

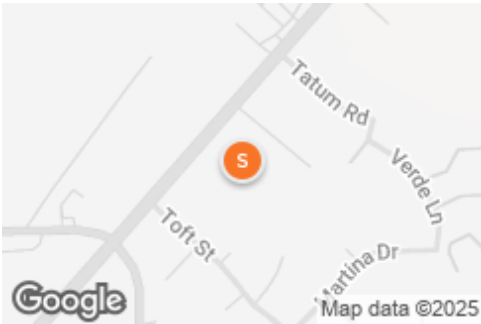
6103 Forest Hills Road Church for Sale

6103 Forest Hills Road, Rockford, IL, 61114

Religious Facility For Sale

Prepared on November 13, 2025

1 of 1 Listings



Listing Details | Specialty For Sale

Total Available Space	6,930 SF
Asking Price	\$550,000
Listing Price Per SF	\$79.37
Cap Rate (Actual)	-
Investment	No
Possession	Completion
Signage	Free-Standing
Show Instructions	Call broker

Tax Year	2024
Vacant	No
Available Date	Now
Date Listed	11/13/2025
Last Modified	11/13/2025
Listing ID	43687824
Owner Occupied	Yes
Parking Spaces	35

Description

Versatile Church & Institutional Campus — Move-In Ready - 6103 Forest Hills Road, Rockford.
An exceptional opportunity to acquire a well-maintained, highly adaptable church property in one of Rockford's most desirable corridors. This campus-style site offers a flexible layout that transitions seamlessly for worship, education, community services, and mission-driven operations.

Property Highlights

- Sanctuary: Comfortable worship space with seating for approximately 200, ideal for growing congregations and special services.
- Flexible Support Spaces: Multiple classrooms, offices, fellowship halls, and gathering rooms to suit ministries, meetings, training, and events.
- Commercial-Style Kitchen: Perfect for receptions, community meals, and outreach programs.
- Parking & Access: Paved lot with 60 spaces plus a one-car garage; easy ingress/egress for weekly services and large events.
- Appealing Setting: Mature landscaping and generous outdoor areas for seasonal activities and quiet reflection.

Site Details

- Parcel Size: ~203,748 sq ft (4.68 acres)
- Tax Status: Tax Exempt
- PINs: 12-05-354-008 & 12-06-480-001

Ideal For:
Churches & Religious Organizations, Fraternal & Service Clubs, Funeral Homes & Memorial Chapels, Educational Institutions & Training Centers, Community or Cultural Centers, Counseling, Outreach & Nonprofit Services.
This property blends a respected community presence with practical modern improvements, offering a turnkey solution for organizations ready to expand their mission. To request details or schedule a confidential tour: Tom Ewing | 815-703-6677

Property Features

Location Details

Address	6103 Forest Hills Road, Rockford, IL, ...	Parcels	12-05-354-008, 12-06-480-001
Zoning	R1	Name	6103 Forest Hills Rd
County	Winnebago	Cross Street	Toft Street

Building Details

Sub Type	Church	Air Conditioned	Yes
Building Status	Existing	Heated	Yes
Building Size	6,930 SF	Security System	Yes
Land Size	4.68 Acres / 203,683 SF	Electricity	Yes, Municipal Utility District, Com Ed
Number of Buildings	1	Water	Yes, City, City of Rockford
Number of Floors	1	Sanitary Sewer	Yes, Private, Septic System
Year Built/Renovated	1958, 2019	Natural Gas	Yes, Municipal Utility District, Nicor Gas
Occupancy Type	Single Tenant	Rail Service	No
Number of Tenants	1		

Property Listings

1 Listing | 6,930 SF | \$550,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Church/Religious Organi...	-	6,930 SF	\$550,000	Now

Additional Photos











Contact



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

GAMBINO REALTORS-Rkfd

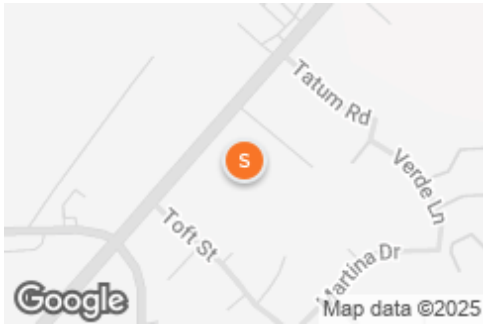
6103 Forest Hills Rd

6103 Forest Hills Rd

6103 Forest Hills Rd, Rockford, IL, 61114

Religious Facility

Prepared on November 13, 2025
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Property Features

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Additional Photos



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GAMBINO REALTORS-Rkfd

Report for 6103 Forest Hills Rd...




