

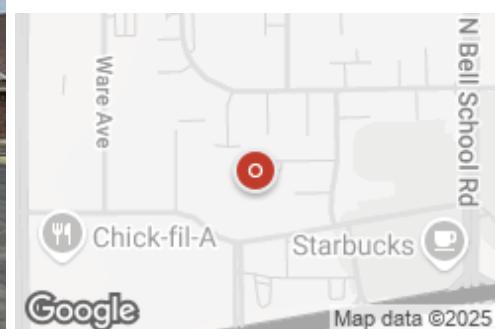
7268 Argus Dr

7268 Argus Dr, Rockford, IL, 61107

Office: Medical/Dental

Prepared on March 31, 2025

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Property Features

Location Details

Address	7268 Argus Dr, Rockford, IL 61107
Zoning	C2
County	Winnebago
Parcels	12-23-337-010

Name	7268 Argus Dr
Cross Street	Buckley Dr.
Nearest MSA	Rockford

Building Details

Sub Type	Medical/Dental
Building Status	Existing
Building Size	13,963 SF
Land Size	0.98 Acres / 42,689 SF
Number of Buildings	3
Number of Floors	1
Year Built/Renovated	2003, 2016
Occupancy Type	Multi-tenant
Building Class	B

Parking Spaces	55
Parking Ratio	-
Air Conditioned	Yes
Heated	Yes
CAM Expenses	\$4.75 Annual/SF
Electricity	Yes
Water	Yes
Sanitary Sewer	Yes
Rail Service	No

Listings

2 Listings | 4,547 - 13,963 SF | Negotiable

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Office/Medical	-	13,963 SF	\$1,175,000	Now
For Lease	No	Office/Medical	-	2-4,547 SF	\$9.75 Annual/SF NNN	Now

Additional Photos



Contact



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

GAMBINO REALTORS-Rkfd

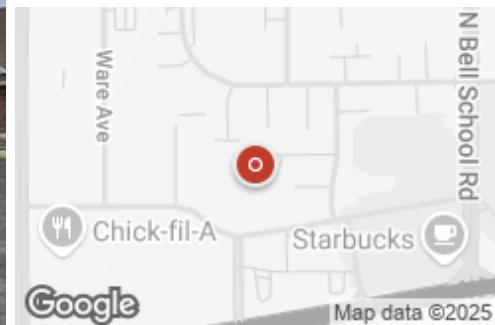
Professional Office for Sale or Lease

7264-7282 Augus Drive, Rockford, IL, 61107

Office: Medical/Dental For Sale

Prepared on March 31, 2025

1 of 1 Listings



Listing Details | Office For Sale

Secondary Uses	Executive Suites/Coworking	Real Estate Taxes	\$37,269 in 2023
Total Available Space	13,963 SF	Vacant	No
Asking Price	\$1,175,000	Available Date	Now
Listing Price Per SF	\$84.15	Days On Market	4 days
Cap Rate (Actual)	-	Date Listed	3/27/2025
Total Expenses	\$37,269	Last Modified	3/27/2025
Possession	Completion	Listing ID	42216149
Show Instructions	Call broker	Parking Spaces	55
Tax Year	2023		

Description

This professional office complex offers an exceptional opportunity for businesses seeking a prime location in Rockford, Illinois. Situated just north of East State Street and conveniently accessible from I-90, the property ensures excellent connectivity for clients and employees alike.

Property Highlights:

Versatile Office Spaces: Designed to accommodate a variety of professional services, including medical practices, accounting firms, and legal offices.

Strategic Location: Proximity to East State Street places the complex near Rockford's primary commercial corridor, providing easy access to dining, retail, and other essential services.

Flexible Leasing Options: Available for both sale and lease, offering businesses the flexibility to choose the arrangement that best suits their needs.

Competitive Financial Terms:

Base Rent: \$9.75 per square foot (PSF) annually.

Common Area Maintenance, Insurance, and Taxes (CAMIT): \$4.75 PSF annually.

This combination of a strategic location, adaptable space, and favorable financial terms makes this office complex an attractive choice for businesses aiming to establish or expand their presence in Rockford.

