,357		3,378	
Other lodging	847		893		821	
Utilities fuels	4,192		4,190		4,099	
Natural gas	395		394		382	
Electricity	1,660		1,663		1,639	
Fuel oil	165		165		157	
Telephone services	1,308		1,304		1,274	
Water and other public services	663		662		644	
<b>Household operations</b>	1,222	2.46 %	1,230	2.46 %	1,174	2.45 %
Personal services	354		353		335	
Other household expenses	868		877		839	
Housekeeping supplies	591		604		584	
Laundry and cleaning supplies	160		162		158	
Other household products	347		354		341	
Postage and stationery	83		87		84	
Household furnishings	1,075		1,069		1,015	
Household textiles	79		78		75	
Furniture	228		237		218	
Floor coverings	27		28		25	
Major appliances	150		142		138	
Small appliances	89		91		87	
Miscellaneous	500		491		471	
<b>Apparel and services</b>	1,314	2.64 %	1,321	2.64 %	1,278	2.67 %
Men and boys	256		257		245	
Men 16 and over	215		215		203	
Boys 2 to 15	40		42		41	
Women and girls	472		477		459	



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Women 16 and over	396	403	385
Girls 2 to 15	75	73	74
Children under 2	87	89	88

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	63,116,717		507,518,636		1,440,046,118	
<b>Average annual household</b>	49,732		49,982		47,849	
<b>Transportation</b>	6,918	13.91 %	6,847	13.70 %	6,575	13.74 %
Vehicle purchases	1,657		1,609		1,515	
Cars and trucks new	845		837		773	
Cars and trucks used	768		729		702	
Gasoline and motor oil	2,163		2,147		2,095	
Other vehicle expenses	2,616		2,601		2,510	
Vehicle finance charges	177		177		170	
Maintenance and repairs	901		900		864	
Vehicle insurance	1,208		1,198		1,165	
Vehicle rental leases	328		325		309	
Public transportation	481		489		453	
<b>Health care</b>	3,941	7.92 %	3,900	7.80 %	3,758	7.85 %
Health insurance	2,575		2,556		2,473	
Medical services	836		821		781	
Drugs	402		395		382	
Medical supplies	127		126		121	
<b>Entertainment</b>	2,995	6.02 %	2,969	5.94 %	2,852	5.96 %
Fees and admissions	566		573		530	
Television radios	1,050		1,045		1,024	
Pets toys	1,096		1,083		1,041	
Personal care products	642		643		614	
Reading	56		57		54	
Education	1,196		1,288		1,186	
Tobacco products	393		397		399	
<b>Miscellaneous</b>	779	1.57 %	814	1.63 %	774	1.62 %
<b>Cash contributions</b>	1,348		1,369		1,304	
<b>Personal insurance</b>	5,542		5,632		5,179	
Life and other personal insurance	179		175		167	
Pensions and Social Security	5,362		5,457		5,012	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	3,404	3,165	7.45 %	1,210	1,993	2,394	1,010	575
3-Mile	2020	16,090	14,740	9.09 %	4,758	10,453	11,702	4,388	2,451
5-Mile	2020	42,900	38,791	9.89 %	12,423	28,016	31,443	11,457	6,571
1-Mile	2023	2,790	3,165	-11.70 %	990	1,635	2,052	738	1,347
3-Mile	2023	13,277	14,740	-9.87 %	3,924	8,623	10,041	3,236	6,009
5-Mile	2023	35,504	38,791	-8.90 %	10,289	23,163	26,859	8,645	16,012

