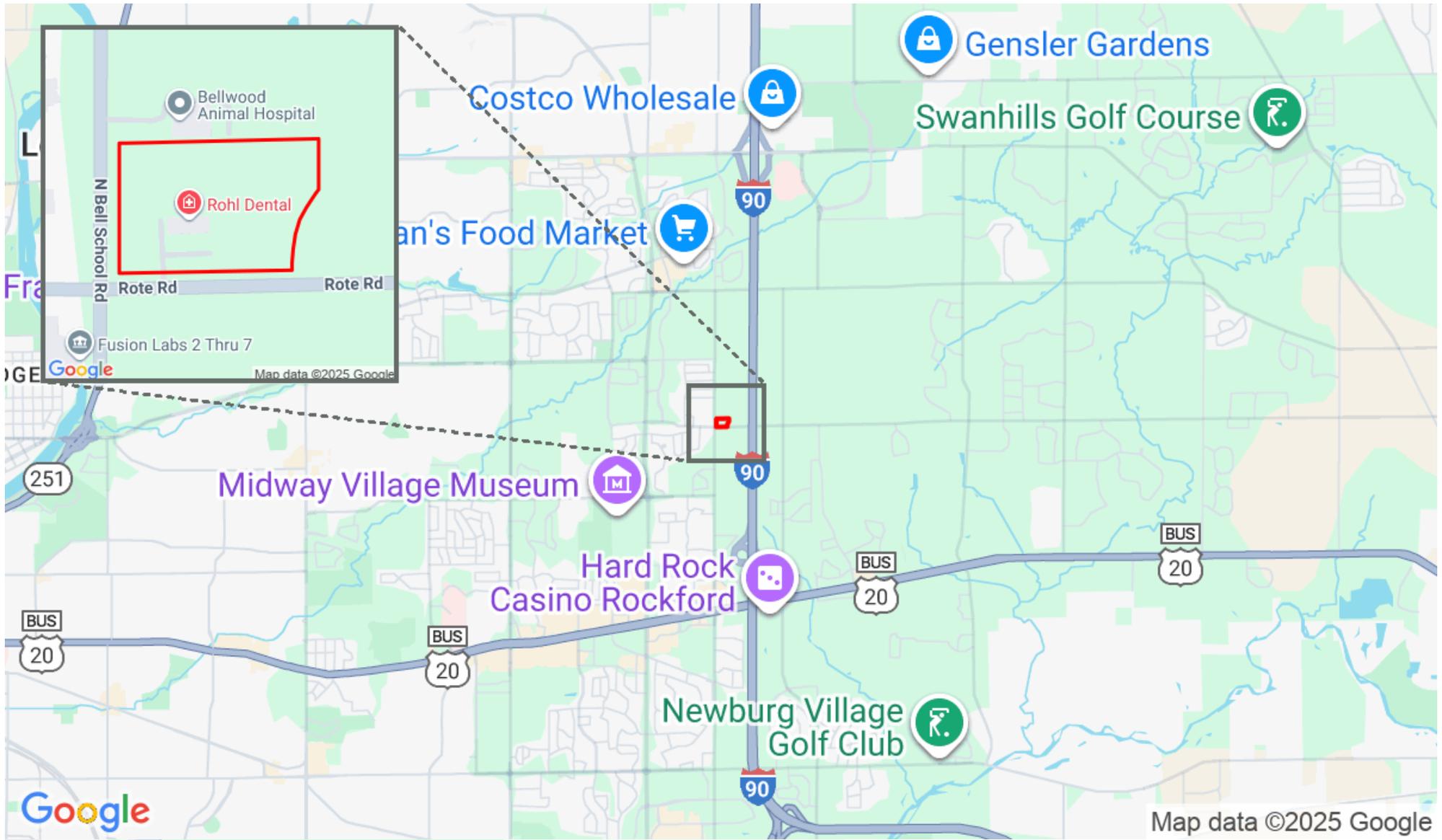
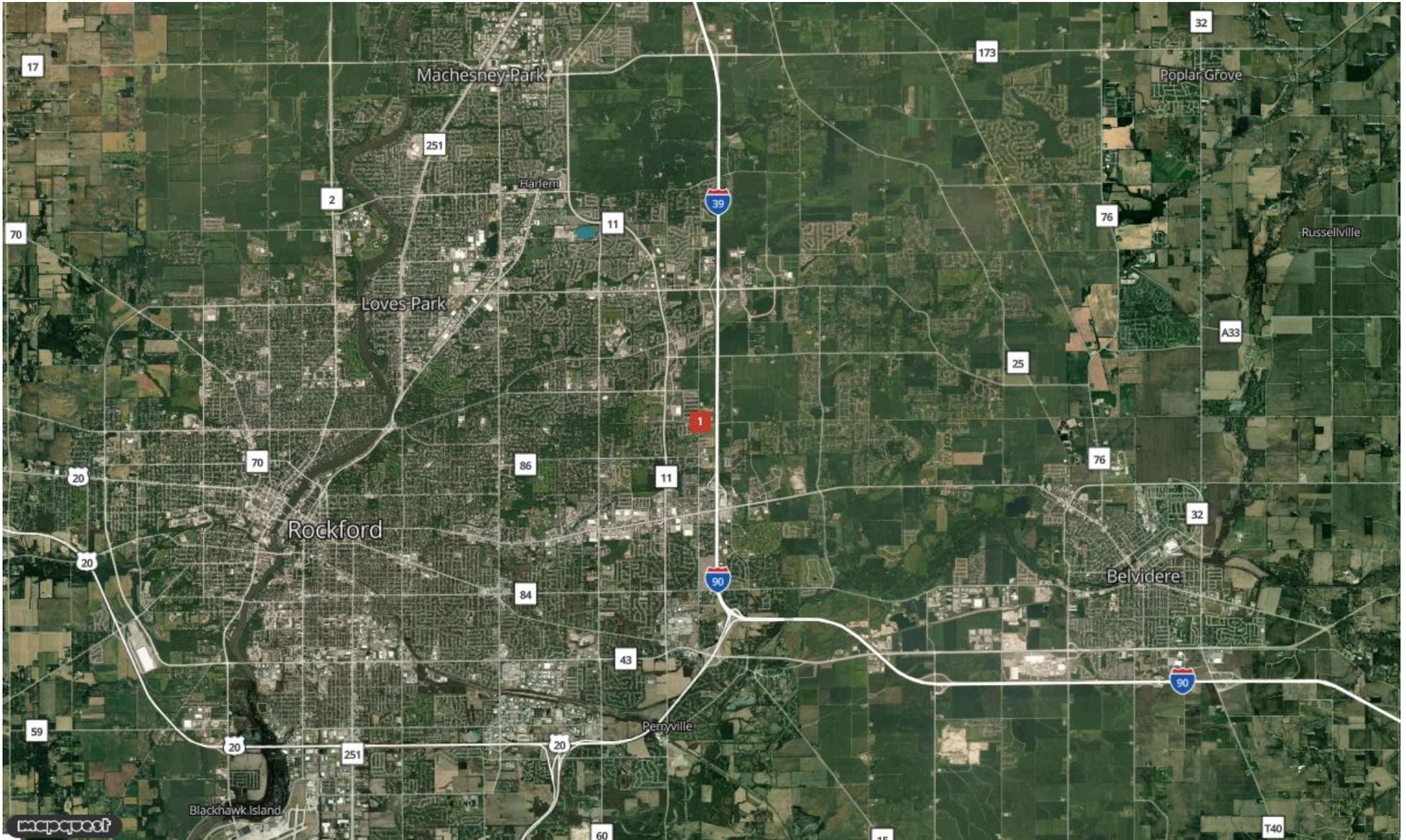


