

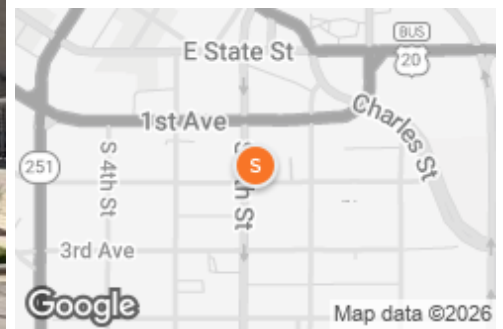
Commercial For Sale

1001 2nd Ave. , Rockford, IL, 61104

Funeral Home For Sale

Prepared on June 04, 2026

1 of 1 Listings



Listing Details | Specialty For Sale

Secondary Uses	Office
Total Available Space	6,944 SF
Asking Price	\$499,000
Listing Price Per SF	\$71.86
Cap Rate (Actual)	-
Total Expenses	\$12,963
Investment	No
Possession	Completion
Tax Year	2025

Real Estate Taxes	\$12,963 in 2025
Vacant	No
Available Date	Now
Days On Market	14 days
Date Listed	5/21/2026
Last Modified	6/03/2026
Listing ID	44801253
Owner Occupied	Yes
Parking Spaces	-

Description

1001 2nd Avenue | Rockford, Illinois
 Current use is for a Funeral Home/ Special Purpose Commercial Property

Exceptional opportunity to acquire a well-located funeral home facility in Rockford. Situated on 2nd Avenue with convenient access to surrounding neighborhoods and major roadways, this property offers a functional layout designed to support funeral, memorial, religious, fraternal, or related professional services.

The building features spacious gathering areas, private offices, and flexible space suitable for many uses, including a church, commercial office or continued funeral home operations, or community-oriented uses.

- Property Highlights:
- Established funeral home property
 - Prominent corner/location with strong accessibility
 - Spacious chapel and gathering areas
 - Multiple offices and support rooms
 - Flexible layout for funeral, memorial, or professional service use

Ample on-site parking for visitors and staff
 Convenient access to downtown Rockford and surrounding residential areas

This property presents an excellent opportunity for funeral service operators, investors, or organizations seeking a well-positioned special-use commercial facility. For pricing, property details, and private tour information, contact the listing broker.

2025 Property taxes for three parcels is \$12,963.

Parcels include 11-26-235-013, 11-26-235-020, and 11-26-231-021.

Property Features

Location Details

Address	1001 2nd Ave. , Rockford, IL, 61104	Parcels	11-26-235-013, 11-26-235-020, 11-2...
Zoning	C4	Name	1001 2nd Ave
County	Winnebago		

Building Details

Sub Type	Funeral Home	Year Built	1930
Building Status	Existing	Primary Constr. Type	Masonry
Building Size	6,607 SF	Occupancy Type	Single Tenant
Land Size	1.33 Acres / 57,778 SF	Water	Yes
Number of Buildings	1	Sanitary Sewer	Yes
Number of Floors	1		

Property Listings

1 Listing | 6,944 SF | \$499,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Funeral Home	-	6,944 SF	\$499,000	Now

Additional Photos







Contact



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

GAMBINO REALTORS-Rkfd

1001 2nd Ave

GAMBINO REALTORS-Rkfd

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

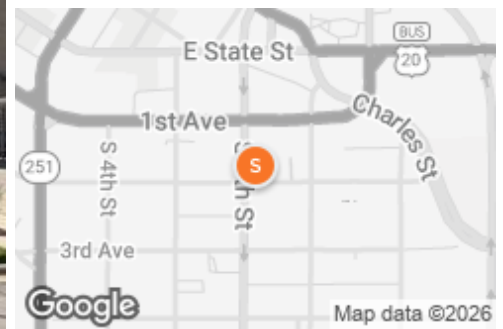
1001 2nd Ave

1001 2nd Ave, Rockford, IL, 61104

Funeral Home

Prepared on June 04, 2026

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Property Features

Location Details

Address	1001 2nd Ave, Rockford, IL 61104	Parcels	11-26-235-013, 11-26-235-020, 11-26...
Zoning	C4	Name	1001 2nd Ave
County	Winnebago		