GAMBINO REALTORS-Rkfd

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



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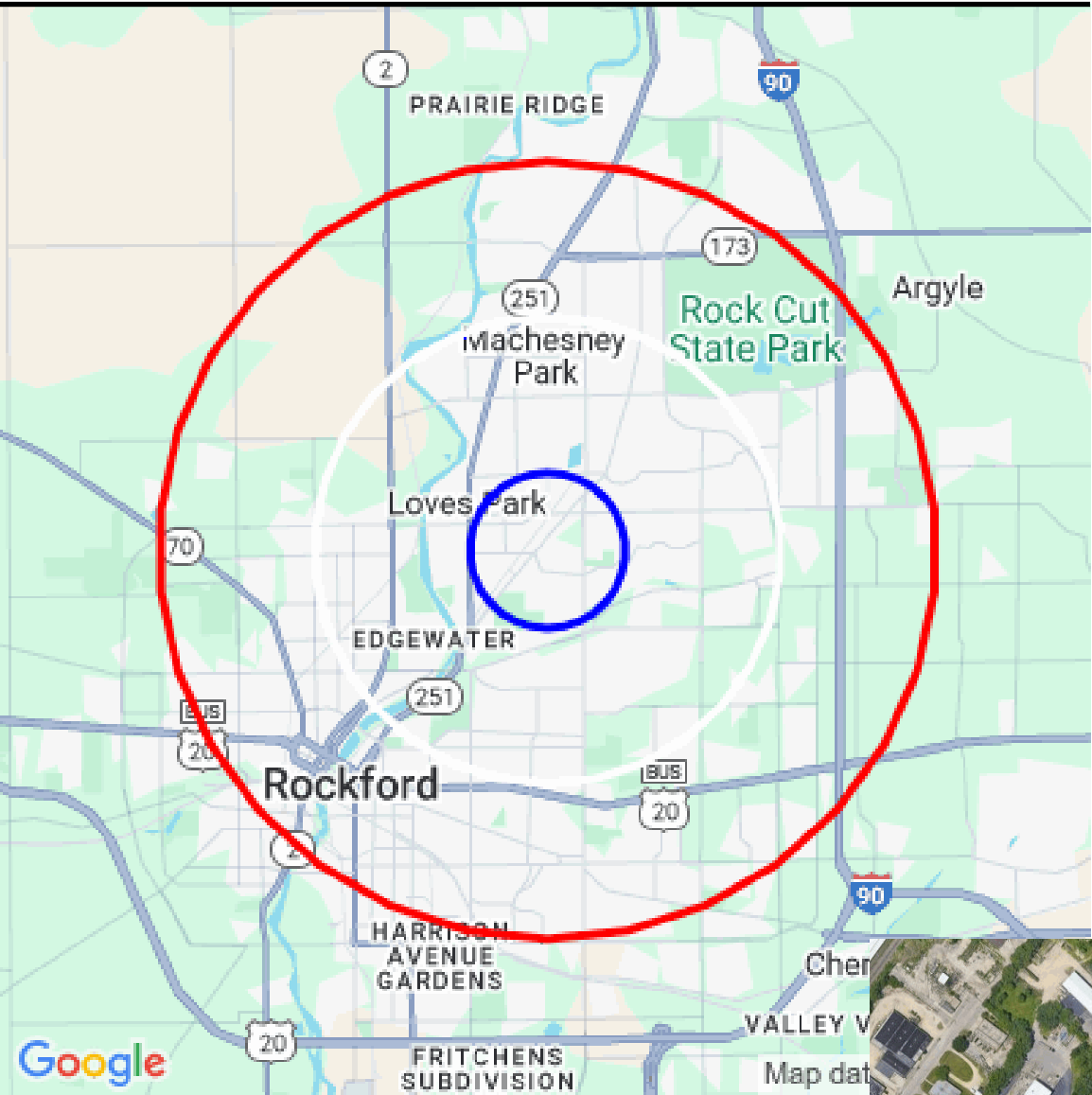
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Rockford, IL 61114