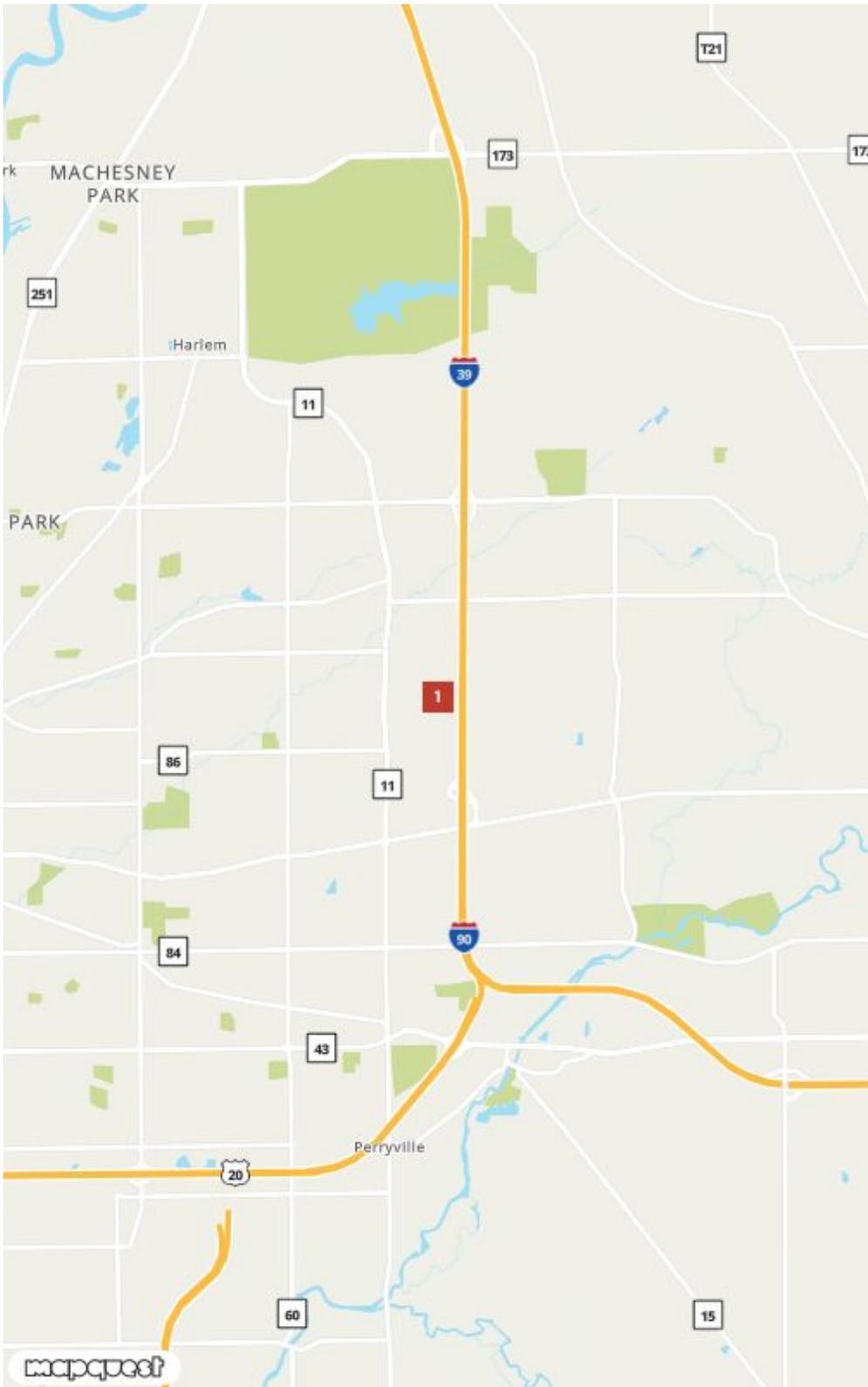
7550 Rote Rd



Report for 7550 Rote Rd, Rock...



Report for 7550 Rote Rd, Rock...



1



7550 Rote Rd
Rockford, IL 61107



7550 Rote Rd



**Parcel
Aerial**

7550 Rote Rd

7550 Rote Rd
Rockford, IL 61107





7550 Rote Rd

7550 Rote Rd
Rockford, IL 61107

Owner MARSHALL JOHN M

Buyer

Class B

Building Size 2,390 SF

Year Built 1992

Office For Sale

1

List Price	\$648,000.00
\$/SF	271.13
Office SF	2,390 SF
Industrial SF	
Retail SF	
Land Size	3.93 Acres
Parking Ratio	

Medical/Dental Office for Sale -- Redevelopment Opportunity -- Professional Medical Office Building -- Prime East Rockford Location!! This 2,390-square-foot professional medical office, currently operates as a dental practice. Ideally situated in the heart of East Rockford near I-90 on a spacious 3.37



	Address	Status	Floor/Suite	Land	Building SF	Available SF	Price
1	7550 Rote Rd	Office For Sale		3.93 Acres	2,390 SF	2,390 SF	\$648,000.00





Property Information

7550 Rote Rd
7550 Rote Rd
Rockford, IL 61107
Winnebago /

Type	Office	Subtype	Medical/Dental
Building Size	2,390 SF	Parking Ratio	
Building status:	Existing	Floors	1
Year Built	1992	Elevators	
Building Class	B	Construction	Masonry

Zoning	C1
Land Size	3.93 Acres
Parcel:	12-14-252-008

1

AVAILABLE SPACE - For Sale

Type	Condo	Status	Cap Rate	List Price	Avail SF	Price/SQFT	Date Avail
Office	No	Available		\$648,000	2,390	\$271.13	Now

Medical/Dental Office for Sale -- Redevelopment Opportunity -- Professional Medical Office Building -- Prime East Rockford Location!! , , This 2,390-square-foot professional medical office, currently operates as a dental practice. Ideally situated in the heart of East Rockford near I-90 on a spacious 3.37-acre lot. , , Vast opportunities to develop the additional land for other C1 commercial business, grow your medical practice, or could be a great passive investment for an investor looking for zero responsibility ownership. , , Build



Office For Sale

7550 ROTE ROAD

7550 ROTE ROAD, Rockford, IL, 61107

Office: Medical/Dental For Sale

Prepared on October 08, 2025



Listing Details | Office For Sale

Total Available Space	2,390 SF	Available Date	Now
Asking Price	\$648,000	Days On Market	6 days
Listing Price Per SF	\$271.13	Date Listed	10/02/2025
Cap Rate (Actual)	-	Last Modified	10/08/2025
Total Expenses	\$13,378	Listing ID	43478285
Vacant	No	Parking Spaces	25

Property Details

Building Class	B	Primary Construction	Masonry
Property Type	Office	Occupancy Type	Single Tenant
Sub Type	Medical/Dental	Parcels	12-14-252-008
Zoning	C1	Legal Owner	Marshall John M
Building Status	Existing	Submarket	-
Building Size	2,390 SF	County	Winnebago
Land Size	3.93 Acres / 171,191 SF	Office Space	2,390 SF
Number of Buildings	1	Floor Size	2,390 SF
Floors	1	Number of Tenants	1
Year Built	1992		

Description

Medical/Dental Office for Sale -- Redevelopment Opportunity -- Professional Medical Office Building -- Prime East Rockford Location!!

This 2,390-square-foot professional medical office, currently operates as a dental practice. Ideally situated in the heart of East Rockford near I-90 on a spacious 3.37-acre lot.

Vast opportunities to develop the additional land for other C1 commercial business, grow your medical practice, or could be a great passive investment for an investor looking for zero responsibility ownership.