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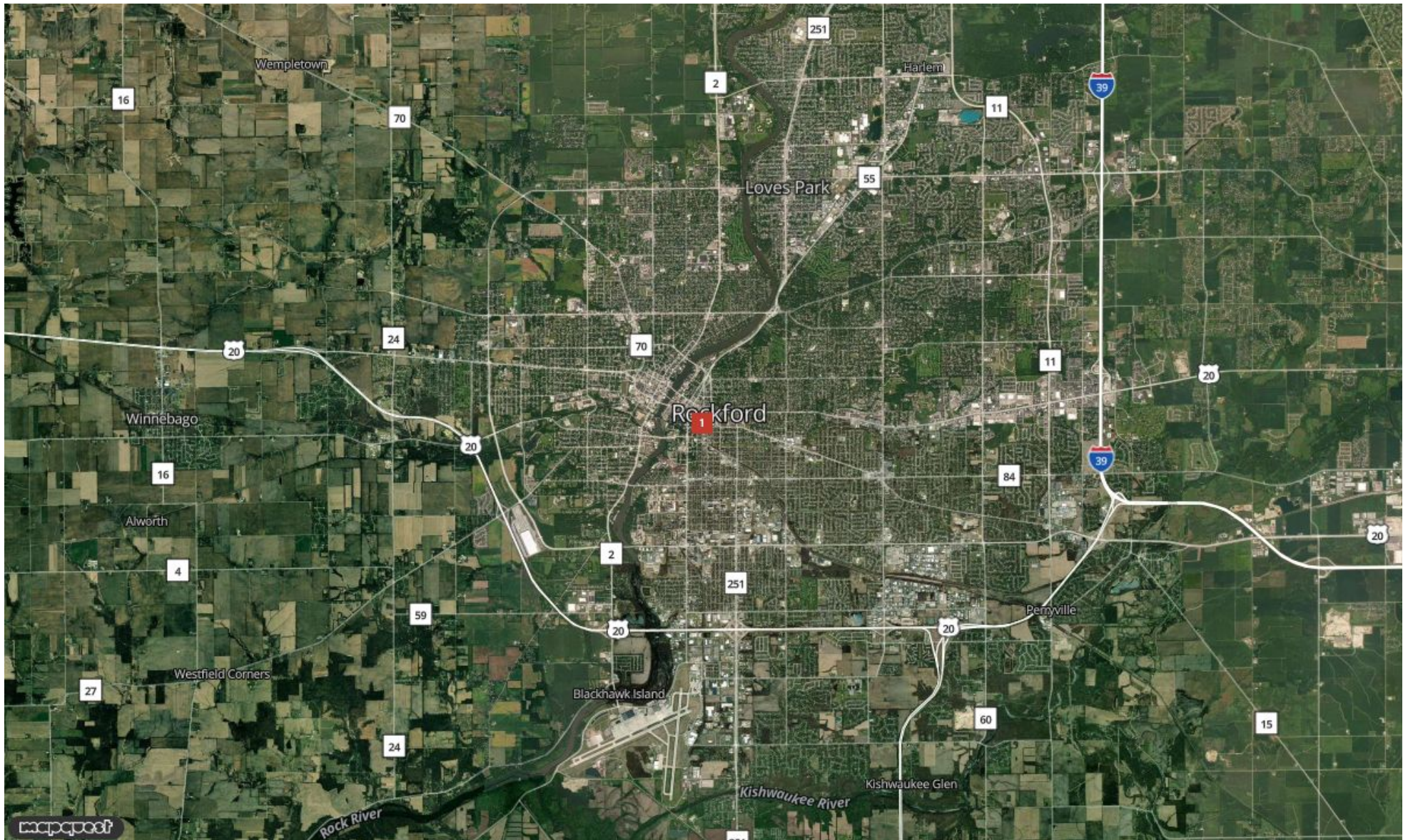
GAMBINO REALTORS-Rkfd

Report for 1001 2nd Ave, Rock...

MOODY'S

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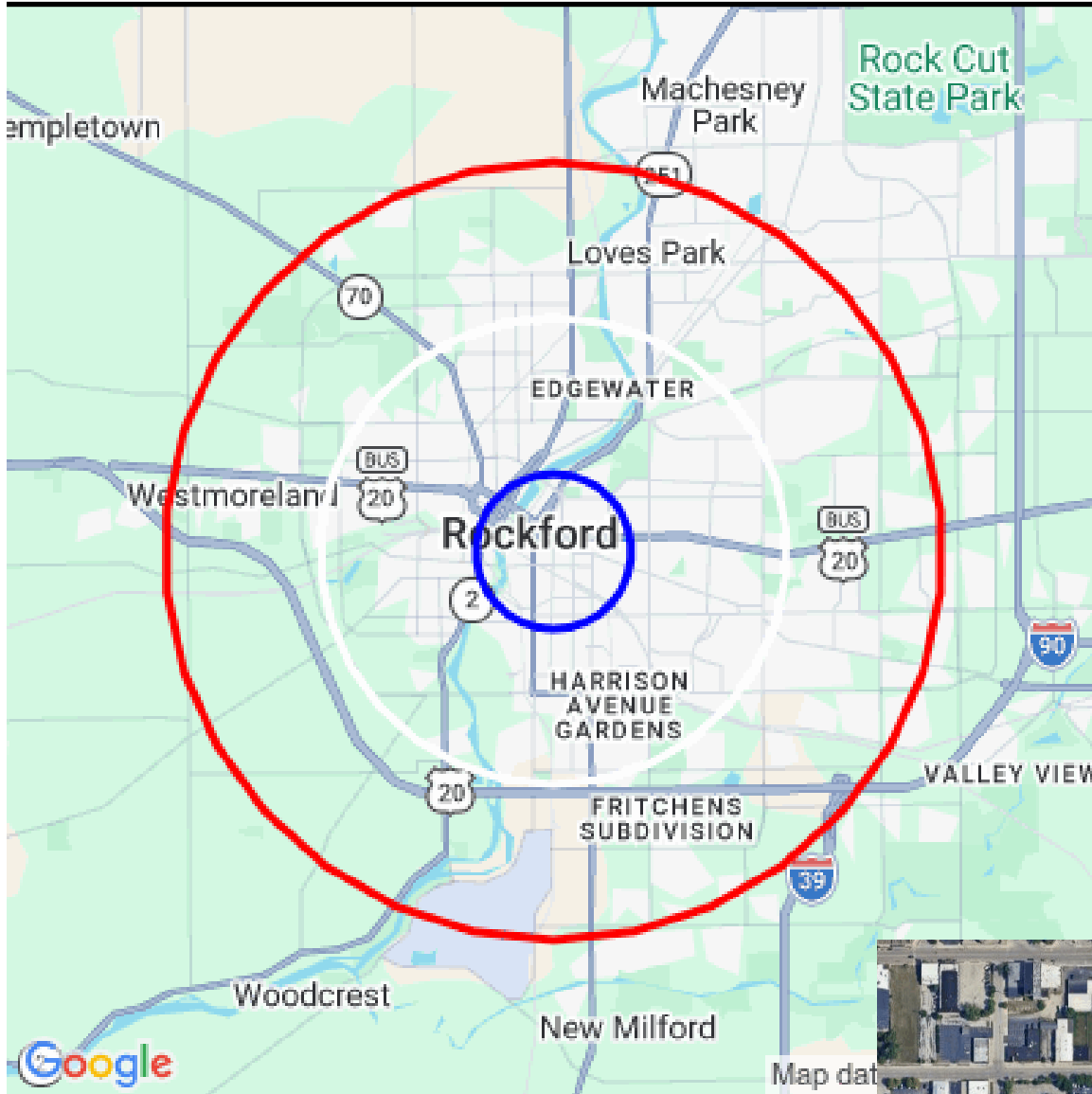
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MOODY'S