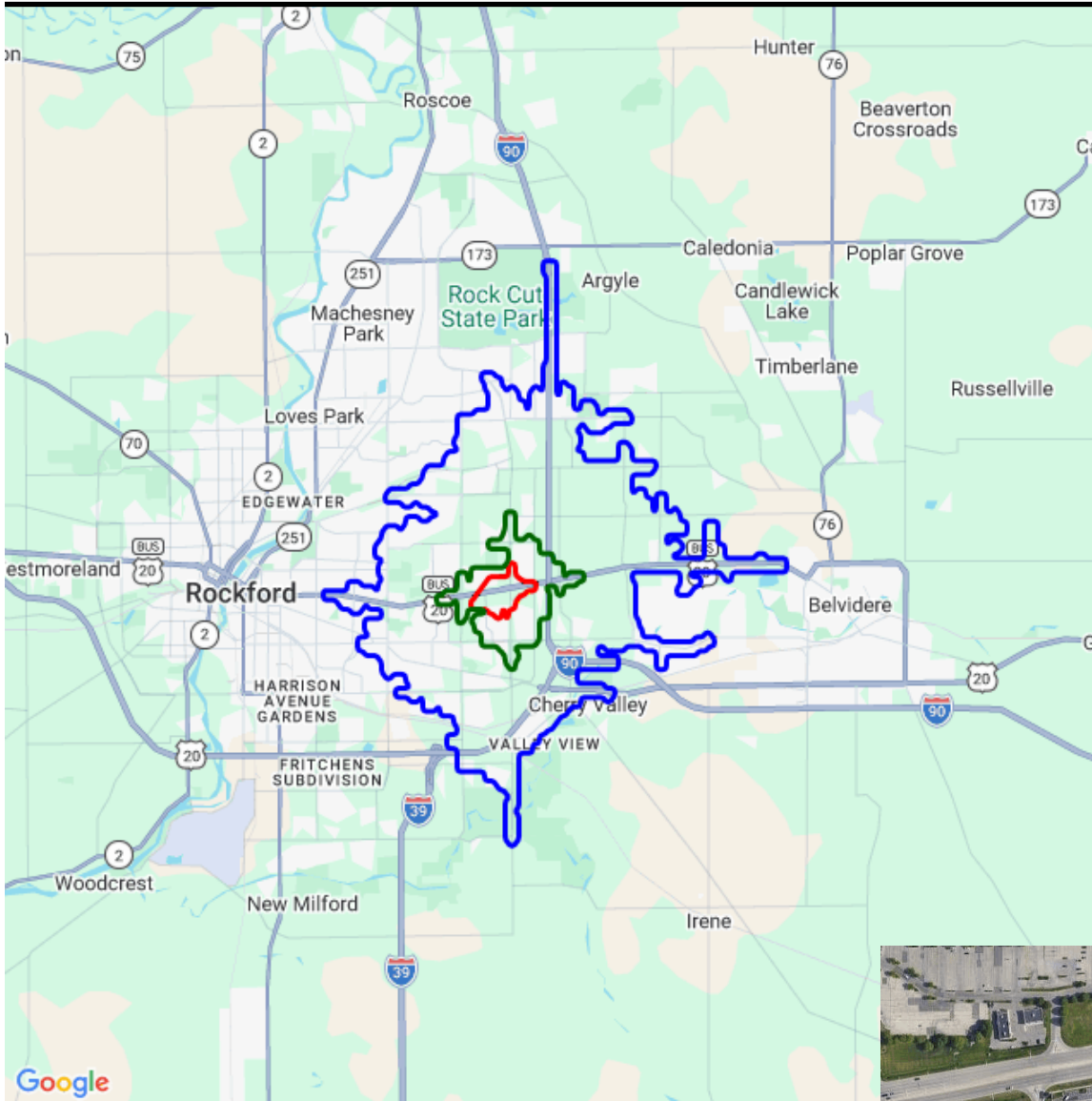


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MOODY'S  
ANALYTICS

Catylist

## Demographic Report



### 6663-6669 E. State St.

#### Population

Distance	Male	Female	Total
3- Minute	668	771	1,440
5- Minute	2,999	3,371	6,370
10 Minute	22,855	24,321	47,176