Building Attributes:

- 1) Five (5) Exam Rooms -- Well-equipped and designed for patient care.
- 2) Front Arrival Reception Area -- Inviting space for patient check in & waiting.
- 3) Private Office -- Work in private or have consultations with staff, sales reps, or medical pro...

Contact

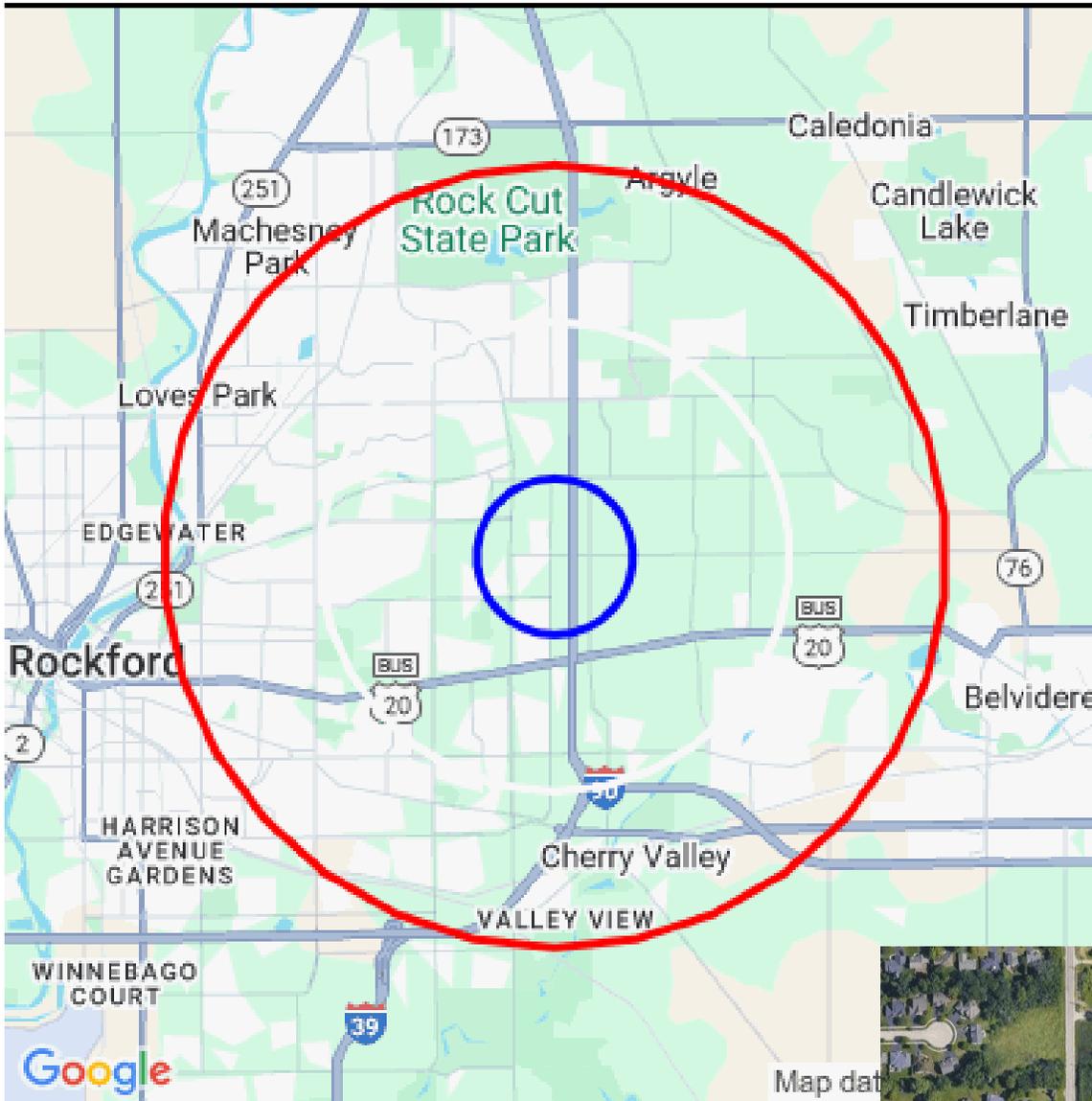


Bobby Walsh

773-551-2366

bobbyw@dickersonnieman.com

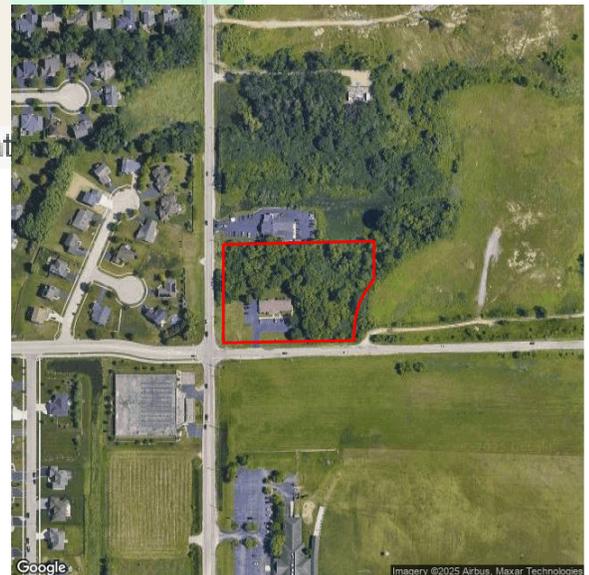
Demographic Report



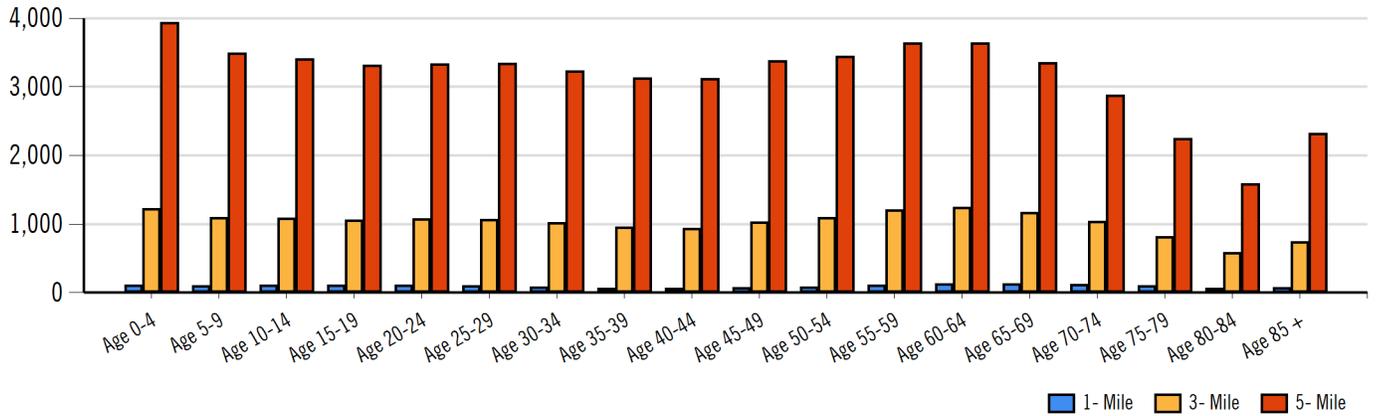
7550 Rote Rd

Population

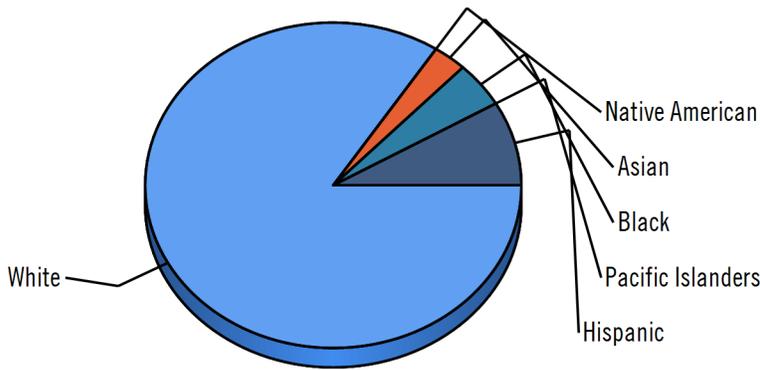
Distance	Male	Female	Total
1- Mile	913	922	1,836
3- Mile	8,954	9,587	18,541
5- Mile	27,535	29,368	56,903