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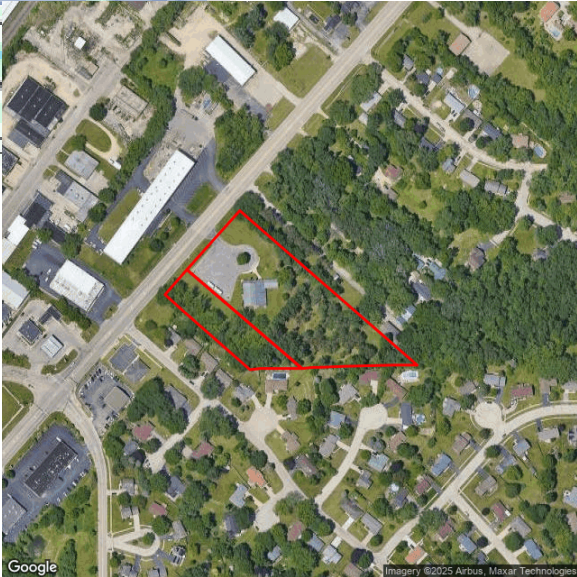
Demographic Report



6103 Forest Hills Rd

Population

Distance	Male	Female	Total
1- Mile	2,026	2,339	4,366
3- Mile	20,450	21,722	42,173
5- Mile	53,516	56,314	109,829

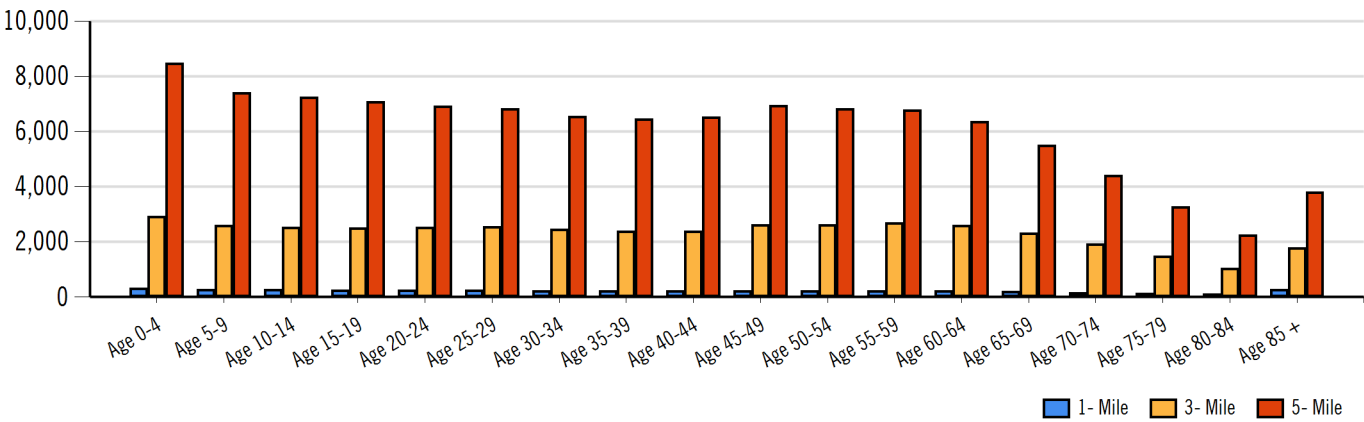


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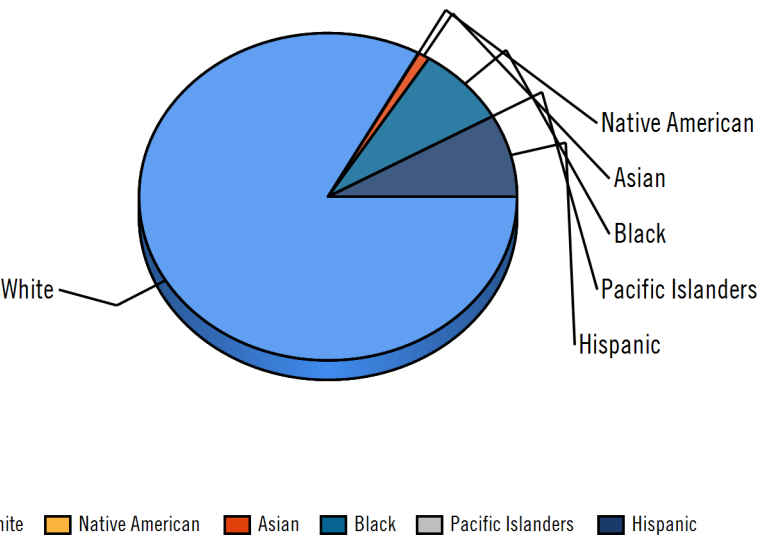
MOODY'S
ANALYTICS