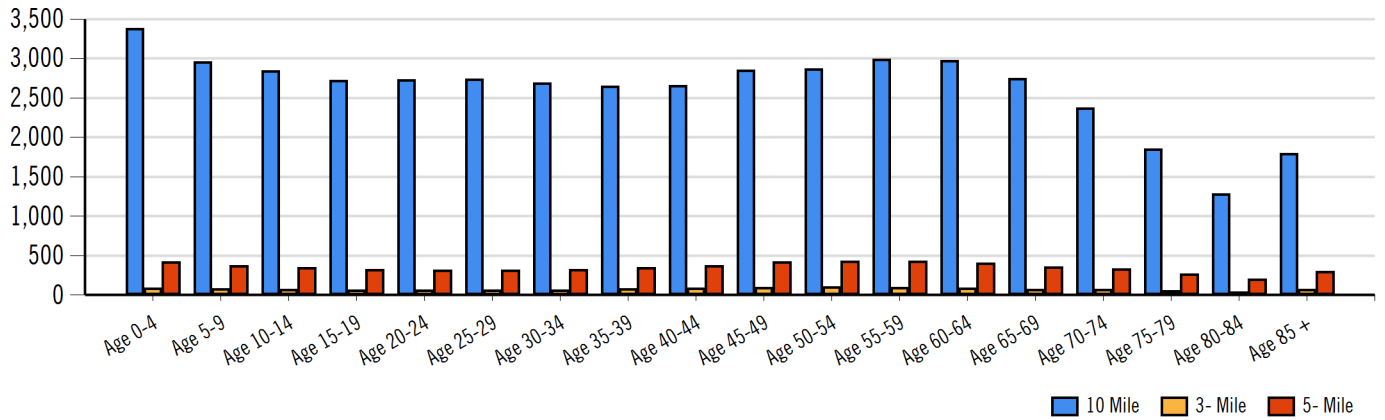


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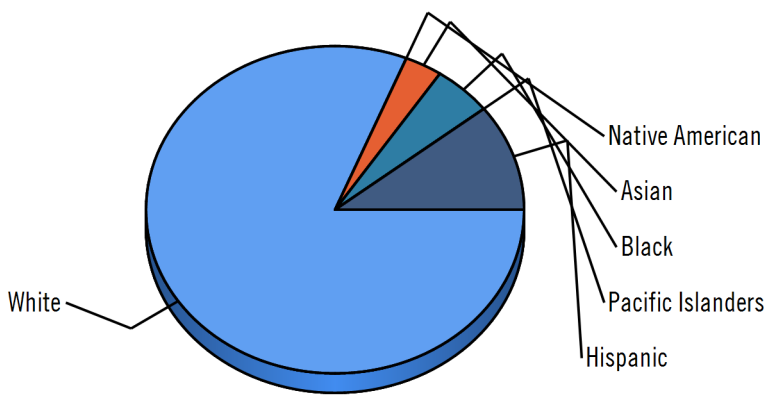
**MOODY'S**  
 ANALYTICS

Catylist

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

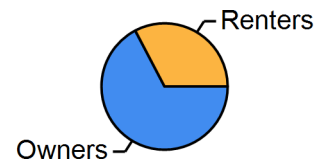


**Ethnicity within 5 Minute**

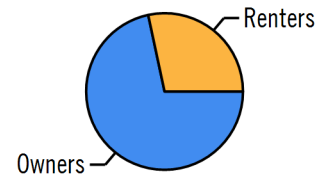


White Native American Asian Black Pacific Islanders Hispanic

**Home Ownership 3 Minute**



**Home Ownership 5 Minute**



**Home Ownership 10 Minute**



**Employment by Distance**

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	640	33	1.09 %
5-Minute	2,898	149	1.60 %
10-Minute	22,353	1,027	2.83 %

