

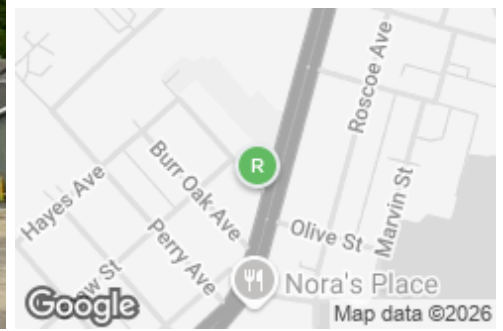
## Retail and Multi-family Opportunity

900 and 904 Blackhawk Blvd., South Beloit, IL, 61080

Retail: Freestanding For Sale

Prepared on June 16, 2026

1 of 1 Listings



### Listing Details | Retail For Sale

Secondary Uses	<b>Multi-Family</b>	Gross Sched. Rents	<b>\$30,000</b>
Total Available Space	<b>Unknown</b>	Parking Income	<b>\$600.00</b>
Asking Price	<b>\$310,000</b>	Tax Year	<b>2025</b>
Listing Price Per SF	<b>\$166.31</b>	Real Estate Taxes	<b>\$6,054 in 2025</b>
Cap Rate (Actual)	<b>7.92%</b>	Vacant	<b>No</b>
NOI	<b>\$24,546</b>	Available Date	<b>Now</b>
Total Income	<b>\$30,600</b>	Days On Market	<b>26 days</b>
Total Expenses	<b>\$6,054</b>	Date Listed	<b>5/21/2026</b>
Investment	<b>Yes</b>	Last Modified	<b>6/10/2026</b>
Possession	<b>Completion</b>	Listing ID	<b>44864476</b>
Signage	<b>None</b>	Parking Spaces	<b>-</b>
Show Instructions	<b>Call broker</b>		

### Description

Excellent opportunity to acquire a multi-parcel mixed-use property located along Blackhawk Boulevard in South Beloit. This offering includes three separate parcels featuring retail, residential income, and additional parking, providing flexibility for investors or owner-users.

The first parcel includes a 780 SF retail building, currently operating as a slot machine parlor, offering strong visibility and commercial frontage along Blackhawk Boulevard.

The second parcel features a 2-family apartment building with a detached garage, providing residential rental income potential.

The third parcel consists of an adjacent parking lot, offering additional parking and operational flexibility for the retail or residential components.

#### Property Highlights:

Three-parcel mixed-use offering

780 SF retail building currently used as a slot machine parlor  
 2-family apartment building with detached garage  
 Additional adjacent parking lot included  
 Strong Blackhawk Boulevard frontage and visibility  
 Retail and residential income potential  
 Flexible investment or owner-user opportunity

This property presents a unique opportunity to own a combination of commercial and residential assets with multiple income streams in a convenient South Beloit location.

2025 Real Estate Taxes for the three parcels is \$6,054

For pricing, financial information, or to schedule a private tour, contact the listing broker.

## Property Features

### Location Details

Address	<b>900 and 904 Blackhawk Blvd., South ...</b>	Parcels	<b>04-07-234-015, 04-07-234-014, 04-0...</b>
Zoning	<b>CR</b>	Name	<b>900 Blackhawk Blvd.</b>
County	<b>Winnebago</b>		

### Building Details

Sub Type	<b>Freestanding</b>	Parking Ratio	<b>-</b>
Building Status	<b>Existing</b>	Floor Size	<b>905 SF</b>
Building Size	<b>1,864 SF</b>	Air Conditioned	<b>Yes</b>
Land Size	<b>0.28 Acres / 12,400 SF</b>	Heated	<b>Yes</b>
Number of Buildings	<b>1</b>	Electricity	<b>Yes</b>
Number of Floors	<b>1</b>	Water	<b>Yes</b>
Year Built	<b>1930</b>	Sanitary Sewer	<b>Yes</b>
Primary Constr. Type	<b>Framed</b>	Natural Gas	<b>Yes</b>
Occupancy Type	<b>Single Tenant</b>	Rail Service	<b>No</b>
Parking Spaces	<b>-</b>		

## Property Listings

1 Listing | --- | \$310,000

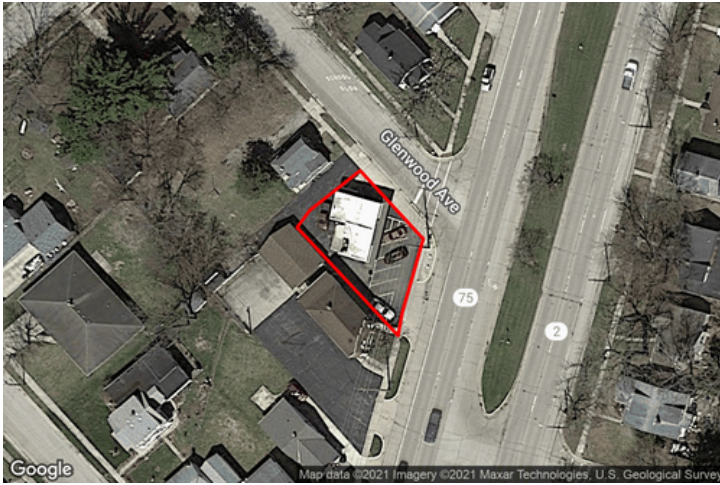
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Slots, 2-unit apartment ...	-	-	\$310,000	Now