Catylist

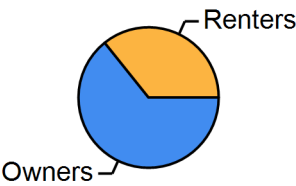
Population by Distance and Age (2020)



Ethnicity within 5 miles



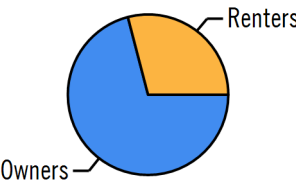
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,894	85	1.87 %
3-Mile	20,346	1,144	3.96 %
5-Mile	51,561	3,062	5.19 %

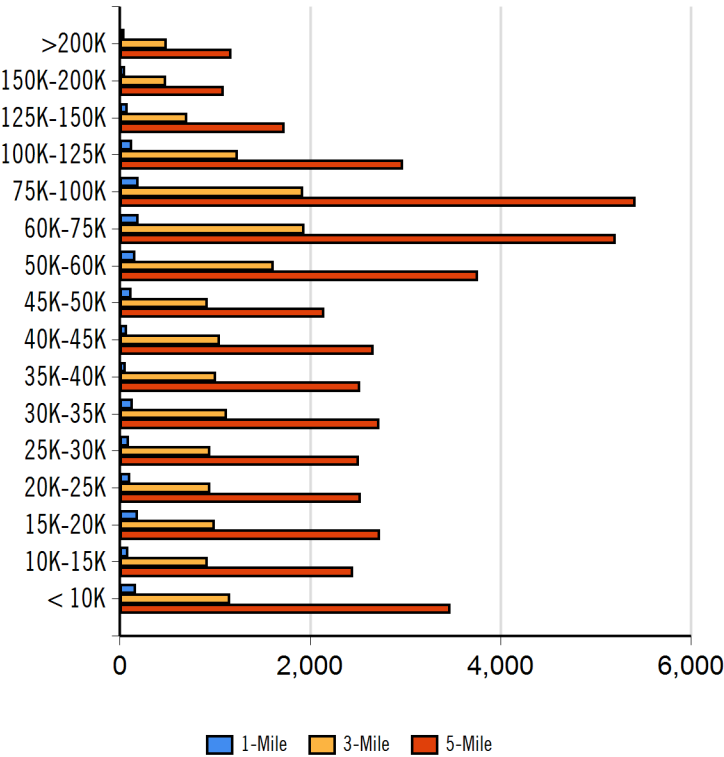


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	4	4	75	299	118	218	90	39	183	450	112	21	221
3-Mile	62	45	1,170	3,556	589	2,351	1,030	418	1,901	5,128	1,376	440	1,530
5-Mile	89	112	2,509	10,199	1,513	5,682	2,512	1,210	4,196	12,658	4,102	1,300	3,581

Household Income



Radius	Median Household Income
1-Mile	\$48,806.00
3-Mile	\$52,008.93
5-Mile	\$49,560.02

Radius	Average Household Income
1-Mile	\$58,744.88
3-Mile	\$62,753.65
5-Mile	\$58,763.65

Radius	Aggregate Household Income
1-Mile	\$107,516,275.69
3-Mile	\$1,066,865,957.41
5-Mile	\$2,709,615,443.23

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,928	29,028	72,635
High School Grad	871	8,811	22,016
Some College	693	6,613	16,868
Associates	205	1,890	4,933
Bachelors	472	4,610	10,762
Masters	153	1,809	4,233
Prof. Degree	88	897	1,968
Doctorate	1	71	234

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	75 %	110 %	128 %
Teen's	45 %	69 %	87 %
Expensive Homes	0 %	8 %	8 %
Mobile Homes	0 %	14 %	9 %
New Homes	4 %	11 %	46 %
New Households	37 %	55 %	78 %
Military Households	8 %	2 %	3 %
Households with 4+ Cars	29 %	71 %	75 %
Public Transportation Users	12 %	7 %	20 %
Young Wealthy Households	0 %	0 %	8 %

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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6103 Forest Hills Rd