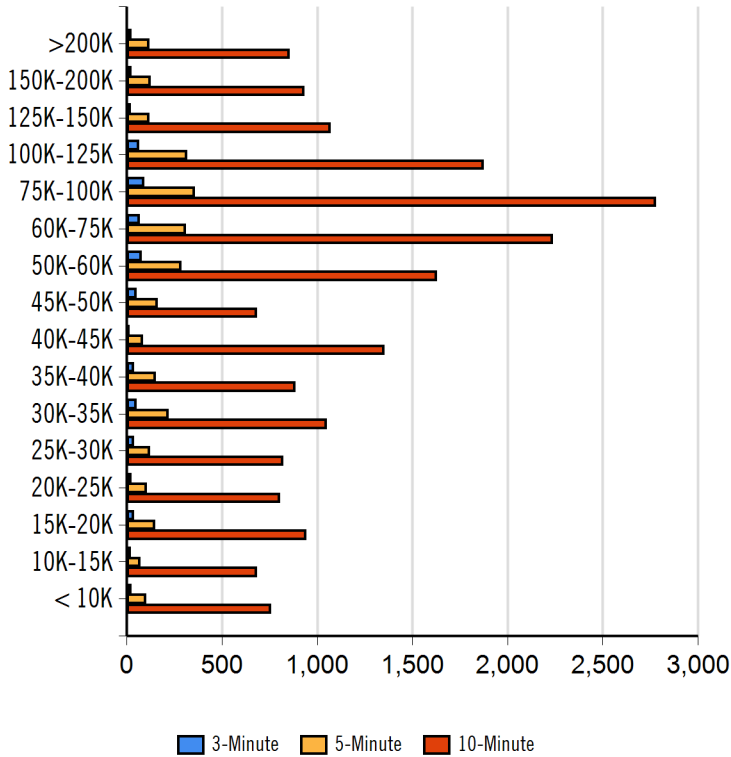


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**Labor & Income**

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	1	0	35	161	31	49	22	24	42	141	42	14	47
5-Minute	6	1	121	699	131	264	134	91	205	672	211	53	185
10-Minute	62	35	1,093	4,701	684	2,104	1,049	545	1,658	5,736	1,649	546	1,567

**Household Income**



Radius	Median Household Income
10-Minute	\$63,897.71
3-Minute	\$64,439.00
5-Minute	\$66,188.29

Radius	Average Household Income
3-Minute	\$71,496.75
10-Minute	\$72,903.77
5-Minute	\$77,120.71

Radius	Aggregate Household Income
3-Minute	\$44,220,531.97
5-Minute	\$202,363,950.04
10-Minute	\$1,440,465,576.72

**Education**

	3-Minute	5-Minute	10-Minute
Pop > 25	1,050	4,562	32,519
High School Grad	223	1,060	8,622
Some College	258	1,105	7,728
Associates	93	411	2,447
Bachelors	209	900	6,435
Masters	90	374	2,433
Prof. Degree	21	109	931
Doctorate	6	17	128

**Tapestry**

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	31 %	45 %	84 %
Teen's	18 %	27 %	56 %
Expensive Homes	0 %	0 %	1 %
Mobile Homes	0 %	0 %	4 %
New Homes	33 %	31 %	62 %
New Households	22 %	28 %	52 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	9 %	25 %	67 %
Public Transportation Users	1 %	3 %	8 %
Young Wealthy Households	59 %	84 %	61 %