## Additional Photos









## Contact



**Tom Ewing CCIM, CPM, RPA, MCR**  
815-703-6677  
TomEwing@IllinoisCCIM.com

GAMBINO REALTORS-Rkfd

# 900 Blackhawk Blvd

GAMBINO REALTORS-Rkfd

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

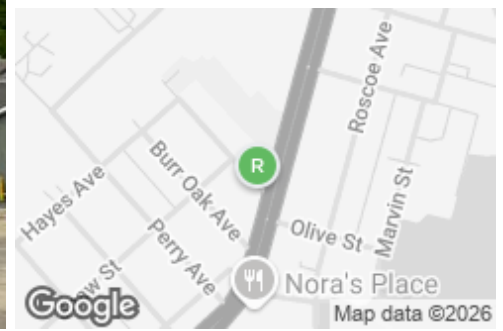
## 900 Blackhawk Blvd.

900 Blackhawk Blvd, South Beloit, IL, 61080

Retail: Freestanding

Prepared on June 16, 2026

0



### Property Features

#### Location Details

Address	900 Blackhawk Blvd, South Beloit, IL ...
Zoning	CR
County	Winnebago

Parcels	04-07-234-015, 04-07-234-014, 04-07...
Name	900 Blackhawk Blvd.

#### Building Details

Sub Type	Freestanding
Building Status	Existing
Building Size	1,864 SF
Land Size	0.28 Acres / 12,400 SF
Number of Buildings	1
Number of Floors	1
Year Built	1930
Primary Constr. Type	Framed
Occupancy Type	Single Tenant
Parking Spaces	-

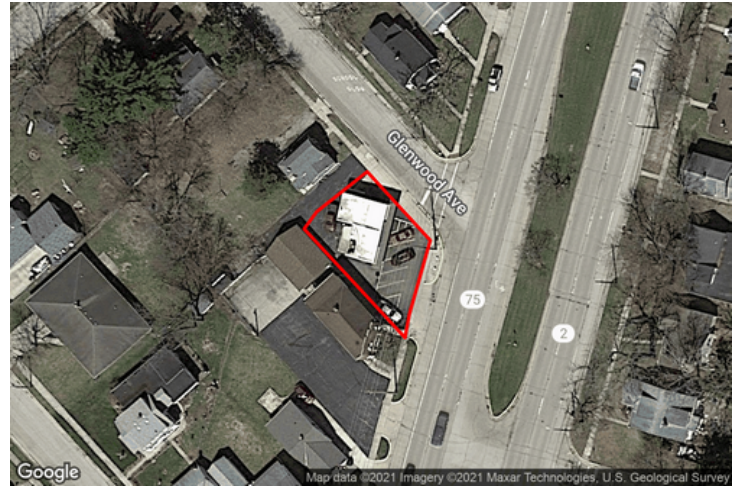
Parking Ratio	-
Floor Size	905 SF
Air Conditioned	Yes
Heated	Yes
Electricity	Yes
Water	Yes
Sanitary Sewer	Yes
Natural Gas	Yes
Rail Service	No

### Listings

1 Listing | --- | \$310,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Slots, 2-unit apartment ...	-	-	\$310,000	Now