MOODY'S

GAMBINO REALTORS-Rkfd

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

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	82,151,779		792,604,840		2,018,630,451	
Average annual household	44,233		46,139		44,547	
Food	5,819	13.16 %	6,032	13.07 %	5,858	13.15 %
Food at home	3,880		3,989		3,904	
Cereals and bakery products	549		565		553	
Cereals and cereal products	195		201		197	
Bakery products	354		364		356	
Meats poultry fish and eggs	787		802		787	
Beef	187		188		184	
Pork	142		146		143	
Poultry	148		150		148	
Fish and seafood	124		127		125	
Eggs	64		65		64	
Dairy products	387		398		388	
Fruits and vegetables	776		803		785	
Fresh fruits	114		118		115	
Processed vegetables	152		156		153	
Sugar and other sweets	143		147		144	
Fats and oils	123		126		124	
Miscellaneous foods	733		752		736	
Nonalcoholic beverages	335		344		338	
Food away from home	1,939		2,042		1,953	
Alcoholic beverages	307		325		309	
Housing	16,284	36.81 %	16,822	36.46 %	16,372	36.75 %
Shelter	9,799		10,129		9,850	
Owned dwellings	5,657		5,966		5,703	
Mortgage interest and charges	2,770		2,956		2,820	
Property taxes	1,898		2,006		1,912	
Maintenance repairs	988		1,003		971	
Rented dwellings	3,409		3,387		3,420	
Other lodging	732		776		726	
Utilities fuels	3,926		4,030		3,953	
Natural gas	360		372		362	
Electricity	1,592		1,622		1,601	
Fuel oil	150		154		149	
Telephone services	1,212		1,250		1,224	
Water and other public services	610		630		614	
Household operations	1,076	2.43 %	1,126	2.44 %	1,080	2.42 %
Personal services	293		313		298	
Other household expenses	783		812		782	
Housekeeping supplies	552		568		552	
Laundry and cleaning supplies	152		155		152	
Other household products	317		330		318	
Postage and stationery	83		82		80	
Household furnishings	930		967		935	
Household textiles	69		71		70	
Furniture	194		202		192	
Floor coverings	22		23		22	
Major appliances	133		136		134	
Small appliances	82		85		82	
Miscellaneous	428		447		432	
Apparel and services	1,179	2.67 %	1,220	2.64 %	1,185	2.66 %
Men and boys	216		228		221	
Men 16 and over	175		189		182	
Boys 2 to 15	40		39		38	
Women and girls	435		444		433	



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MOODY'S
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Catylist

6103 Forest Hills Rd

MOODY'S

GAMBINO REALTORS-Rkfd

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

Women 16 and over	362	371	360
Girls 2 to 15	72	72	73
Children under 2	85	87	86

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	82,151,779		792,604,840		2,018,630,451	
Average annual household	44,233		46,139		44,547	
Transportation	6,058	13.70 %	6,338	13.74 %	6,130	13.76 %
Vehicle purchases	1,340		1,428		1,369	
Cars and trucks new	684		729		688	
Cars and trucks used	621		660		644	
Gasoline and motor oil	1,975		2,049		2,002	
Other vehicle expenses	2,342		2,435		2,356	
Vehicle finance charges	154		165		158	
Maintenance and repairs	804		834		806	
Vehicle insurance	1,103		1,141		1,108	
Vehicle rental leases	280		294		282	
Public transportation	400		425		402	
Health care	3,513	7.94 %	3,665	7.94 %	3,539	7.94 %
Health insurance	2,342		2,423		2,349	
Medical services	704		752		720	
Drugs	353		371		356	
Medical supplies	113		117		113	
Entertainment	2,606	5.89 %	2,746	5.95 %	2,642	5.93 %
Fees and admissions	458		495		462	
Television radios	977		1,006		984	
Pets toys	948		1,001		962	
Personal care products	564		589		569	
Reading	51		52		50	
Education	1,067		1,111		1,057	
Tobacco products	398		402		401	
Miscellaneous	726	1.64 %	755	1.64 %	720	1.62 %
Cash contributions	1,244		1,278		1,233	
Personal insurance	4,409		4,797		4,475	
Life and other personal insurance	149		160		153	
Pensions and Social Security	4,259		4,636		4,322	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	4,872	4,605	5.53 %	1,583	3,049	3,341	1,531	882
3-Mile	2020	28,564	26,462	7.26 %	8,240	18,643	21,238	7,326	4,795
5-Mile	2020	59,508	54,700	8.52 %	18,301	37,459	40,880	18,628	9,962
1-Mile	2023	4,012	4,605	-13.22 %	1,302	2,511	2,883	1,129	1,984
3-Mile	2023	23,626	26,462	-11.24 %	6,796	15,433	18,477	5,149	11,110
5-Mile	2023	49,525	54,700	-9.52 %	15,173	31,221	35,630	13,895	22,919