Population by Distance and Age (2020)

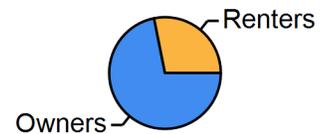


Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

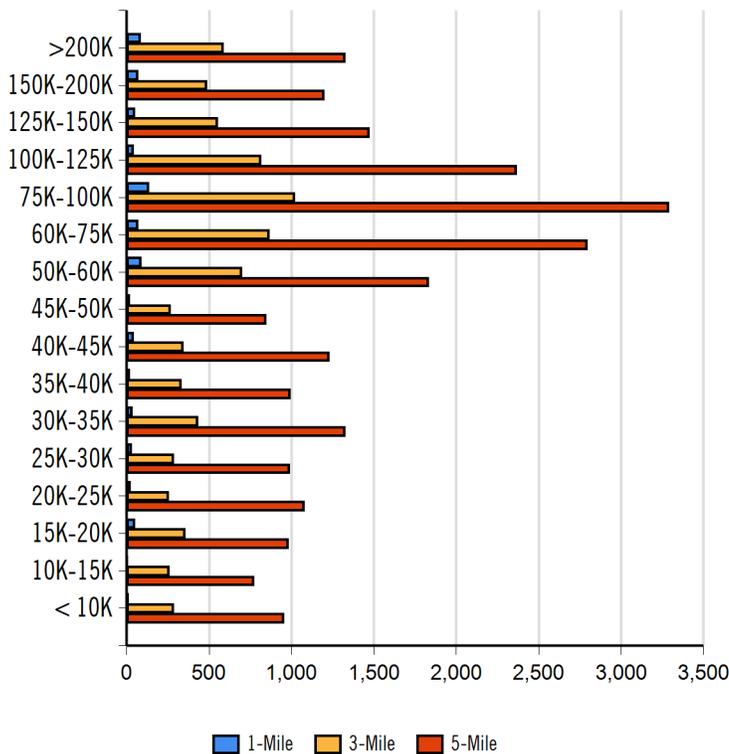
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	850	26	1.09 %
3-Mile	8,716	374	2.89 %
5-Mile	27,043	1,257	3.35 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	0	26	159	36	93	23	5	77	309	19	8	73
3-Mile	29	5	302	1,885	352	748	352	174	659	2,448	654	131	589
5-Mile	71	55	1,231	5,300	1,008	2,785	1,100	636	2,206	7,181	1,896	550	1,790

Household Income



Radius	Median Household Income
1-Mile	\$82,662.50
3-Mile	\$76,955.90
5-Mile	\$67,058.69

Radius	Average Household Income
1-Mile	\$93,459.25
3-Mile	\$91,874.19
5-Mile	\$77,223.17

Radius	Aggregate Household Income
1-Mile	\$71,933,277.60
3-Mile	\$666,556,409.77
5-Mile	\$1,837,633,379.02

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,264	12,967	39,385
High School Grad	178	2,730	9,587
Some College	191	3,022	9,559
Associates	103	1,053	3,078
Bachelors	364	3,067	8,295
Masters	194	1,247	3,214
Prof. Degree	111	601	1,398
Doctorate	0	64	141

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	47 %	92 %	105 %
Teen's	35 %	61 %	67 %
Expensive Homes	0 %	2 %	6 %
Mobile Homes	0 %	1 %	10 %
New Homes	43 %	86 %	91 %
New Households	24 %	60 %	63 %
Military Households	0 %	0 %	1 %
Households with 4+ Cars	42 %	80 %	84 %
Public Transportation Users	0 %	13 %	10 %
Young Wealthy Households	103 %	132 %	69 %

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.



Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	43,057,035		414,335,659		1,193,862,574	
Average annual household	56,152		55,774		51,260	
Food	7,169	12.77 %	7,145	12.81 %	6,621	12.92 %
Food at home	4,507		4,506		4,271	
Cereals and bakery products	642		640		606	
Cereals and cereal products	227		226		215	
Bakery products	414		413		391	
Meats poultry fish and eggs	898		895		850	
Beef	212		210		199	
Pork	157		157		152	
Poultry	170		168		159	
Fish and seafood	147		148		137	
Eggs	71		71		68	
Dairy products	462		463		434	
Fruits and vegetables	915		918		867	
Fresh fruits	135		135		127	
Processed vegetables	171		171		165	
Sugar and other sweets	164		164		157	
Fats and oils	142		142		135	
Miscellaneous foods	844		845		803	
Nonalcoholic beverages	373		375		361	
Food away from home	2,661		2,639		2,350	
Alcoholic beverages	428		424		376	
Housing	19,674	35.04 %	19,500	34.96 %	18,246	35.60 %
Shelter	11,942		11,814		11,018	
Owned dwellings	7,418		7,379		6,739	
Mortgage interest and charges	3,749		3,750		3,396	
Property taxes	2,540		2,514		2,279	
Maintenance repairs	1,128		1,114		1,063	
Rented dwellings	3,361		3,316		3,336	
Other lodging	1,162		1,118		942	
Utilities fuels	4,397		4,378		4,229	
Natural gas	422		421		400	
Electricity	1,725		1,714		1,673	
Fuel oil	180		177		167	
Telephone services	1,365		1,361		1,316	
Water and other public services	704		703		671	
Household operations	1,423	2.53 %	1,405	2.52 %	1,271	2.48 %
Personal services	430		426		371	
Other household expenses	992		979		899	
Housekeeping supplies	679		673		621	
Laundry and cleaning supplies	173		174		165	
Other household products	402		398		365	
Postage and stationery	103		100		90	
Household furnishings	1,231		1,228		1,106	
Household textiles	91		92		82	
Furniture	309		299		251	
Floor coverings	35		34		29	
Major appliances	135		136		139	
Small appliances	107		104		93	
Miscellaneous	552		561		510	
Apparel and services	1,530	2.72 %	1,531	2.75 %	1,376	2.68 %
Men and boys	309		312		273	
Men 16 and over	256		260		228	
Boys 2 to 15	52		51		44	
Women and girls	547		539		491	