Property Features

Location Details

Address	7264-7282 Augus Drive, Rockford, IL, 61108
Zoning	C2
County	Winnebago
Parcels	12-23-337-010

Name	7268 Argus Dr
Cross Street	Buckley Dr.
Nearest MSA	Rockford

Building Details

Sub Type	Medical/Dental
Building Status	Existing
Building Size	13,963 SF
Land Size	0.98 Acres / 42,689 SF
Number of Buildings	3
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Building Class	B

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Heated	Yes
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Property Listings

Type	Condo	Space Use	Suite	Available Space	Rate	Available
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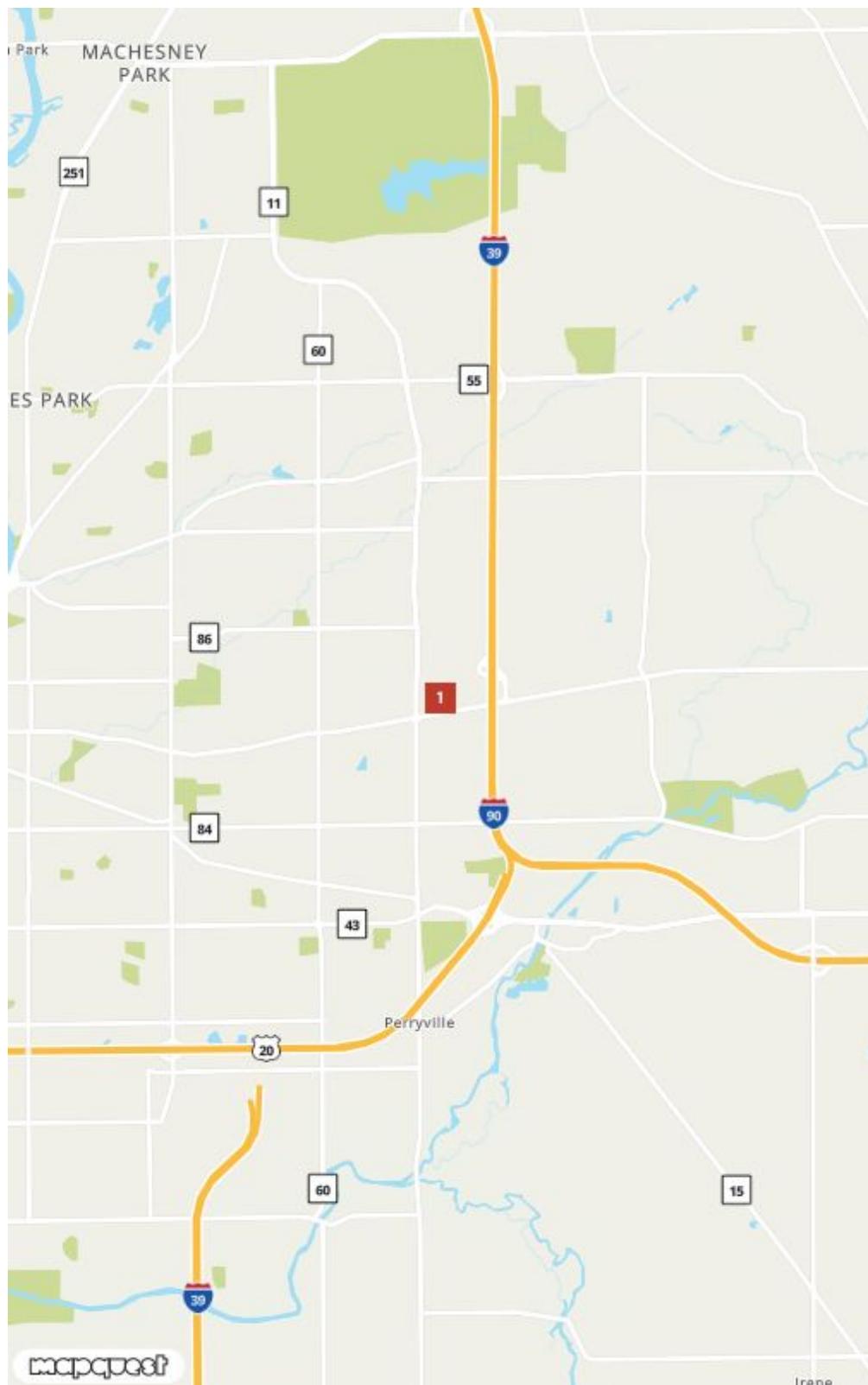
GAMBINO REALTORS-Rkfd

Report for 7268 Argus Dr, Roc...