## Additional Photos



## Contact



**Tom Ewing CCIM, CPM, RPA, MCR**  
815-703-6677  
TomEwing@IllinoisCCIM.com

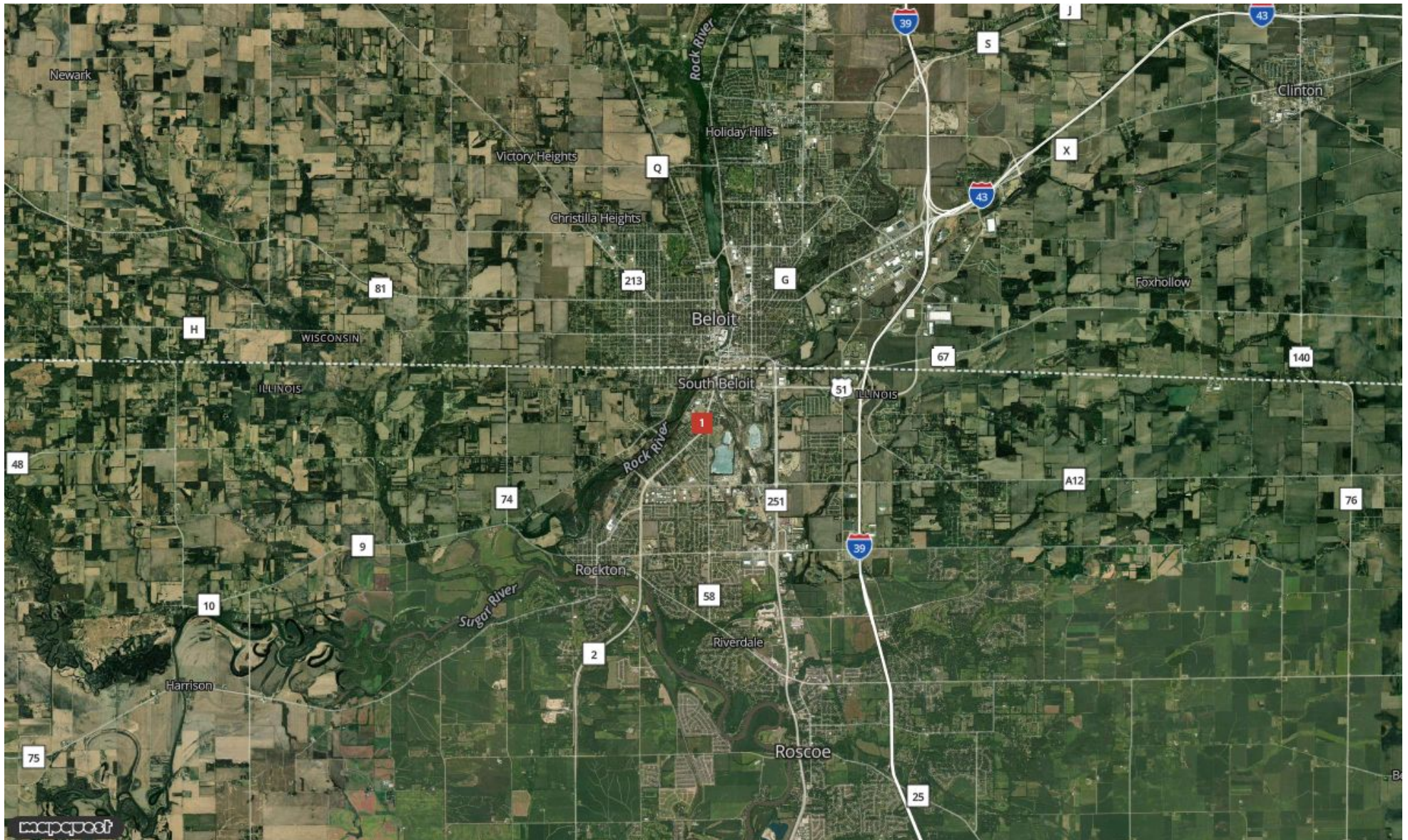
GAMBINO REALTORS-Rkfd

# Report for 900 Blackhawk Blv...

# MOODY'S

GAMBINO REALTORS-Rkfd

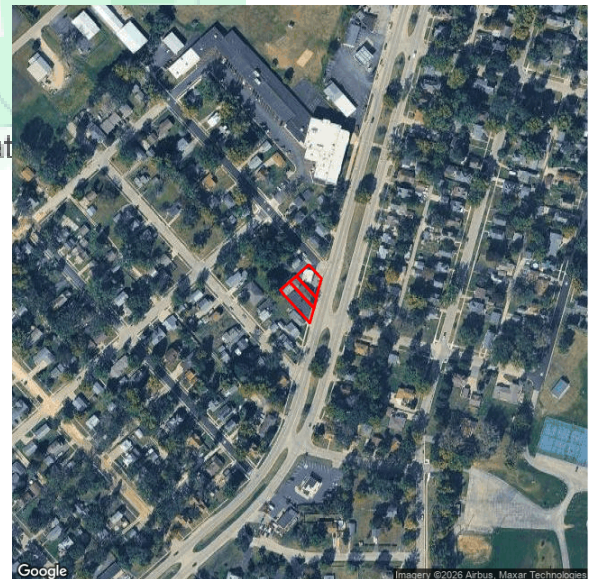
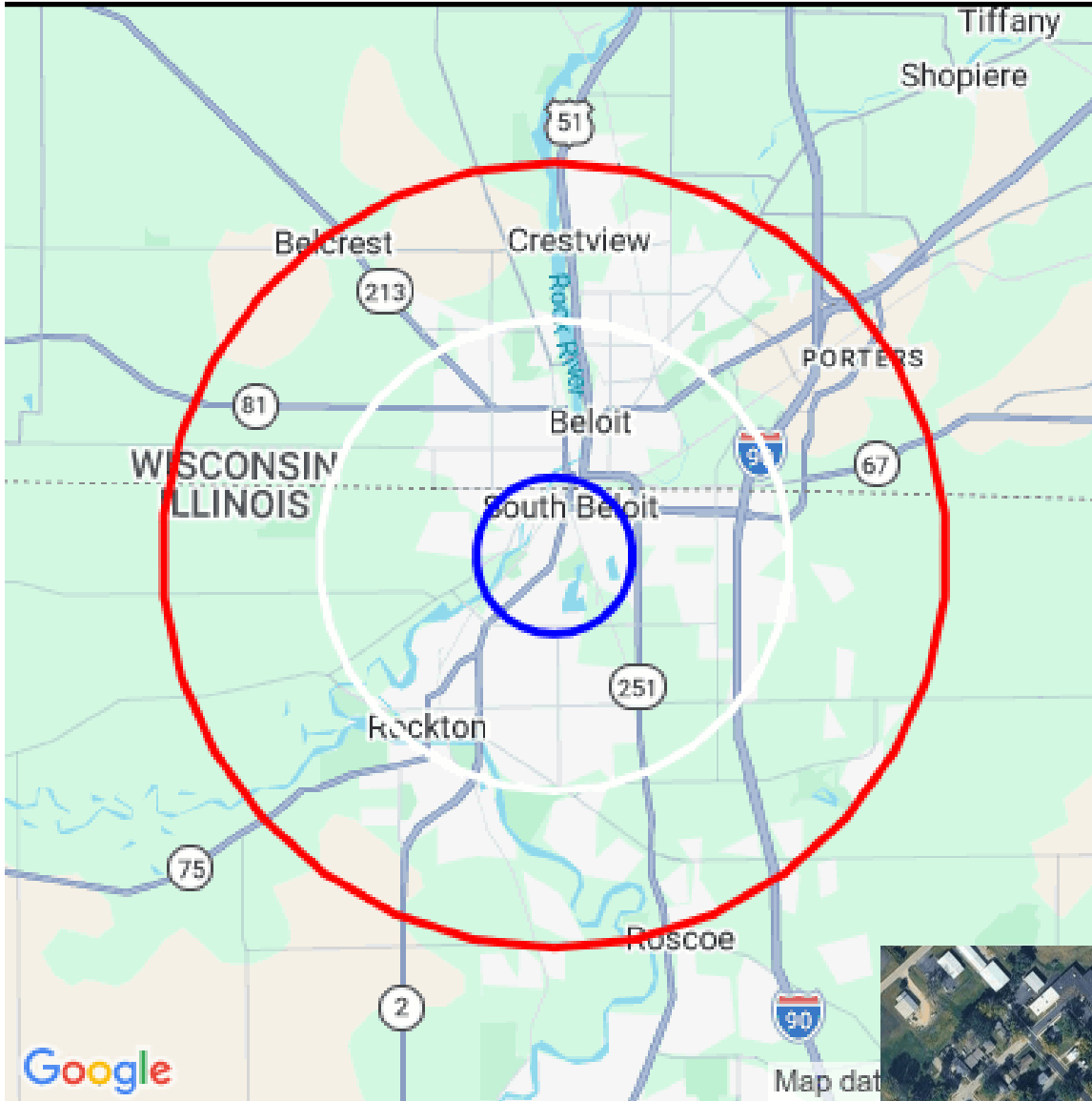
3815 N MULFORD RD Rockford, IL 611145622 | 815-282-2222