7550 Rote Rd

Dickerson Nieman Commercial

6277 E. Riverside Rockford, IL 61114 | 815-877-5995

Women 16 and over	475	466	417
Girls 2 to 15	72	73	73
Children under 2	97	95	90

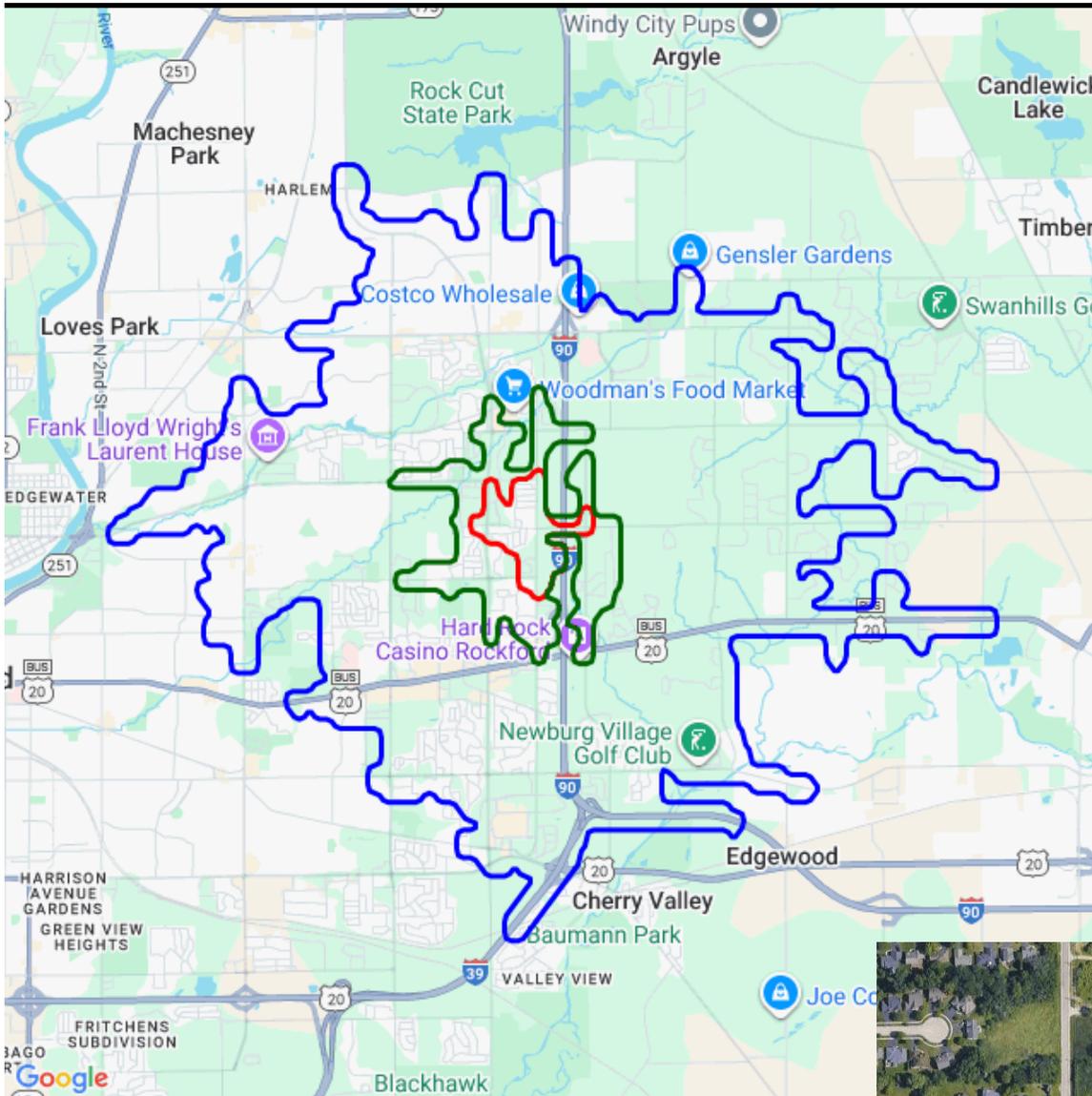
Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	43,057,035		414,335,659		1,193,862,574	
Average annual household	56,152		55,774		51,260	
Transportation	7,499	13.35 %	7,515	13.47 %	6,994	13.64 %
Vehicle purchases	1,803		1,834		1,662	
Cars and trucks new	954		952		860	
Cars and trucks used	805		838		759	
Gasoline and motor oil	2,248		2,253		2,170	
Other vehicle expenses	2,832		2,821		2,647	
Vehicle finance charges	193		191		180	
Maintenance and repairs	994		993		920	
Vehicle insurance	1,275		1,264		1,208	
Vehicle rental leases	369		372		337	
Public transportation	615		606		514	
Health care	4,163	7.41 %	4,160	7.46 %	3,955	7.72 %
Health insurance	2,710		2,699		2,585	
Medical services	896		898		838	
Drugs	415		421		401	
Medical supplies	141		140		129	
Entertainment	3,280	5.84 %	3,294	5.91 %	3,049	5.95 %
Fees and admissions	712		705		603	
Television radios	1,090		1,088		1,055	
Pets toys	1,206		1,212		1,116	
Personal care products	728		727		663	
Reading	66		65		59	
Education	1,758		1,690		1,375	
Tobacco products	391		388		396	
Miscellaneous	934	1.66 %	904	1.62 %	829	1.62 %
Cash contributions	1,474		1,440		1,373	
Personal insurance	7,053		6,985		5,941	
Life and other personal insurance	195		198		180	
Pensions and Social Security	6,858		6,786		5,761	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	2,440	2,281	6.18 %	824	1,476	1,659	781	441
3-Mile	2020	13,708	12,397	9.80 %	3,635	9,428	10,736	2,972	1,889
5-Mile	2020	35,169	32,388	7.70 %	9,662	23,750	27,745	7,424	5,577
1-Mile	2023	1,968	2,281	-14.39 %	664	1,190	1,399	569	1,023
3-Mile	2023	11,142	12,397	-10.54 %	2,964	7,649	9,050	2,092	5,144
5-Mile	2023	28,803	32,388	-11.72 %	7,921	19,433	23,676	5,127	13,696



Demographic Report



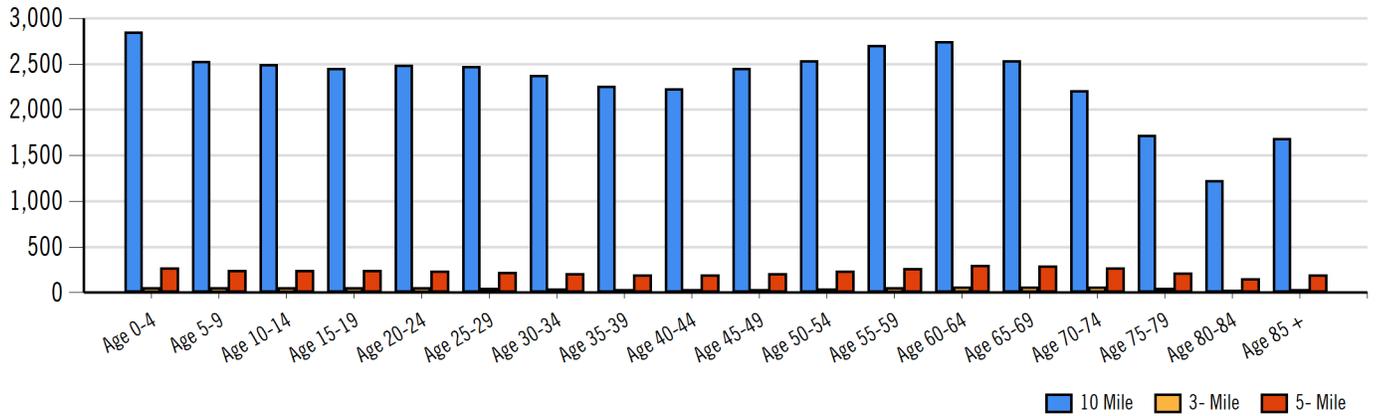
7550 Rote Rd

Population

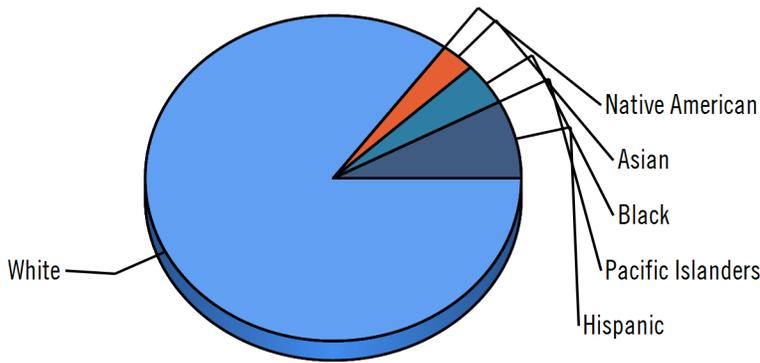
Distance	Male	Female	Total
3- Minute	466	467	933
5- Minute	2,055	2,203	4,258
10 Minute	20,376	21,637	42,013