MOODY'S

GAMBINO REALTORS-Rkfd

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



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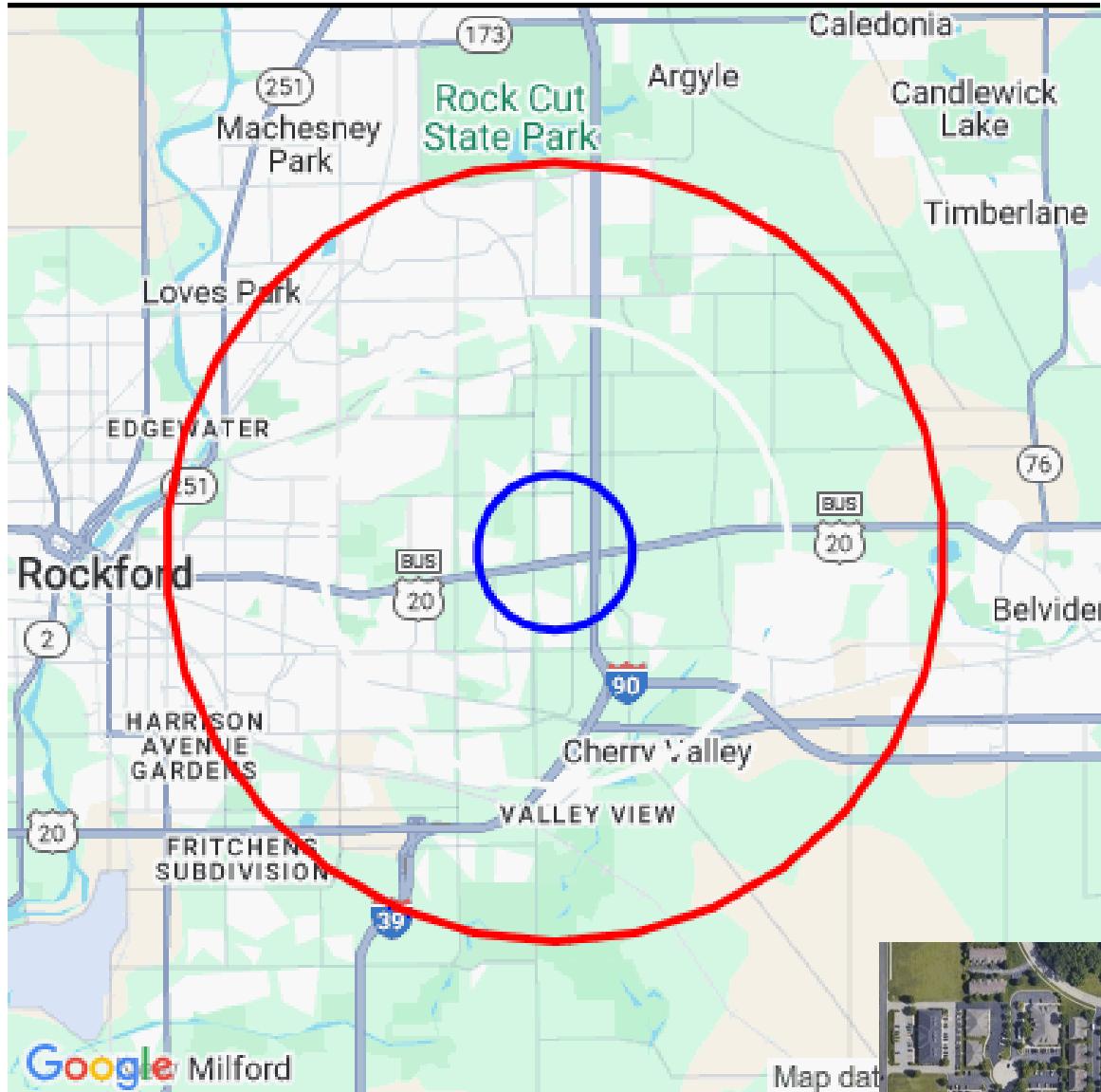
7268 Argus Dr
Rockford, IL 61107



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

MOODY'S

Demographic Report



7268 Argus Dr

Population

Distance	Male	Female	Total
1-Mile	1,431	1,608	3,038
3-Mile	9,162	10,032	19,193
5-Mile	29,640	31,462	61,102