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MOODY'S
ANALYTICS

Catylist

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6103 Forest Hills Rd, Rockford, IL 61114

CITY, STATE

Rockford, IL

POPULATION

115,703

AVG. HHSIZE

2.50

MEDIAN HH INCOME

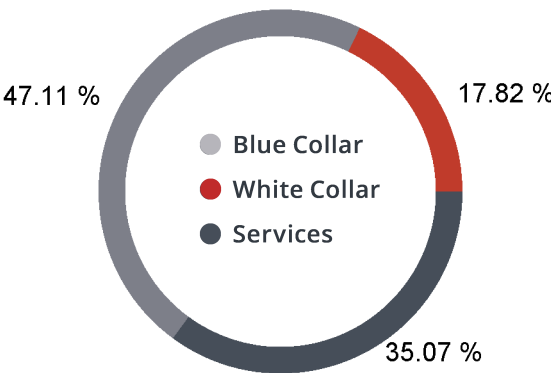
\$44,789

HOME OWNERSHIP

Renters: 15,569

Owners: 30,912

EMPLOYMENT



45.38 %

Employed

3.22 %

Unemployed

EDUCATION

High School Grad: 30.59 %

Some College: 22.45 %

Associates: 6.35 %

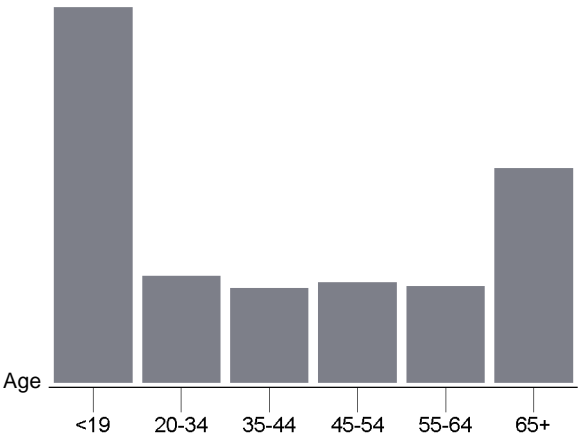
Bachelors: 24.93 %

GENDER & AGE

48.54 %



51.46 %



RACE & ETHNICITY

White: 83.85 %

Asian: 1.05 %

Native American: 0.01 %

Pacific Islanders: 0.00 %

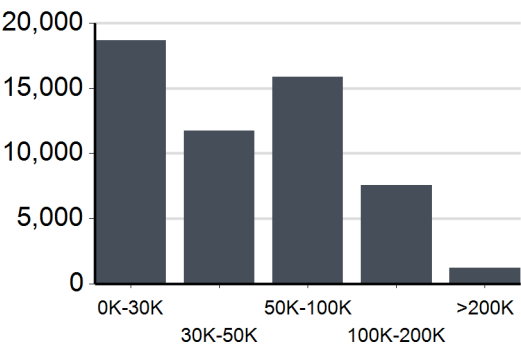
African-American: 5.23 %

Hispanic: 6.14 %

Two or More Races: 3.71 %



INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$15,853



Grocery

\$5,660



Travel

\$5,870



Entertainment

\$2,518



Electricity

\$1,573



Apparel

\$1,155



Furniture

\$184



Gas

\$350

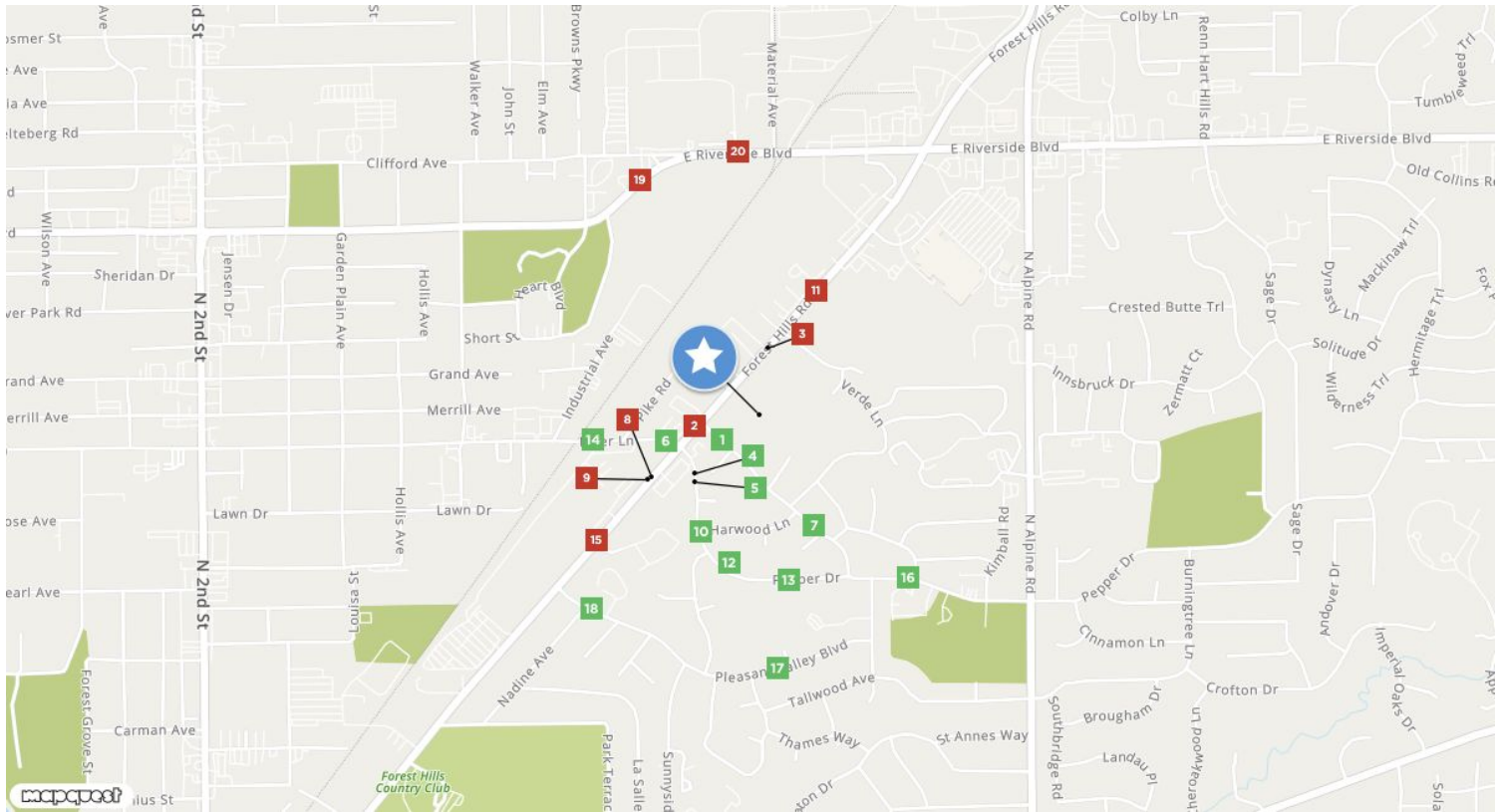
6103 Forest Hills Rd

MOODY'S

GAMBINO REALTORS-Rkfd