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## Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	30,843,678		136,593,807		961,828,606	
<b>Average annual household</b>	49,337		51,019		49,659	
<b>Food</b>	6,418	13.01 %	6,599	12.93 %	6,437	12.96 %
Food at home	4,168		4,248		4,186	
Cereals and bakery products	592		604		594	
Cereals and cereal products	212		215		211	
Bakery products	380		389		382	
Meats poultry fish and eggs	831		850		834	
Beef	193		199		195	
Pork	150		151		151	
Poultry	155		159		156	
Fish and seafood	135		138		134	
Eggs	68		68		68	
Dairy products	421		430		422	
Fruits and vegetables	855		864		849	
Fresh fruits	127		127		125	
Processed vegetables	163		164		162	
Sugar and other sweets	151		155		154	
Fats and oils	132		134		133	
Miscellaneous foods	782		797		788	
Nonalcoholic beverages	351		357		356	
Food away from home	2,249		2,350		2,251	
Alcoholic beverages	353		373		359	
<b>Housing</b>	17,696	35.87 %	18,194	35.66 %	17,814	35.87 %
Shelter	10,672		10,997		10,751	
Owned dwellings	6,483		6,682		6,511	
Mortgage interest and charges	3,241		3,348		3,272	
Property taxes	2,175		2,264		2,193	
Maintenance repairs	1,066		1,070		1,045	
Rented dwellings	3,339		3,368		3,361	
Other lodging	850		946		879	
Utilities fuels	4,163		4,212		4,178	
Natural gas	392		398		392	
Electricity	1,650		1,670		1,660	
Fuel oil	165		167		162	
Telephone services	1,297		1,308		1,301	
Water and other public services	657		667		660	
<b>Household operations</b>	1,205	2.44 %	1,264	2.48 %	1,223	2.46 %
Personal services	342		367		352	
Other household expenses	863		897		871	
Housekeeping supplies	591		617		602	
Laundry and cleaning supplies	160		163		162	
Other household products	345		362		352	
Postage and stationery	85		91		87	
Household furnishings	1,064		1,101		1,059	
Household textiles	79		81		78	
Furniture	228		252		233	
Floor coverings	28		29		27	
Major appliances	149		140		140	
Small appliances	89		95		90	
Miscellaneous	488		500		489	
<b>Apparel and services</b>	1,291	2.62 %	1,367	2.68 %	1,318	2.65 %
Men and boys	250		268		256	
Men 16 and over	209		223		214	
Boys 2 to 15	40		45		42	
Women and girls	474		494		473	



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Women 16 and over	400	421	400
Girls 2 to 15	73	73	73
Children under 2	87	91	89

## Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	30,843,678		136,593,807		961,828,606	
<b>Average annual household</b>	49,337		51,019		49,659	
<b>Transportation</b>	6,844	13.87 %	6,953	13.63 %	6,808	13.71 %
Vehicle purchases	1,643		1,645		1,596	
Cars and trucks new	860		855		829	
Cars and trucks used	741		749		725	
Gasoline and motor oil	2,140		2,154		2,144	
Other vehicle expenses	2,574		2,635		2,585	
Vehicle finance charges	172		177		176	
Maintenance and repairs	897		917		895	
Vehicle insurance	1,178		1,207		1,188	
Vehicle rental leases	325		333		324	
Public transportation	486		518		483	
<b>Health care</b>	3,907	7.92 %	3,922	7.69 %	3,876	7.81 %
Health insurance	2,556		2,570		2,539	
Medical services	824		826		815	
Drugs	399		396		394	
Medical supplies	126		129		125	
<b>Entertainment</b>	2,944	5.97 %	3,010	5.90 %	2,958	5.96 %
Fees and admissions	562		600		567	
Television radios	1,034		1,046		1,043	
Pets toys	1,080		1,103		1,080	
Personal care products	637		658		639	
Reading	57		59		56	
Education	1,210		1,401		1,264	
Tobacco products	395		394		399	
<b>Miscellaneous</b>	782	1.59 %	829	1.62 %	807	1.63 %
<b>Cash contributions</b>	1,334		1,371		1,347	
<b>Personal insurance</b>	5,466		5,882		5,569	
Life and other personal insurance	173		178		173	
Pensions and Social Security	5,292		5,704		5,395	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	746	692	7.52 %	286	415	490	255	126
5-Minute	2020	3,185	2,954	37.15 %	1,092	1,914	2,239	946	527
10-Minute	2020	22,335	20,348	397.50 %	6,350	14,815	16,952	5,383	3,260
3-Minute	2023	608	692	-10.54 %	233	338	423	185	298
5-Minute	2023	2,609	2,954	-52.25 %	893	1,569	1,910	699	1,250
10-Minute	2023	18,392	20,348	-388.53 %	5,227	12,196	14,557	3,835	8,255