Population by Distance and Age (2020)

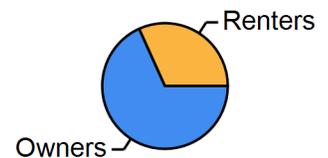


Ethnicity within 5 Minute

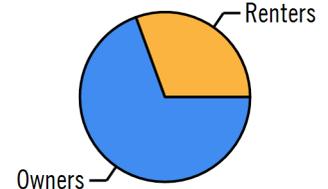


■ White
 ■ Native American
 ■ Asian
 ■ Black
 ■ Pacific Islanders
 ■ Hispanic

Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

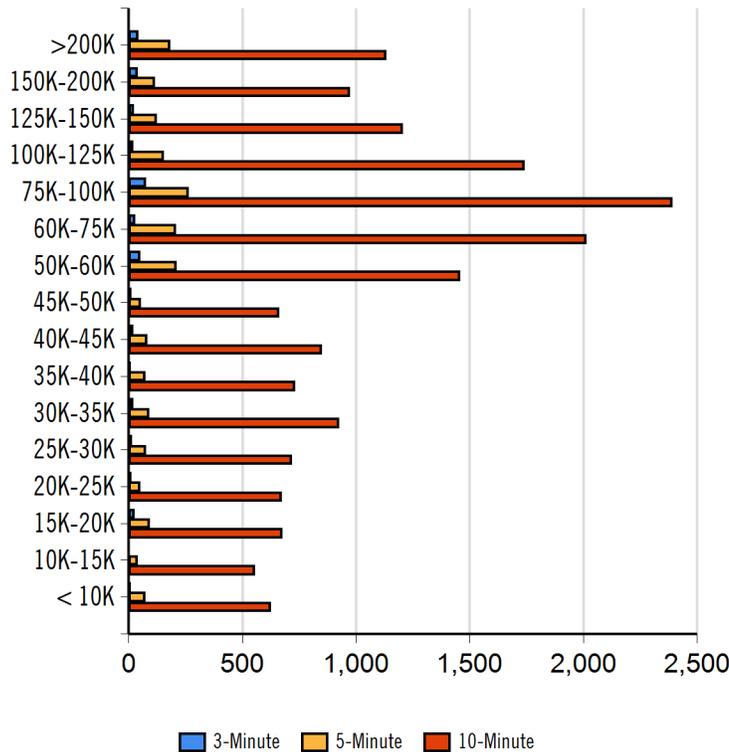
Distance	Employed	Unemployed	Unemployment Rate
3-Minute	427	13	0.52 %
5-Minute	2,005	68	1.42 %
10-Minute	19,910	914	2.97 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	0	0	12	67	18	53	13	1	37	165	7	2	40
5-Minute	1	0	50	456	104	173	78	25	183	592	123	18	157
10-Minute	59	39	840	3,969	716	1,999	751	441	1,578	5,473	1,419	376	1,310

Household Income



Radius	Median Household Income
10-Minute	\$69,657.27
5-Minute	\$69,716.25
3-Minute	\$82,662.50

Radius	Average Household Income
10-Minute	\$80,572.82
5-Minute	\$87,325.13
3-Minute	\$93,459.25

Radius	Aggregate Household Income
3-Minute	\$36,394,276.72
5-Minute	\$166,000,215.95
10-Minute	\$1,418,622,666.67

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	633	3,003	29,186
High School Grad	69	476	6,724
Some College	80	604	6,984
Associates	50	290	2,318
Bachelors	197	766	6,497
Masters	109	366	2,621
Prof. Degree	65	207	1,195
Doctorate	0	3	124

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	22 %	57 %	93 %
Teen's	18 %	38 %	60 %
Expensive Homes	0 %	0 %	9 %
Mobile Homes	0 %	0 %	5 %
New Homes	27 %	58 %	87 %
New Households	13 %	38 %	53 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	7 %	51 %	79 %
Public Transportation Users	0 %	5 %	9 %
Young Wealthy Households	30 %	127 %	80 %

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.



Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	21,758,316		100,554,462		901,068,667	
Average annual household	56,152		53,994		52,336	
Food	7,169	12.77 %	6,931	12.84 %	6,744	12.89 %
Food at home	4,507		4,395		4,326	
Cereals and bakery products	642		626		614	
Cereals and cereal products	227		222		218	
Bakery products	414		403		396	
Meats poultry fish and eggs	898		876		859	
Beef	212		205		202	
Pork	157		154		153	
Poultry	170		165		161	
Fish and seafood	147		144		140	
Eggs	71		70		69	
Dairy products	462		448		440	
Fruits and vegetables	915		895		880	
Fresh fruits	135		132		129	
Processed vegetables	171		168		166	
Sugar and other sweets	164		160		159	
Fats and oils	142		138		137	
Miscellaneous foods	844		823		813	
Nonalcoholic beverages	373		366		364	
Food away from home	2,661		2,535		2,417	
Alcoholic beverages	428		405		388	
Housing	19,674	35.04 %	19,043	35.27 %	18,545	35.43 %
Shelter	11,942		11,542		11,207	
Owned dwellings	7,418		7,105		6,896	
Mortgage interest and charges	3,749		3,584		3,487	
Property taxes	2,540		2,422		2,334	
Maintenance repairs	1,128		1,099		1,074	
Rented dwellings	3,361		3,365		3,330	
Other lodging	1,162		1,072		980	
Utilities fuels	4,397		4,312		4,268	
Natural gas	422		411		405	
Electricity	1,725		1,699		1,684	
Fuel oil	180		175		169	
Telephone services	1,365		1,338		1,328	
Water and other public services	704		688		679	
Household operations	1,423	2.53 %	1,356	2.51 %	1,302	2.49 %
Personal services	430		405		384	
Other household expenses	992		950		917	
Housekeeping supplies	679		652		632	
Laundry and cleaning supplies	173		169		167	
Other household products	402		385		372	
Postage and stationery	103		98		92	
Household furnishings	1,231		1,179		1,135	
Household textiles	91		88		84	
Furniture	309		285		261	
Floor coverings	35		32		30	
Major appliances	135		137		139	
Small appliances	107		102		96	
Miscellaneous	552		532		523	
Apparel and services	1,530	2.72 %	1,463	2.71 %	1,411	2.70 %
Men and boys	309		292		281	
Men 16 and over	256		243		235	
Boys 2 to 15	52		49		45	
Women and girls	547		525		502	