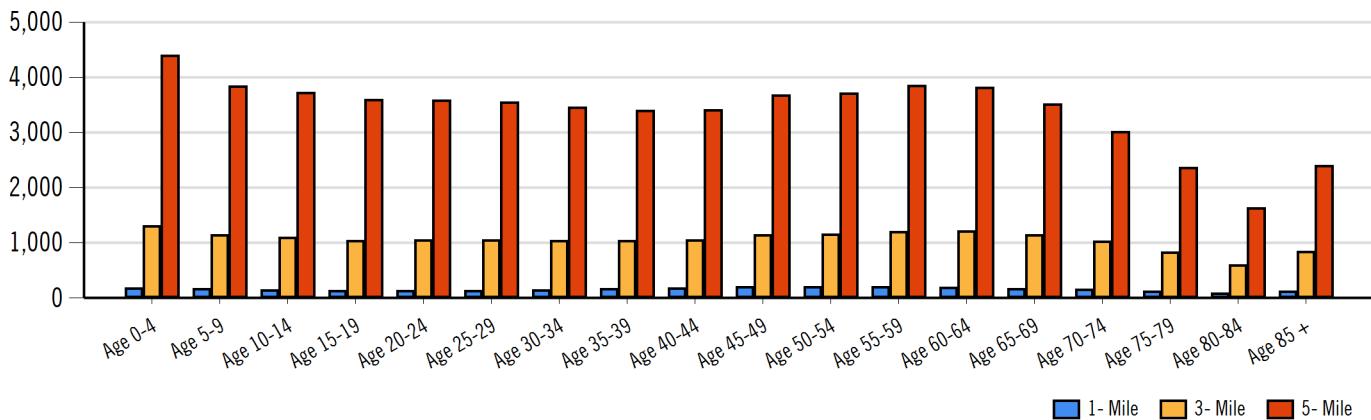


Tom Ewing
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815-703-6677

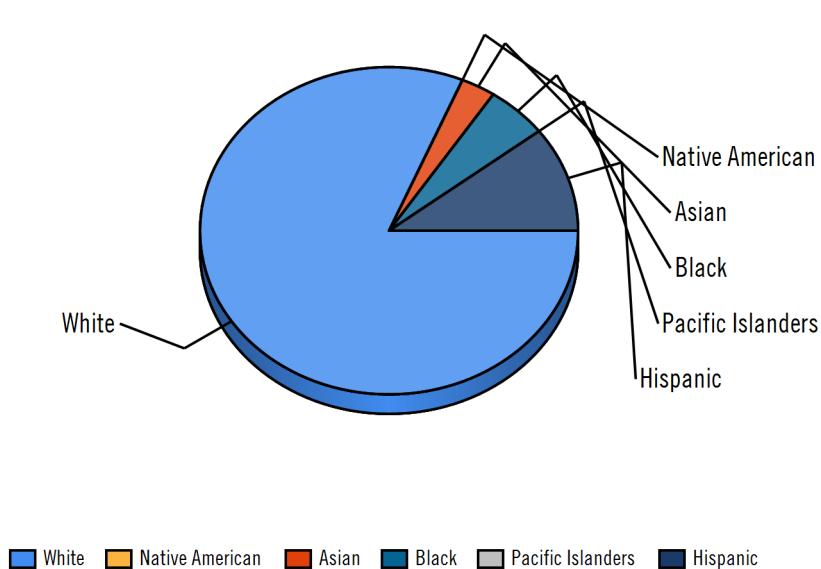
MOODY'S
ANALYTICS

Catylst

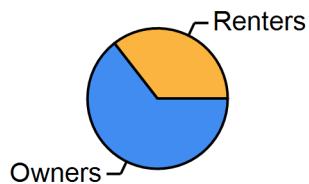
Population by Distance and Age (2020)



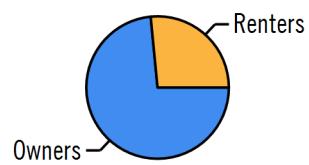
Ethnicity within 5 miles



Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,433	64	1.67 %
3-Mile	8,821	425	3.20 %
5-Mile	28,853	1,400	3.67 %