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MOODY'S  
ANALYTICS

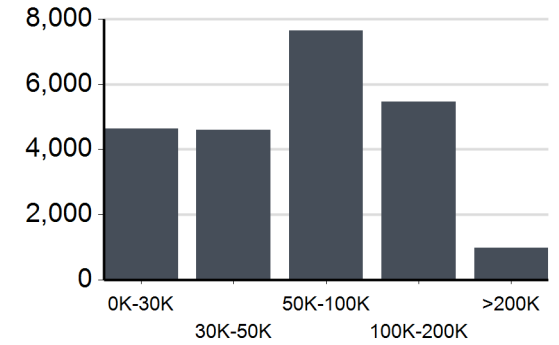
Catylist

# Location Facts & Demographics

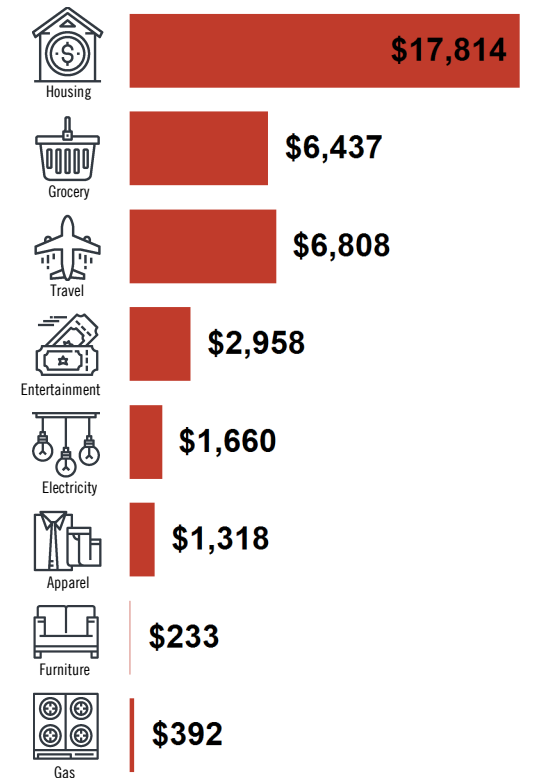
Demographics are determined by a 10 minute drive from 6663-6669 E. State St., Rockford, IL 61108