**Tom Ewing CCIM, CPM, RPA, MCR**  
TomEwing@IllinoisCCIM.com  
815-703-6677

# MOODY'S

## Demographic Report



## 900 Blackhawk Blvd.

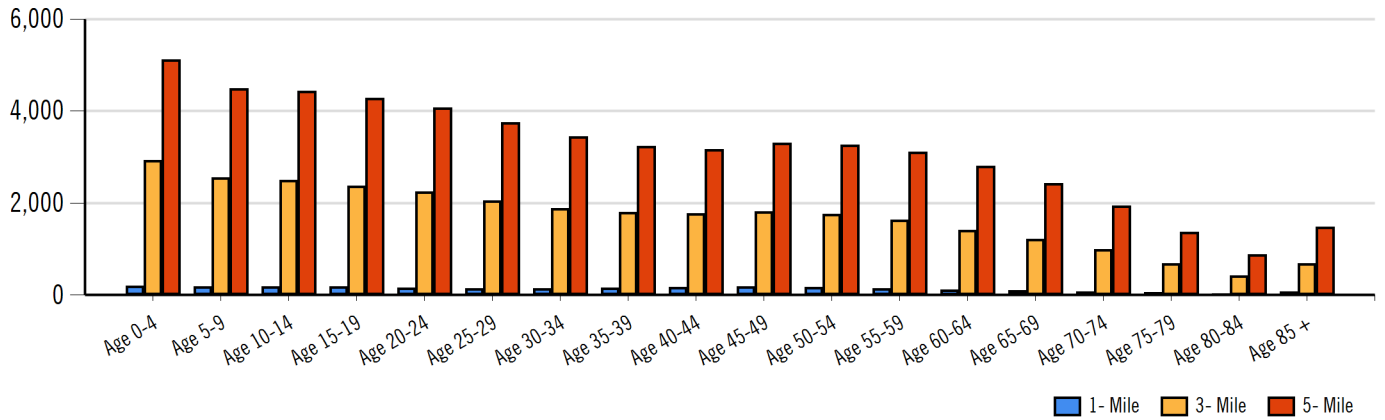
### Population

Distance	Male	Female	Total
1- Mile	1,254	1,275	2,530
3- Mile	15,204	15,571	30,775
5- Mile	28,030	28,596	56,626

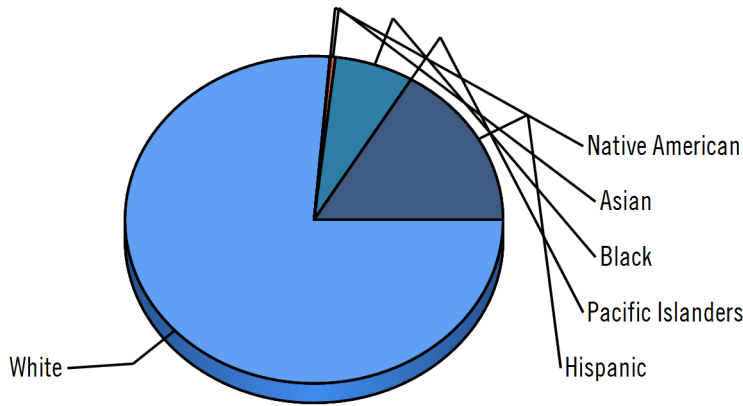


**Tom Ewing CCIM, CPM, RPA, MCR**  
 TomEwing@IllinoisCCIM.com  
 815-703-6677

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

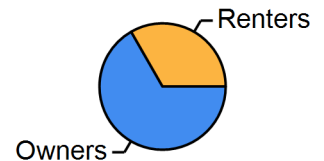


**Ethnicity within 5 miles**

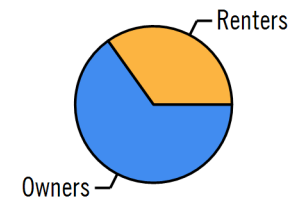


White Native American Asian Black Pacific Islanders Hispanic

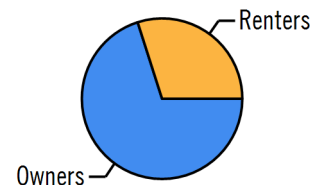
**Home Ownership 1 Mile**



**Home Ownership 3 Mile**



**Home Ownership 5 Mile**



**Employment by Distance**

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,222	50	2.00 %
3-Mile	13,464	972	5.37 %
5-Mile	25,409	1,570	5.22 %