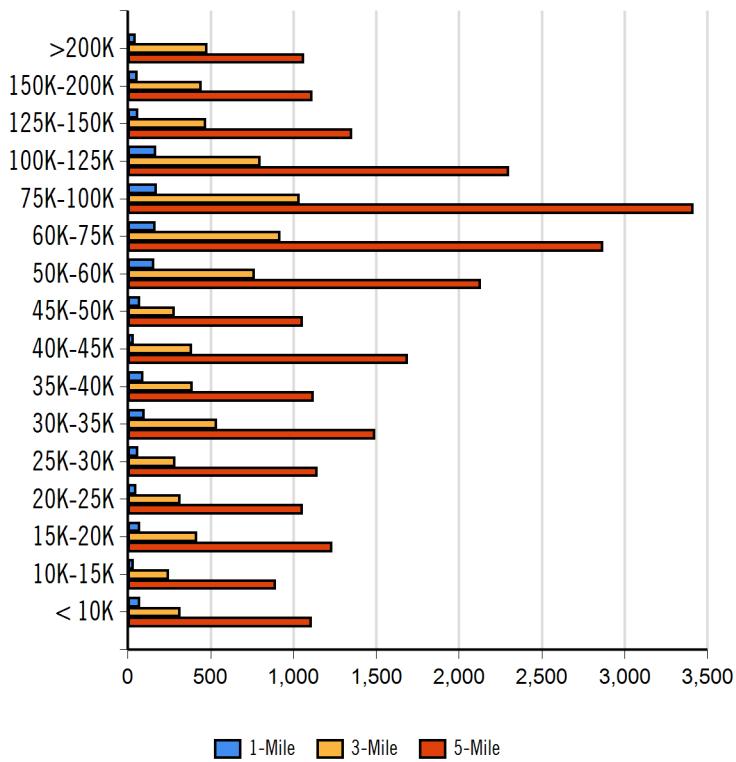


Tom Ewing
TomEwing@IllinoisCCIM.com
815-703-6677

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	3	0	44	398	101	131	72	32	103	338	80	14	70
3-Mile	17	16	316	1,962	337	825	367	192	656	2,311	709	127	632
5-Mile	77	44	1,453	5,791	907	2,877	1,346	660	2,275	7,465	2,008	668	2,045

Household Income



Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	53 %	95 %	108 %
Teen's	29 %	60 %	71 %
Expensive Homes	0 %	0 %	3 %
Mobile Homes	0 %	0 %	7 %
New Homes	42 %	43 %	59 %
New Households	39 %	51 %	61 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	22 %	78 %	83 %
Public Transportation Users	1 %	12 %	8 %
Young Wealthy Households	189 %	125 %	59 %

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	\$65,573.67
3-Mile	\$67,996.73
5-Mile	\$62,538.14

Radius	Average Household Income
1-Mile	\$76,364.17
3-Mile	\$80,293.09
5-Mile	\$72,050.24

Radius	Aggregate Household Income
1-Mile	\$98,700,957.27
3-Mile	\$633,737,734.79
5-Mile	\$1,815,256,360.99

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,225	13,500	41,921
High School Grad	527	3,337	11,173
Some College	533	3,231	9,777
Associates	233	1,093	3,060
Bachelors	425	2,733	8,307
Masters	177	1,063	3,173
Prof. Degree	63	428	1,303
Doctorate	5	55	166



Tom Ewing

TomEwing@IllinoisCCIM.com

815-703-6677

MOODY'S
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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	68,771,164		411,326,899		1,228,425,204	
Average annual household	51,341		52,075		49,461	
Food	6,633	12.92 %	6,708	12.88 %	6,415	12.97 %
Food at home	4,264		4,306		4,173	
Cereals and bakery products	607		611		592	
Cereals and cereal products	216		217		210	
Bakery products	390		394		381	
Meats poultry fish and eggs	850		856		834	
Beef	199		201		196	
Pork	152		153		150	
Poultry	159		160		156	
Fish and seafood	139		139		134	
Eggs	69		69		67	
Dairy products	431		438		421	
Fruits and vegetables	873		877		845	
Fresh fruits	129		129		124	
Processed vegetables	165		166		162	
Sugar and other sweets	155		158		154	
Fats and oils	135		136		132	
Miscellaneous foods	798		809		786	
Nonalcoholic beverages	358		362		355	
Food away from home	2,368		2,402		2,241	
Alcoholic beverages	376		386		358	
Housing	18,270	35.59 %	18,476	35.48 %	17,753	35.89 %
Shelter	11,025		11,160		10,711	
Owned dwellings	6,755		6,860		6,469	
Mortgage interest and charges	3,379		3,461		3,243	
Property taxes	2,286		2,321		2,182	
Maintenance repairs	1,089		1,078		1,043	
Rented dwellings	3,326		3,331		3,364	
Other lodging	943		968		877	
Utilities fuels	4,239		4,262		4,166	
Natural gas	401		404		391	
Electricity	1,677		1,682		1,657	
Fuel oil	170		170		162	
Telephone services	1,318		1,326		1,296	
Water and other public services	672		678		657	
Household operations	1,273	2.48 %	1,295	2.49 %	1,219	2.46 %
Personal services	370		381		350	
Other household expenses	902		914		868	
Housekeeping supplies	618		627		601	
Laundry and cleaning supplies	163		166		161	
Other household products	363		369		352	
Postage and stationery	90		91		87	
Household furnishings	1,112		1,130		1,054	
Household textiles	83		84		77	
Furniture	251		259		232	
Floor coverings	30		30		27	
Major appliances	145		141		139	
Small appliances	95		95		90	
Miscellaneous	508		520		486	
Apparel and services	1,364	2.66 %	1,398	2.68 %	1,320	2.67 %
Men and boys	268		277		256	
Men 16 and over	224		232		213	
Boys 2 to 15	44		45		42	
Women and girls	495		498		474	