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

Traffic Counts



Toft Street 1 Forest Hills Rd Year: 2022 650 Year: 2004 23,800 Year: 1994 25,200	Toft St 2 Year: 2022 18,700	Tatum Rd 3 Year: 2022 18,700	Pepper Dr 4 Gina Ter Year: 2004 2,800	Pepper Drive 5 Forest Hills Rd Year: 2022 2,650 Year: 2004 22,400
River Lane 6 Pike Rd Year: 2022 3,700 Year: 2004 6,100 Year: 1994 6,200	Plaza Ct 7 Year: 2022 650	River Ln 8 Year: 2022 17,500	Forest Hills Road 9 Pepper Dr Year: 2022 17,500 Year: 2004 22,400 Year: 1994 24,000	Pepper Dr 10 Gina Ter Year: 2004 3,750
Forest Hills Rd 11 Tatum Rd Year: 2004 23,800	Pepper Dr 12 Harwood Ln Year: 2004 3,750	Pepper Drive 13 Harwood Ln Year: 2022 2,650 Year: 2004 3,750	River Lane 14 Pike Rd Year: 2022 3,700 Year: 2004 6,100	Pleasant Valley Blvd 15 Year: 2022 17,500
Lisa Dr 16 Year: 2022 2,650	Cottonwood St 17 Year: 2022 1,550	Pleasant Valley Blvd 18 Nadine Ave Year: 1994 3,950	East Riverside Boulevard 19 Heart Blvd Year: 2022 13,000 Year: 2004 18,900 Year: 1994 17,200	East Riverside Boulevard 20 Material Ave Year: 2022 16,500 Year: 2004 23,700 Year: 1994 26,600