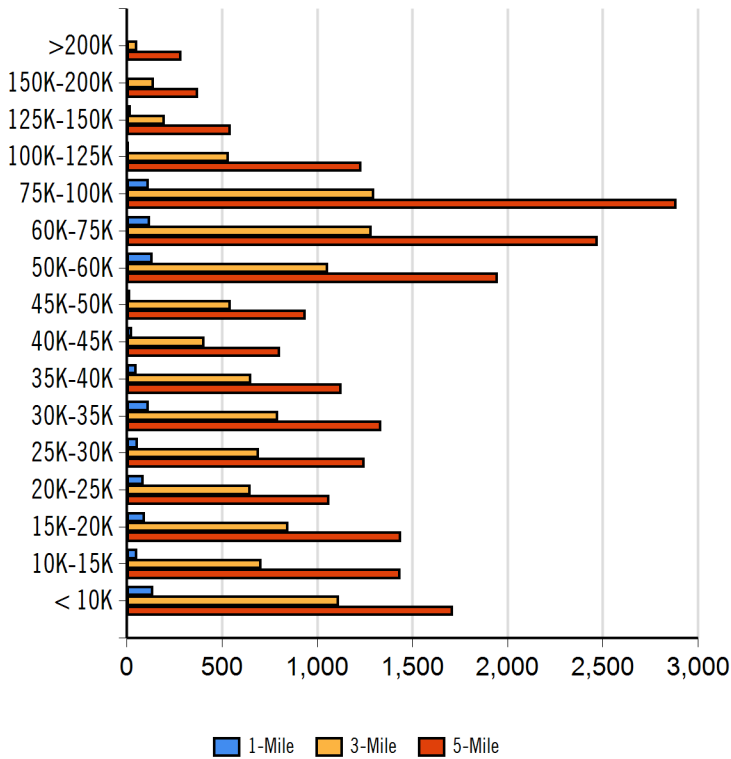


**Tom Ewing CCIM, CPM, RPA, MCR**  
 TomEwing@IllinoisCCIM.com  
 815-703-6677

**Labor & Income**

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	2	2	34	420	40	100	47	21	74	304	118	19	36
3-Mile	64	27	677	3,654	460	1,583	541	211	828	2,937	1,219	234	600
5-Mile	159	32	1,339	6,722	850	2,887	981	388	1,676	5,348	2,166	578	1,362

**Household Income**



Radius	Median Household Income
1-Mile	\$34,592.60
3-Mile	\$41,564.56
5-Mile	\$45,586.74

Radius	Average Household Income
1-Mile	\$42,830.40
3-Mile	\$48,813.33
5-Mile	\$55,205.59

Radius	Aggregate Household Income
1-Mile	\$43,071,215.07
3-Mile	\$537,439,365.50
5-Mile	\$1,140,624,036.40

**Education**

	1-Mile	3-mile	5-mile
Pop > 25	1,597	18,174	34,224
High School Grad	673	6,222	11,600
Some College	324	3,752	7,462
Associates	74	1,232	2,434
Bachelors	31	1,818	3,723
Masters	18	657	1,385
Prof. Degree	10	137	395
Doctorate	4	60	119

**Tapestry**

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	98 %	97 %	101 %
Teen's	56 %	90 %	98 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	43 %	26 %	26 %
New Homes	32 %	46 %	64 %
New Households	48 %	77 %	76 %
Military Households	0 %	0 %	1 %
Households with 4+ Cars	45 %	58 %	77 %
Public Transportation Users	4 %	15 %	14 %
Young Wealthy Households	44 %	65 %	53 %

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.