Tom Ewing

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815-703-6677

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Women 16 and over	421	424	400
Girls 2 to 15	73	73	73
Children under 2	89	90	89

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	68,771,164		411,326,899		1,228,425,204	
Average annual household	51,341		52,075		49,461	
Transportation	7,044	13.72 %	7,106	13.65 %	6,773	13.69 %
Vehicle purchases	1,684		1,696		1,580	
Cars and trucks new	877		877		815	
Cars and trucks used	766		776		724	
Gasoline and motor oil	2,172		2,190		2,134	
Other vehicle expenses	2,664		2,689		2,577	
Vehicle finance charges	179		183		175	
Maintenance and repairs	924		934		892	
Vehicle insurance	1,222		1,228		1,188	
Vehicle rental leases	338		343		322	
Public transportation	524		529		480	
Health care	4,000	7.79 %	4,007	7.69 %	3,853	7.79 %
Health insurance	2,613		2,614		2,529	
Medical services	849		854		806	
Drugs	405		406		391	
Medical supplies	131		132		125	
Entertainment	3,053	5.95 %	3,098	5.95 %	2,941	5.95 %
Fees and admissions	605		620		564	
Television radios	1,054		1,064		1,040	
Pets toys	1,123		1,135		1,074	
Personal care products	663		674		637	
Reading	60		60		56	
Education	1,368		1,415		1,271	
Tobacco products	393		393		398	
Miscellaneous	822	1.60 %	840	1.61 %	805	1.63 %
Cash contributions	1,371		1,392		1,345	
Personal insurance	5,917		6,115		5,529	
Life and other personal insurance	182		185		173	
Pensions and Social Security	5,734		5,930		5,356	

Distance	Year	Estimated Households		Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter
1-Mile	2020	4,099	3,762	9.56 %	1,417	2,468	2,973	1,126
3-Mile	2020	13,124	12,058	8.59 %	3,775	8,656	9,701	3,423
5-Mile	2020	37,571	34,187	9.49 %	10,355	25,279	29,270	8,301
1-Mile	2023	3,343	3,762	-10.47 %	1,154	2,014	2,558	785
3-Mile	2023	10,756	12,058	-10.79 %	3,096	7,088	8,241	2,515
5-Mile	2023	30,902	34,187	-9.70 %	8,524	20,774	25,035	5,867
								14,176



Tom Ewing

TomEwing@IllinoisCCIM.com
815-703-6677

MOODY'S
ANALYTICS

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7268 Argus Dr, Rockford, IL 61107