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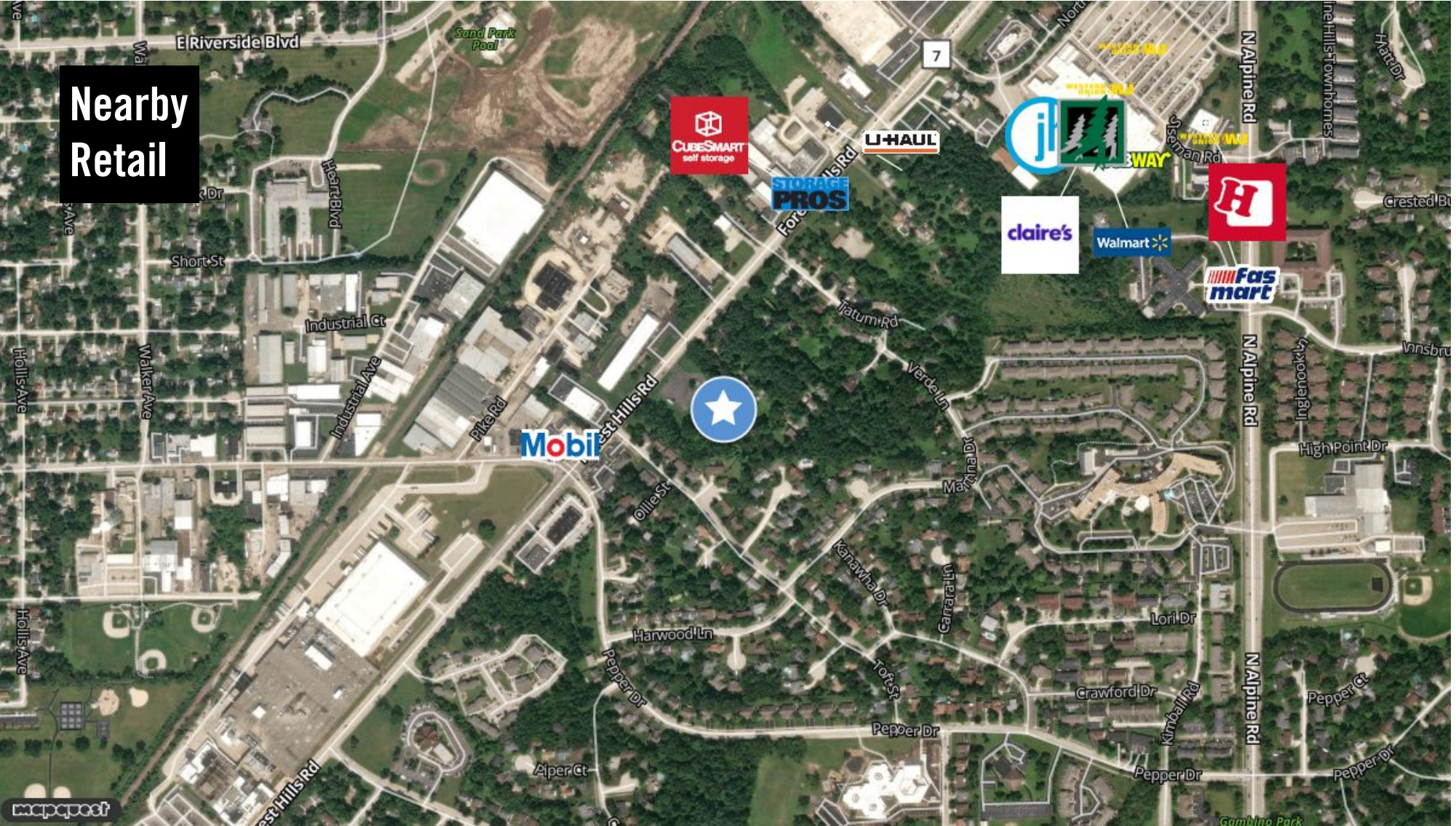
Catylist

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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 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.