**Tom Ewing CCIM, CPM, RPA, MCR**  
 TomEwing@IllinoisCCIM.com  
 815-703-6677

**Expenditures**

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	40,493,329		453,416,597		901,114,368	
<b>Average annual household</b>	39,473		41,266		43,402	
<b>Food</b>	5,267	13.34 %	5,485	13.29 %	5,726	13.19 %
Food at home	3,624		3,724		3,845	
Cereals and bakery products	516		529		546	
Cereals and cereal products	185		189		195	
Bakery products	331		339		350	
Meats poultry fish and eggs	739		752		773	
Beef	172		174		178	
Pork	134		137		140	
Poultry	138		142		146	
Fish and seafood	115		119		123	
Eggs	61		62		63	
Dairy products	354		368		382	
Fruits and vegetables	725		748		774	
Fresh fruits	105		110		113	
Processed vegetables	145		148		152	
Sugar and other sweets	135		137		142	
Fats and oils	115		118		122	
Miscellaneous foods	679		702		726	
Nonalcoholic beverages	321		326		334	
Food away from home	1,642		1,760		1,880	
Alcoholic beverages	258		276		297	
<b>Housing</b>	14,927	37.82 %	15,459	37.46 %	16,063	37.01 %
Shelter	8,917		9,289		9,663	
Owned dwellings	4,905		5,201		5,537	
Mortgage interest and charges	2,342		2,552		2,737	
Property taxes	1,650		1,728		1,851	
Maintenance repairs	911		920		948	
Rented dwellings	3,435		3,467		3,437	
Other lodging	576		620		688	
Utilities fuels	3,761		3,813		3,904	
Natural gas	337		343		355	
Electricity	1,554		1,562		1,587	
Fuel oil	141		142		147	
Telephone services	1,154		1,178		1,209	
Water and other public services	573		585		604	
<b>Household operations</b>	939	2.38 %	983	2.38 %	1,045	2.41 %
Personal services	243		261		284	
Other household expenses	696		722		760	
Housekeeping supplies	500		513		538	
Laundry and cleaning supplies	143		146		151	
Other household products	285		291		308	
Postage and stationery	71		74		78	
Household furnishings	809		860		911	
Household textiles	60		65		68	
Furniture	150		167		185	
Floor coverings	16		19		21	
Major appliances	134		135		135	
Small appliances	76		75		78	
Miscellaneous	371		396		421	
<b>Apparel and services</b>	1,048	2.65 %	1,083	2.62 %	1,142	2.63 %
Men and boys	189		196		215	
Men 16 and over	153		161		178	
Boys 2 to 15	35		35		37	
Women and girls	392		406		420	



**Tom Ewing CCIM, CPM, RPA, MCR**  
 TomEwing@IllinoisCCIM.com  
 815-703-6677

Women 16 and over	317	333	348
Girls 2 to 15	75	73	72
Children under 2	82	83	85

**Expenditures (Continued)**

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	40,493,329		453,416,597		901,114,368	
<b>Average annual household</b>	39,473		41,266		43,402	
<b>Transportation</b>	5,484	13.89 %	5,718	13.86 %	5,985	13.79 %
Vehicle purchases	1,152		1,248		1,335	
Cars and trucks new	537		618		671	
Cars and trucks used	582		595		626	
Gasoline and motor oil	1,867		1,920		1,971	
Other vehicle expenses	2,155		2,201		2,297	
Vehicle finance charges	141		147		154	
Maintenance and repairs	713		749		784	
Vehicle insurance	1,061		1,047		1,084	
Vehicle rental leases	239		256		273	
Public transportation	310		347		381	
<b>Health care</b>	3,253	8.24 %	3,327	8.06 %	3,465	7.98 %
Health insurance	2,199		2,224		2,303	
Medical services	635		667		704	
Drugs	314		330		345	
Medical supplies	103		105		110	
<b>Entertainment</b>	2,330	5.90 %	2,437	5.91 %	2,566	5.91 %
Fees and admissions	349		394		437	
Television radios	933		946		970	
Pets toys	851		885		932	
Personal care products	498		525		554	
Reading	45		45		48	
Education	854		910		1,003	
Tobacco products	403		404		403	
<b>Miscellaneous</b>	623	1.58 %	657	1.59 %	695	1.60 %
<b>Cash contributions</b>	1,155		1,163		1,214	
<b>Personal insurance</b>	3,322		3,770		4,237	
Life and other personal insurance	136		138		146	
Pensions and Social Security	3,185		3,631		4,091	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	2,254	2,242	-2.63 %	694	1,435	1,542	712	673
3-Mile	2020	16,592	14,695	10.70 %	4,247	11,419	10,860	5,732	1,888
5-Mile	2020	29,004	25,950	10.16 %	7,099	20,369	20,427	8,577	3,475
1-Mile	2023	1,889	2,242	-18.46 %	580	1,204	1,381	508	1,188
3-Mile	2023	14,868	14,695	-0.24 %	3,821	10,208	10,043	4,825	4,445
5-Mile	2023	25,826	25,950	-1.21 %	6,380	18,063	18,833	6,993	8,021