## MOODY'S

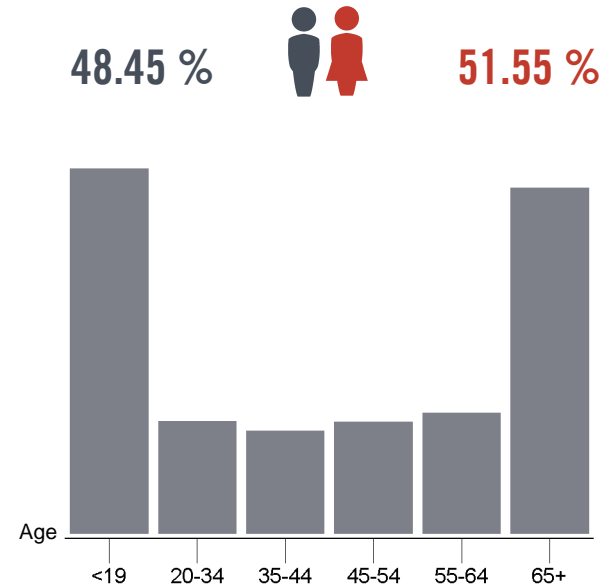
### INCOME BY HOUSEHOLD



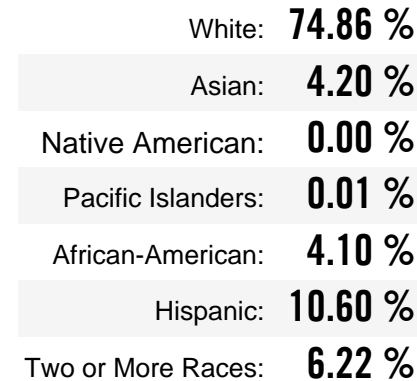
### HH SPENDING



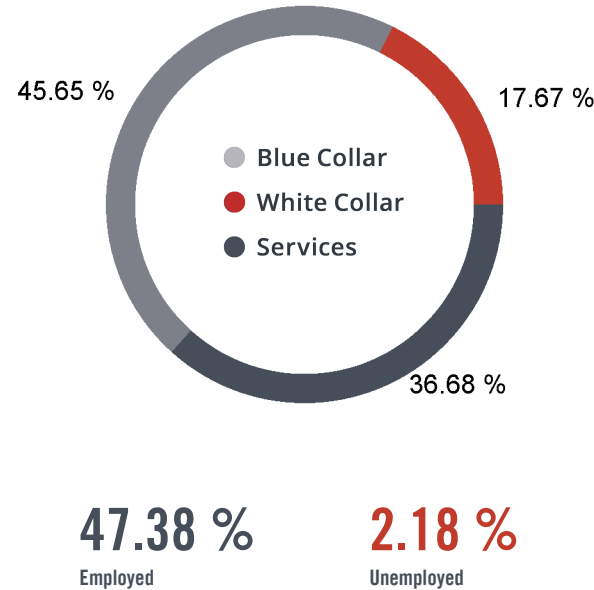
### GENDER & AGE



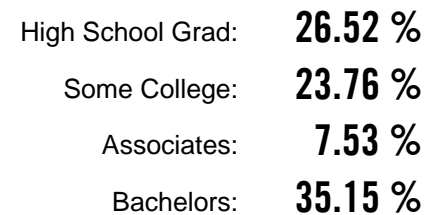
### RACE & ETHNICITY



### EMPLOYMENT



### EDUCATION



### CITY, STATE

Rockford, IL

### POPULATION

47,176

### AVG. HHSIZE

2.47

### MEDIAN HH INCOME

\$63,898

### HOME OWNERSHIP

Renters: 4,304

Owners: 15,025

6663-6669 E. State St.