Women 16 and over	475	453	428
Girls 2 to 15	72	71	73
Children under 2	97	94	91

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	21,758,316		100,554,462		901,068,667	
Average annual household	56,152		53,994		52,336	
Transportation	7,499	13.35 %	7,271	13.47 %	7,125	13.61 %
Vehicle purchases	1,803		1,743		1,705	
Cars and trucks new	954		914		882	
Cars and trucks used	805		787		780	
Gasoline and motor oil	2,248		2,207		2,194	
Other vehicle expenses	2,832		2,742		2,689	
Vehicle finance charges	193		186		183	
Maintenance and repairs	994		959		937	
Vehicle insurance	1,275		1,241		1,222	
Vehicle rental leases	369		354		345	
Public transportation	615		577		535	
Health care	4,163	7.41 %	4,062	7.52 %	4,008	7.66 %
Health insurance	2,710		2,648		2,613	
Medical services	896		871		855	
Drugs	415		406		406	
Medical supplies	141		136		132	
Entertainment	3,280	5.84 %	3,170	5.87 %	3,112	5.95 %
Fees and admissions	712		667		627	
Television radios	1,090		1,070		1,064	
Pets toys	1,206		1,164		1,140	
Personal care products	728		699		678	
Reading	66		63		60	
Education	1,758		1,615		1,441	
Tobacco products	391		392		394	
Miscellaneous	934	1.66 %	885	1.64 %	846	1.62 %
Cash contributions	1,474		1,422		1,389	
Personal insurance	7,053		6,567		6,187	
Life and other personal insurance	195		188		185	
Pensions and Social Security	6,858		6,378		6,002	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	442	401	7.26 %	126	287	295	147	61
5-Minute	2020	2,134	1,975	24.75 %	681	1,324	1,454	680	340
10-Minute	2020	20,001	18,310	279.32 %	5,575	13,442	15,661	4,339	2,953
3-Minute	2023	359	401	-7.58 %	102	233	253	106	163
5-Minute	2023	1,740	1,975	-43.28 %	554	1,080	1,238	501	830
10-Minute	2023	16,390	18,310	-371.74 %	4,569	11,008	13,397	2,992	7,509



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7550 Rote Rd, Rockford, IL 61107

CITY, STATE

Rockford, IL

POPULATION

42,013

AVG. HHSIZE

2.45

MEDIAN HH INCOME

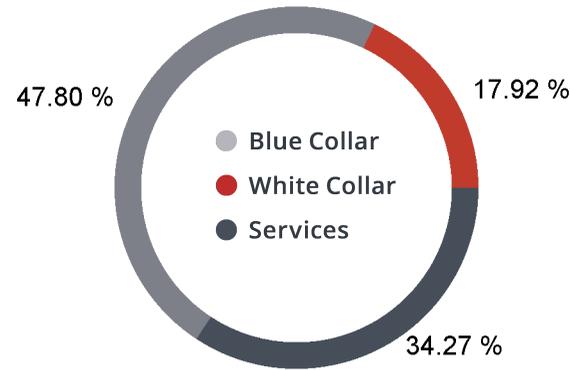
\$69,657

HOME OWNERSHIP

Renters: **3,445**

Owners: **13,871**

EMPLOYMENT

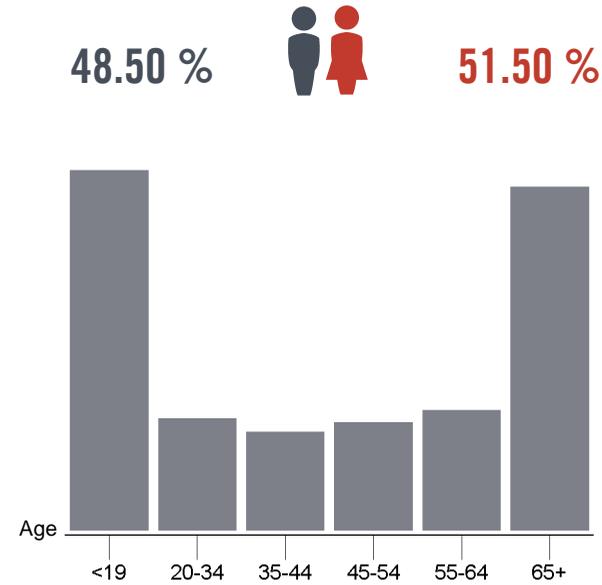


47.39 % Employed
2.17 % Unemployed

EDUCATION

High School Grad: **23.04 %**
Some College: **23.93 %**
Associates: **7.94 %**
Bachelors: **40.64 %**

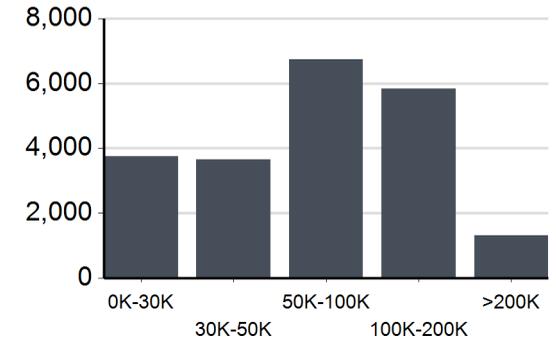
GENDER & AGE



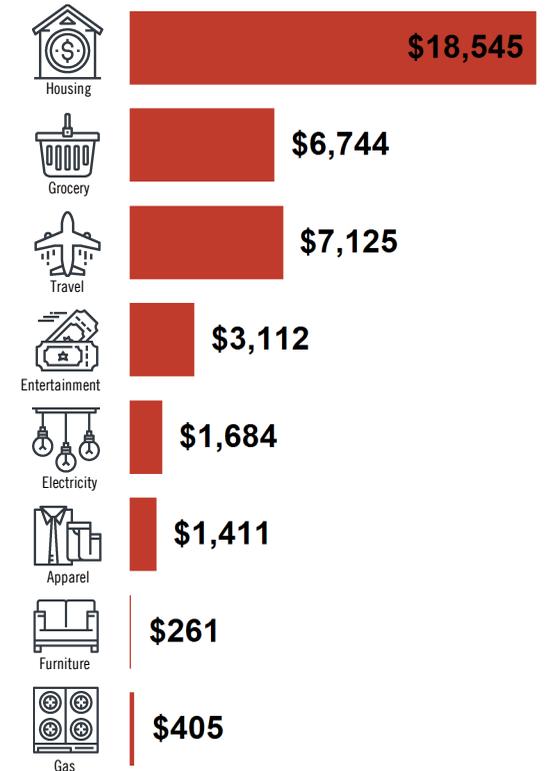
RACE & ETHNICITY

White: **79.75 %**
Asian: **3.94 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **4.24 %**
Hispanic: **7.61 %**
Two or More Races: **4.46 %**