**Tom Ewing CCIM, CPM, RPA, MCR**  
 TomEwing@IllinoisCCIM.com  
 815-703-6677

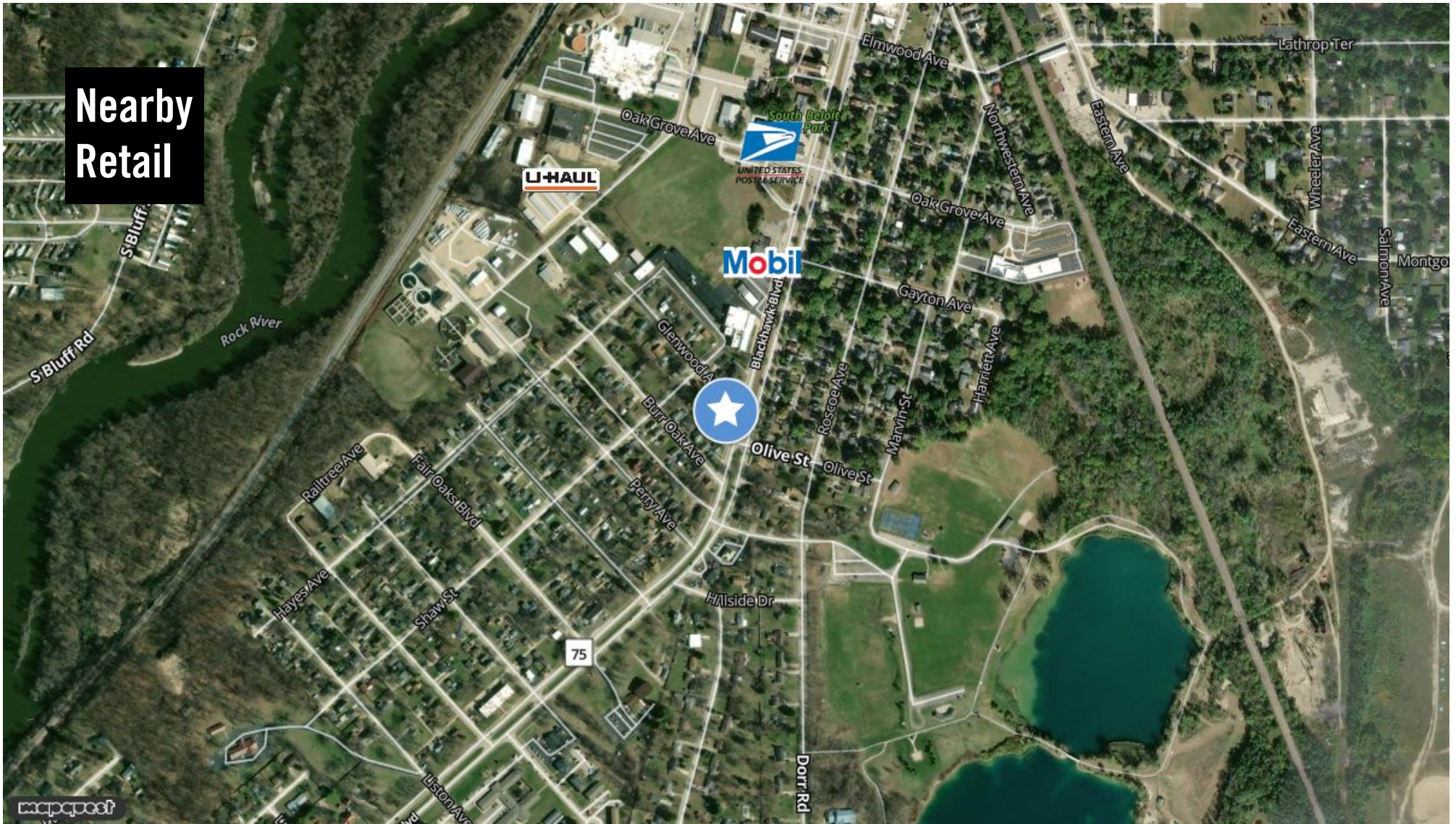
# 900 Blackhawk Blvd.