CITY, STATE

Rockford, IL

POPULATION

47,061

AVG. HH SIZE

2.47

MEDIAN HH INCOME

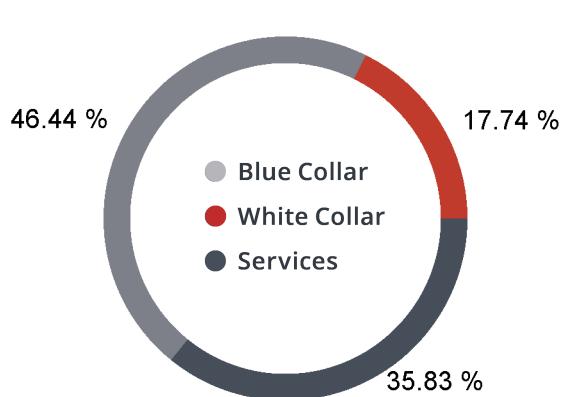
\$65,430

HOME OWNERSHIP

Renters:  **4,033**

Owners:  **15,171**

EMPLOYMENT



47.39 %

Employed

2.10 %

Unemployed

EDUCATION

High School Grad: **25.60 %**

Some College: **23.83 %**

Associates: **7.49 %**

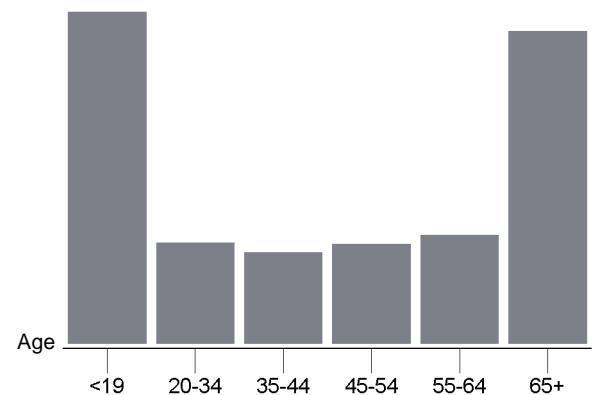
Bachelors: **36.58 %**

GENDER & AGE

48.48 %



51.52 %



RACE & ETHNICITY

White: **76.21 %**

Asian: **4.18 %**

Native American: **0.00 %**

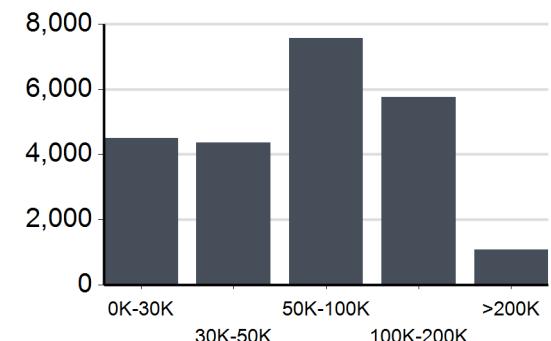
Pacific Islanders: **0.01 %**

African-American: **3.58 %**

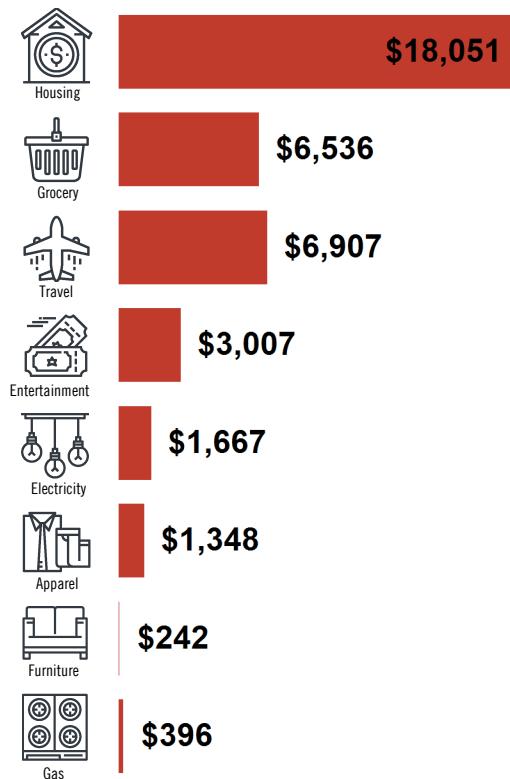
Hispanic: **10.14 %**

Two or More Races: **5.88 %**

INCOME BY HOUSEHOLD



HH SPENDING



Nearby Retail



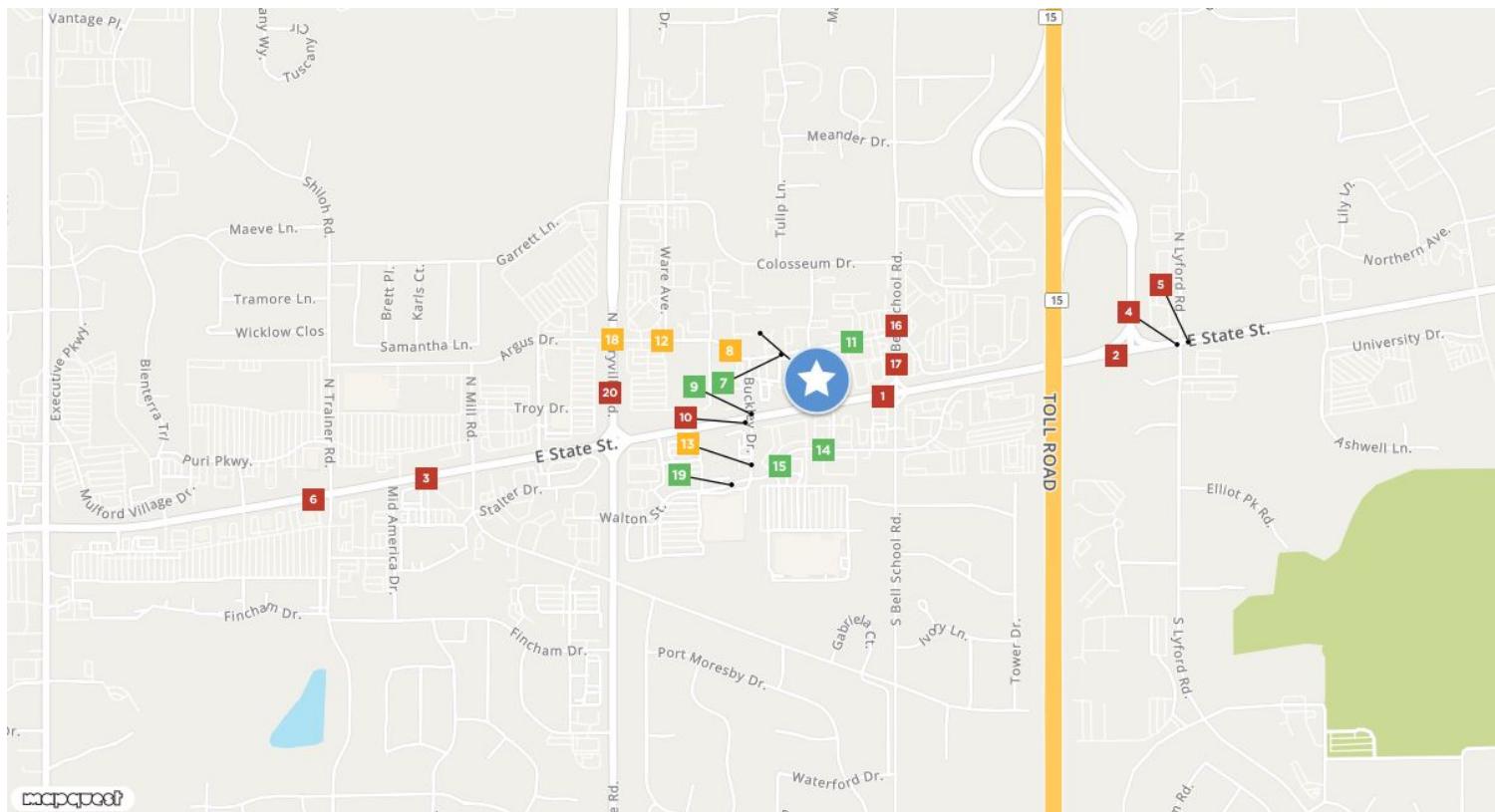
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Moody's
ANALYTICS

Catylist

Traffic Counts



Street	Count	Street	Count	Street	Count	Street	Count	Street	Count
East State Street	1	East State Street	2	East State Street	3	East State Street	4	STATE	5
Sundae Dr		I- 39		S Trainer Rd		S Lyford Rd		S Lyford Rd	