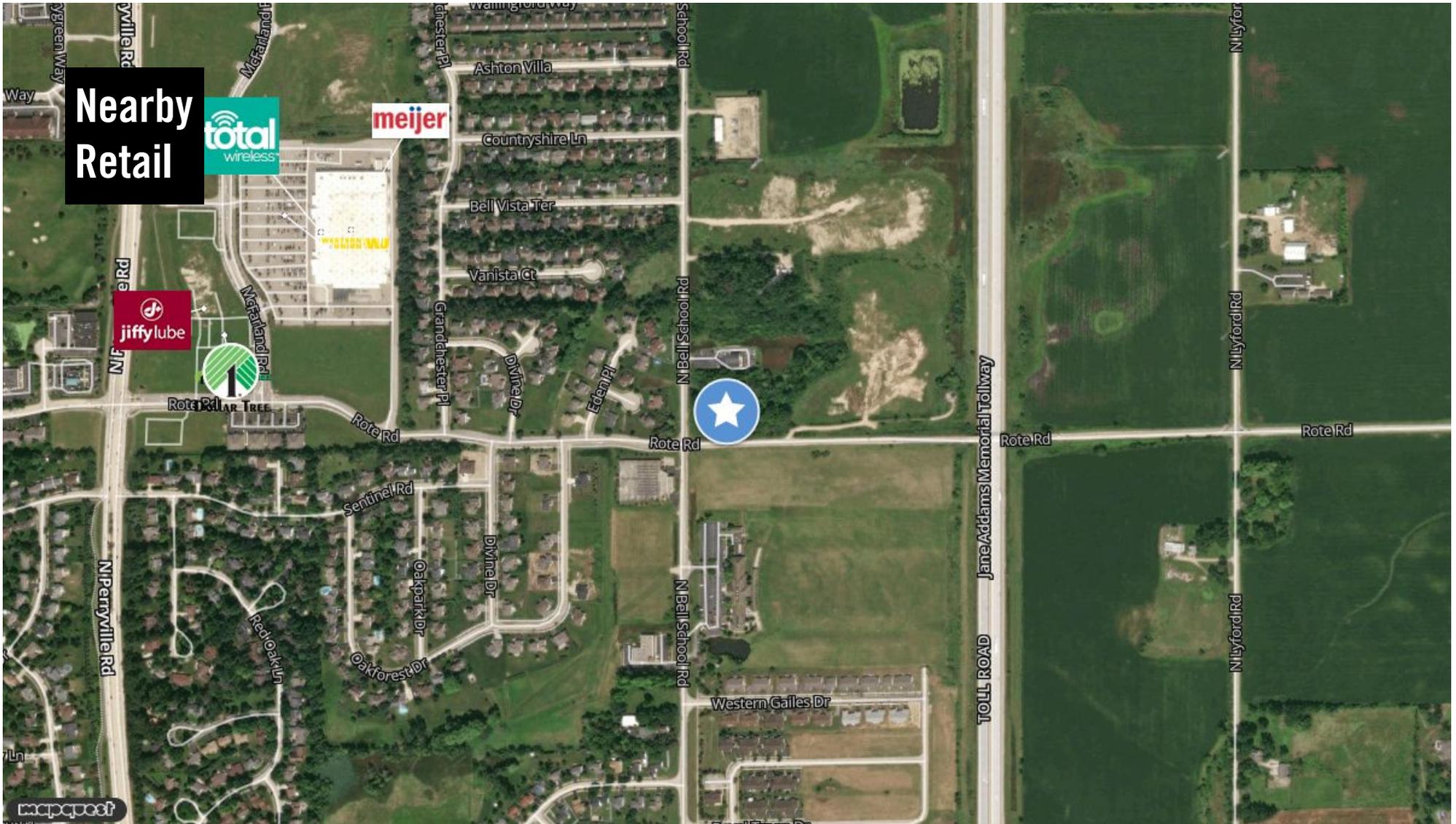
INCOME BY HOUSEHOLD



HH SPENDING



7550 Rote Rd

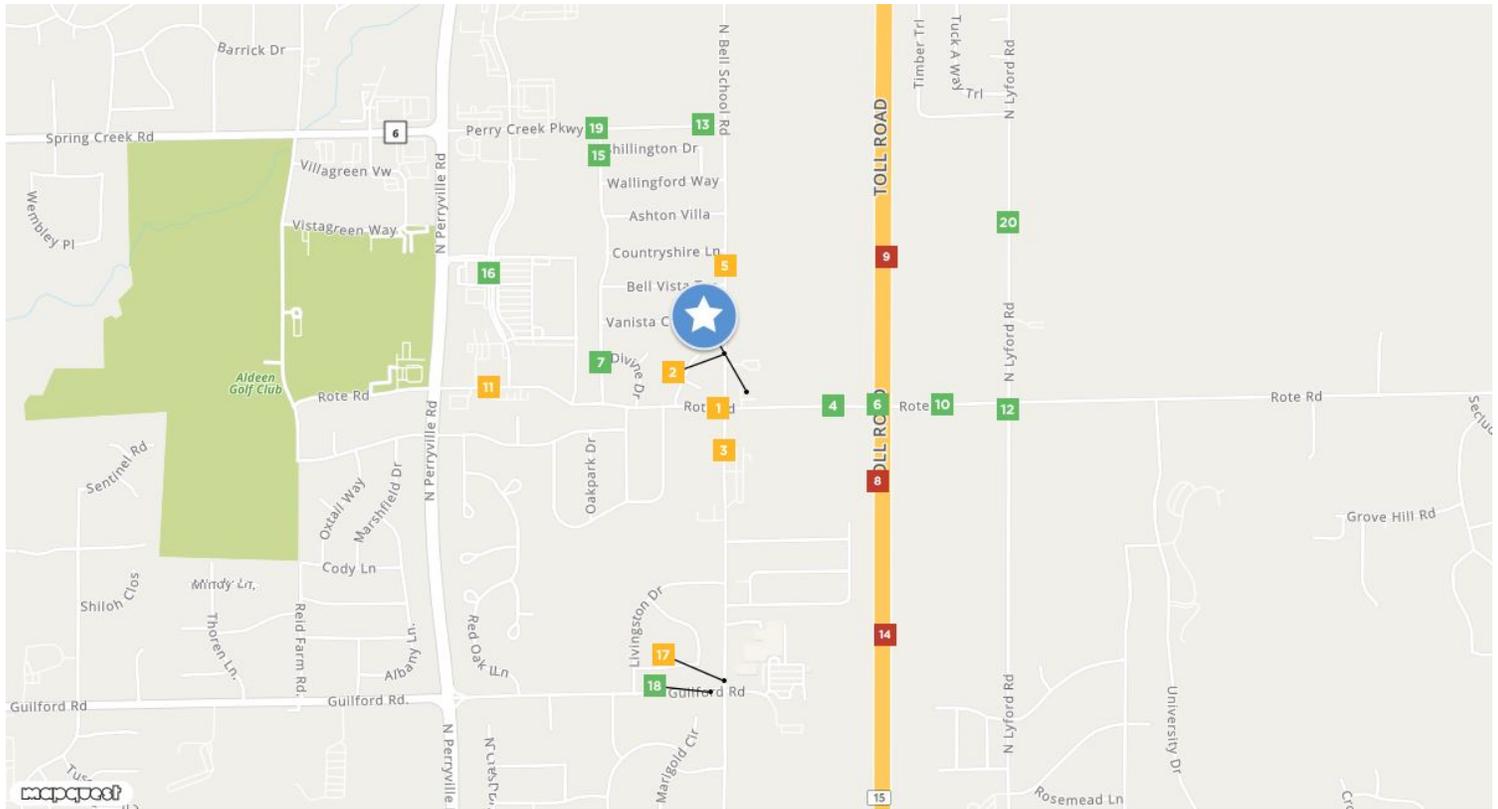


**Nearby
Retail**



7550 Rote Rd

Traffic Counts



1	N Bell School Rd	2	Rote Rd	3	Rote Rd	4	Rote Rd	5	Countryside Ln	
N Bell School Rd	Year: 2022	5,200	Rote Rd	Year: 2004	6,900	Rote Rd	Year: 2022	4,400	Year: 2022	6,500
				Year: 1994	2,100			Year: 2004	2,600	
6	Rote Rd	7	Divine Dr	8	I-90	9	I 39 N	10	Rote Rd	
Rote Rd	Year: 2017	3,900	Divine Dr	Year: 2022	500	Rote Rd	Year: 2004	50,500	I 39 N	
							Year: 1997	41,000	Year: 2022	4,400
								Year: 2004	2,600	
11	McFarland Rd	12	North Lyford Road	13	N Bell School Rd	14	I 39 N	15	Shillington Dr	
McFarland Rd	Year: 2022	5,200	Royal Oaks Rd	Year: 2022	2,950	Connecting Rd	Year: 2004	50,500	Year: 2022	700
				Year: 2004	2,950				Year: 2022	700
									Year: 2004	2,050
									Year: 1994	1,750
16	Anjali Dr	17	North Bell School Road	18	Guilford Road	19	Grandchester Pl	20	North Lyford Road	
Anjali Dr	Year: 2022	3,450	Royal Troon Dr	Year: 2022	4,400	Grandchester Pl	Year: 2022	3,450	Rote Rd	
				Year: 2004	4,100		Year: 2004	2,050	Year: 2022	2,150
				Year: 1994	5,400		Year: 1994	1,750	Year: 2004	2,050
									Year: 1994	1,750