# MOODY'S

GAMBINO REALTORS-Rkfd

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

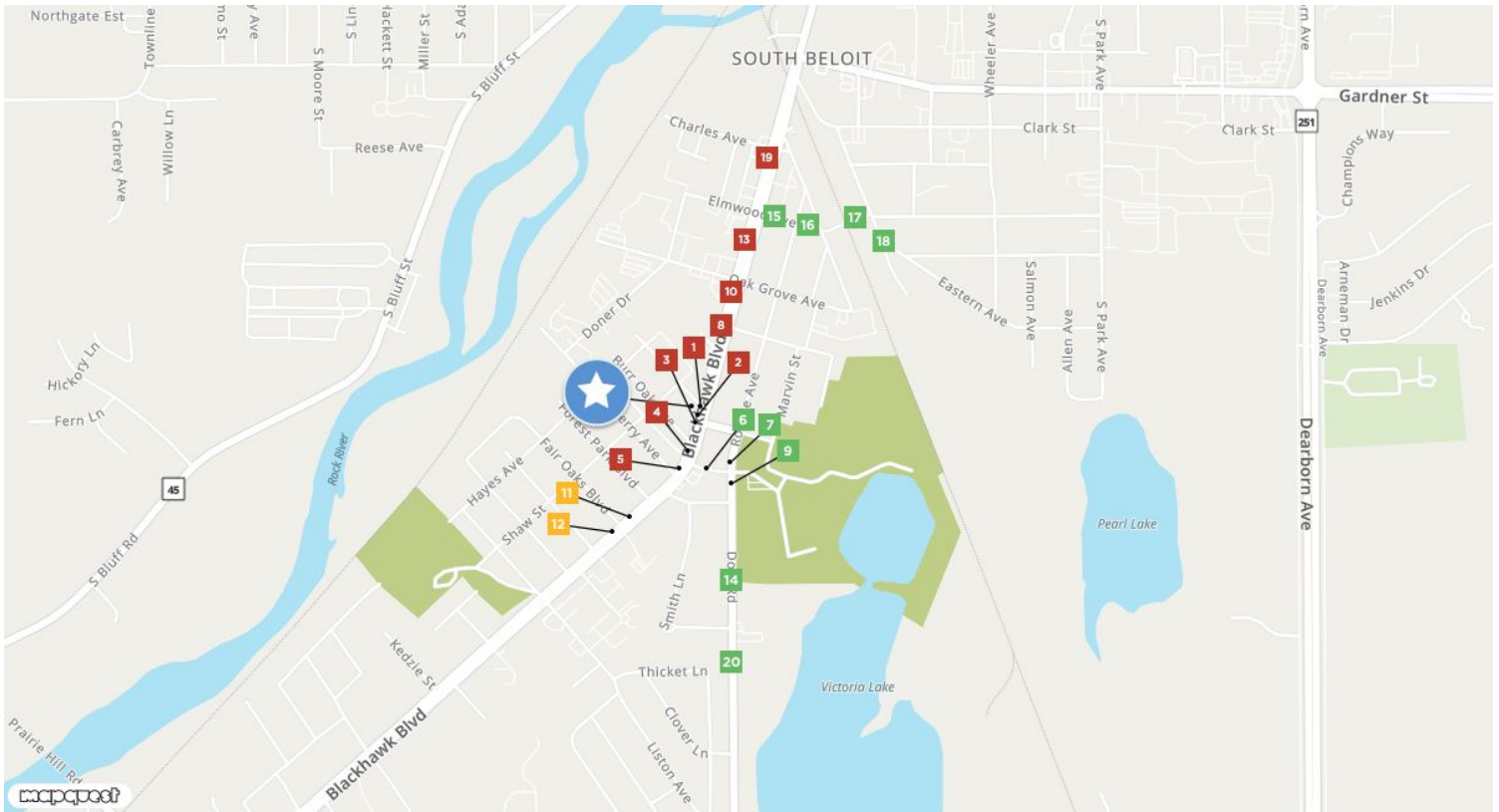
**Nearby  
Retail**



**Tom Ewing CCIM, CPM, RPA, MCR**  
TomEwing@IllinoisCCIM.com  
815-703-6677

# MOODY'S

## Traffic Counts



<b>Blackhawk Boulevard</b> <span style="background-color: #800000; color: white; padding: 2px;">1</span> Blackhawk Boulevard Year: 2024 10,803 Year: 2023 8,900	<b>Blackhawk Blvd</b> <span style="background-color: #800000; color: white; padding: 2px;">2</span> Olive St Year: 2005 12,500	<b>Blackhawk Boulevard</b> <span style="background-color: #800000; color: white; padding: 2px;">3</span> Burr Oak Ave Year: 2021 10,500 Year: 2005 12,500	<b>IL 2;IL 75</b> <span style="background-color: #800000; color: white; padding: 2px;">4</span> Burr Oak Ave Year: 2021 10,500	<b>Blackhawk Boulevard</b> <span style="background-color: #800000; color: white; padding: 2px;">5</span> Perry Ave Year: 2023 10,700 Year: 2021 10,500 Year: 2005 12,500
<span style="background-color: #008000; color: white; padding: 2px;">6</span> Blackhawk Blvd Year: 2022 1,750	<b>Roscoe Ave</b> <span style="background-color: #008000; color: white; padding: 2px;">7</span> Olive St Year: 2004 1,500	<b>Blackhawk Boulevard</b> <span style="background-color: #800000; color: white; padding: 2px;">8</span> Glenwood Ave Year: 2021 10,500 Year: 2005 12,500	<b>Dorr Road</b> <span style="background-color: #008000; color: white; padding: 2px;">9</span> Hillside Dr Year: 2022 2,550 Year: 2004 1,500	<b>Blackhawk Boulevard</b> <span style="background-color: #800000; color: white; padding: 2px;">10</span> Oak Grove Ave Year: 2021 10,500 Year: 2005 13,800
<b>Blackhawk Blvd</b> <span style="background-color: #FFA500; color: white; padding: 2px;">11</span> Fair Oaks Blvd Year: 2005 9,200	<b>IL 2;IL 75</b> <span style="background-color: #FFA500; color: white; padding: 2px;">12</span> Fair Oaks Blvd Year: 2021 8,300	<b>Blackhawk Boulevard</b> <span style="background-color: #800000; color: white; padding: 2px;">13</span> Elmwood Ave Year: 2023 11,700 Year: 2021 10,900 Year: 2005 13,800	<b>Dorr Road</b> <span style="background-color: #008000; color: white; padding: 2px;">14</span> Smith Ln Year: 2022 2,550 Year: 2004 2,400	<b>Elmwood Avenue</b> <span style="background-color: #008000; color: white; padding: 2px;">15</span> Blackhawk Blvd Year: 2022 825 Year: 2004 2,500
<b>Elmwood Avenue</b> <span style="background-color: #008000; color: white; padding: 2px;">16</span> Northwestern Ave Year: 2022 825 Year: 2004 2,500	<b>Lathrop Terrace</b> <span style="background-color: #008000; color: white; padding: 2px;">17</span> Eastern Ave Year: 2022 825 Year: 2004 2,500	<b>Eastern Ave</b> <span style="background-color: #008000; color: white; padding: 2px;">18</span> Hemingway Pl Year: 2004 500	<b>Blackhawk Boulevard</b> <span style="background-color: #800000; color: white; padding: 2px;">19</span> Elmwood Ave Year: 2021 10,900 Year: 2005 13,800 Year: 1997 17,100	<b>Dorr Road</b> <span style="background-color: #008000; color: white; padding: 2px;">20</span> Smith Ln Year: 2022 2,800 Year: 2004 3,000



**Tom Ewing CCIM, CPM, RPA, MCR**  
 TomEwing@IllinoisCCIM.com  
 815-703-6677



## Tom Ewing CCIM, CPM, RPA, MCR

### Contact

---

TomEwing@IllinoisCCIM.com  
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 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.