Year: 2023	22,800	Year: 2023	26,100	Year: 2023	26,600	Year: 2023	18,700	Year: 2023	14,800
Year: 2022	21,000	Year: 2022	24,600	Year: 2022	24,900	Year: 2021	16,800		
Year: 2019	11,250			Year: 2005	32,800				
East State Street	6		7	Argus Drive	8	Buckley Drive	9		10
S Trainer Rd		Amphitheater Dr		Financial Ct		Argus Dr		Buckley Dr	
Year: 2023	30,600	Year: 2022	4,100	Year: 2022	5,050	Year: 2022	2,000	Year: 2022	21,000
Year: 2022	29,000			Year: 2004	3,850	Year: 2004	4,000		
Argus Drive	11		12		13		14		15
Sundae Dr		Ware Ave		Watson Dr		Watson Dr		Watson Dr	
Year: 2022	4,100	Year: 2022	5,050	Year: 2022	5,400	Year: 2022	2,300	Year: 2022	2,300
Year: 2004	3,850								
North Bell School Road	16		17		18		19		20
Colosseum Dr		E State St		N Perryville Rd		Watson Dr		E State St	
Year: 2022	11,400	Year: 2022	14,500	Year: 2022	5,050	Year: 2022	4,750	Year: 2022	20,900
Year: 2004	10,300							Year: 1994	16,400



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815-703-6677

MOODY'S
ANALYTICS

Catylst



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.

Tom Ewing

Contact

TomEwing@IllinoisCCIM.com
815-703-6677

Company

3815 N MULFORD RD
Rockford, IL 611145622