**MOODY'S**

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**Nearby  
Retail**

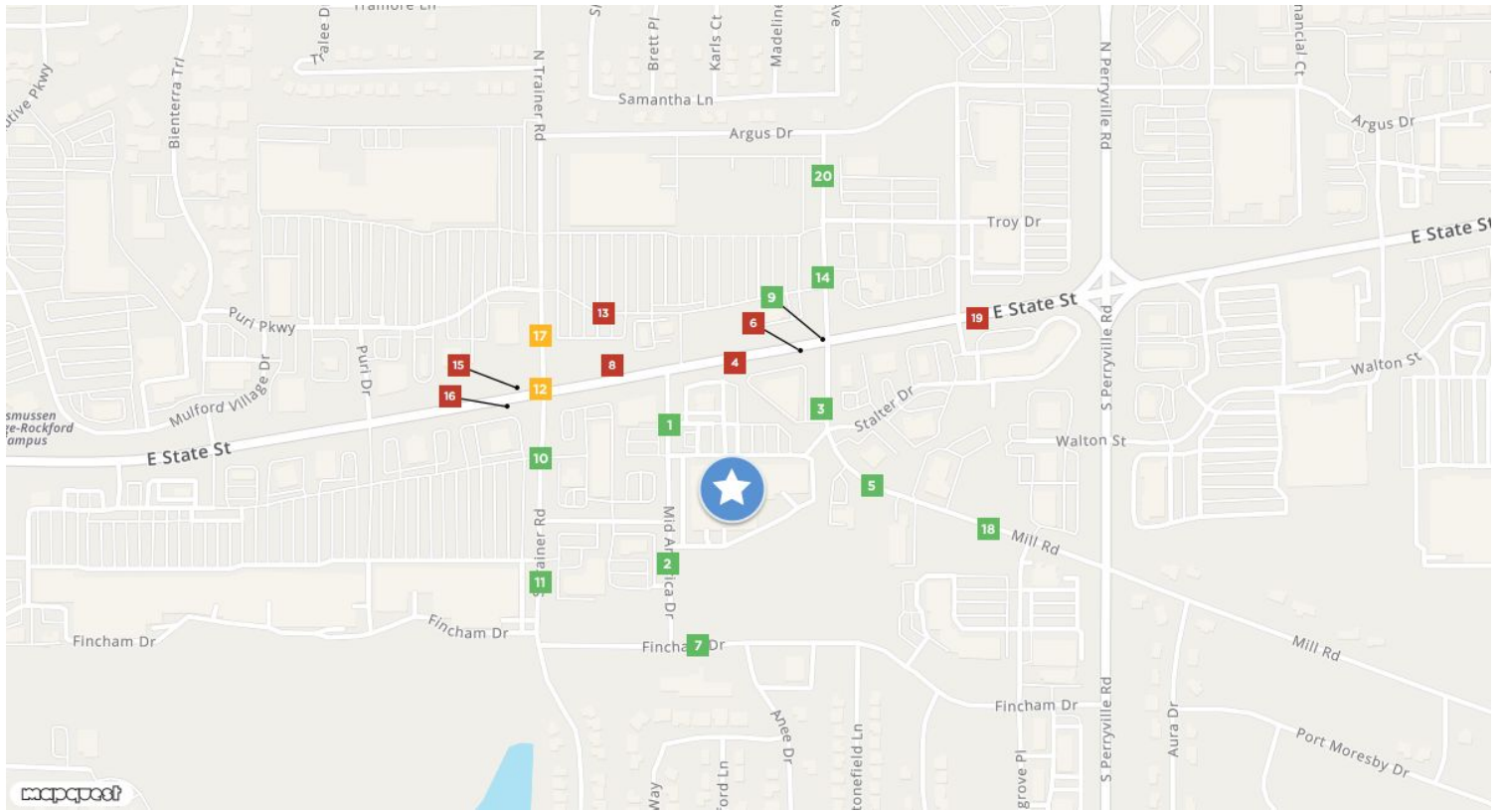


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**MOODY'S**  
ANALYTICS

Catylist

# Traffic Counts



<b>Mid America Dr</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">1</span> Lexus Dr Year: 2004      4,200	<b>Mid America Dr</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">2</span> Lexus Dr Year: 2004      4,200	<b>Stalter Drive</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">3</span> E State St Year: 2022      2,200 Year: 2004      2,100	<b>East State Street</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">4</span> S Trainer Rd Year: 2023      26,600 Year: 2022      24,900 Year: 2005      32,800	<b>South Mill Road</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">5</span> Stalter Dr Year: 2022      2,200 Year: 2004      2,100
<b>E State St</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">6</span> Year: 2022      24,900	<b>Fincham Drive</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">7</span> Mid America Dr Year: 2022      3,050 Year: 2004      2,950	<b>E State St</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">8</span> S Trainer Rd Year: 2005      32,800	<b>E State St</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">9</span> Year: 2022      3,100	<b>E State St</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">10</span> Year: 2022      4,450
<b>Fincham Dr</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">11</span> Year: 2022      4,450	<b>E State St</b> <span style="background-color: #ffc107; color: white; padding: 2px 5px;">12</span> Year: 2022      8,250	<b>E State St</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">13</span> Year: 2004      10,800	<b>Troy Dr</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">14</span> Year: 2022      3,100	<b>E State St</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">15</span> N Trainer Rd Year: 2005      32,800
<b>East State Street</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">16</span> S Trainer Rd Year: 2023      30,600 Year: 2022      29,000	<b>Puri Pkwy</b> <span style="background-color: #ffc107; color: white; padding: 2px 5px;">17</span> Year: 2022      8,250	<b>Mill Road</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">18</span> Highgrove Pl Year: 2022      2,200 Year: 2004      2,100	<b>E State St</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">19</span> Deane Dr Year: 2005      32,800	<b>Argus Dr</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">20</span> Year: 2022      2,500



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## Tom Ewing CCIM, CPM, RPA, MCR

### Contact

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### Company

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Rockford, IL 611145622

### 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.