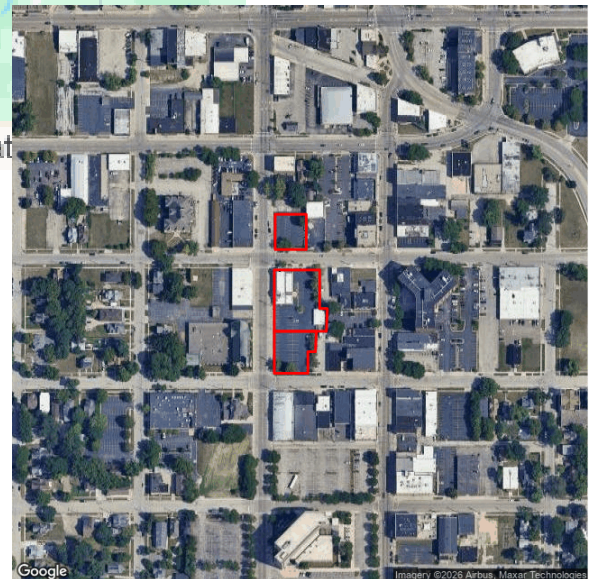
Demographic Report



1001 2nd Ave

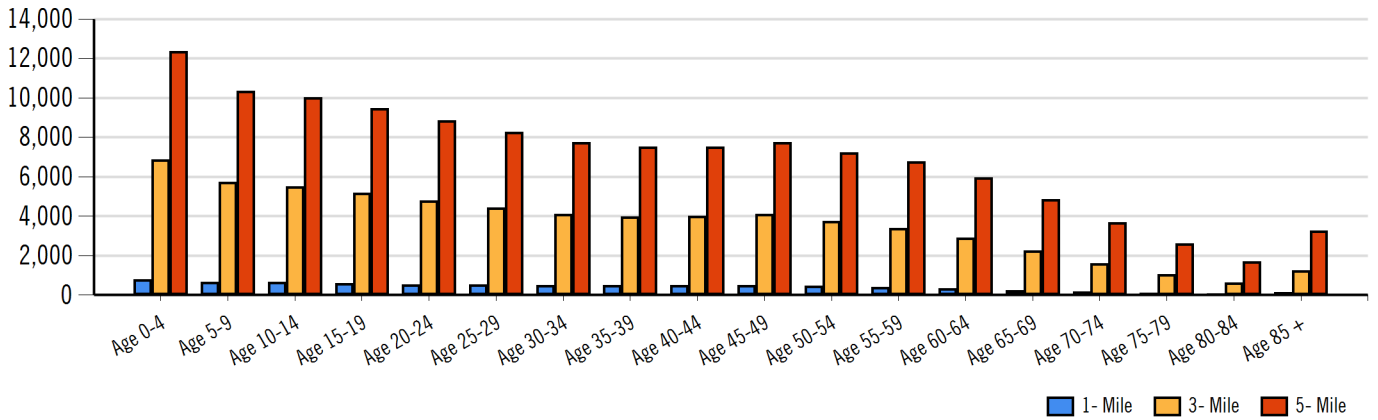
Population

Distance	Male	Female	Total
1- Mile	3,839	3,977	7,817
3- Mile	31,828	33,845	65,673
5- Mile	60,990	65,055	126,045

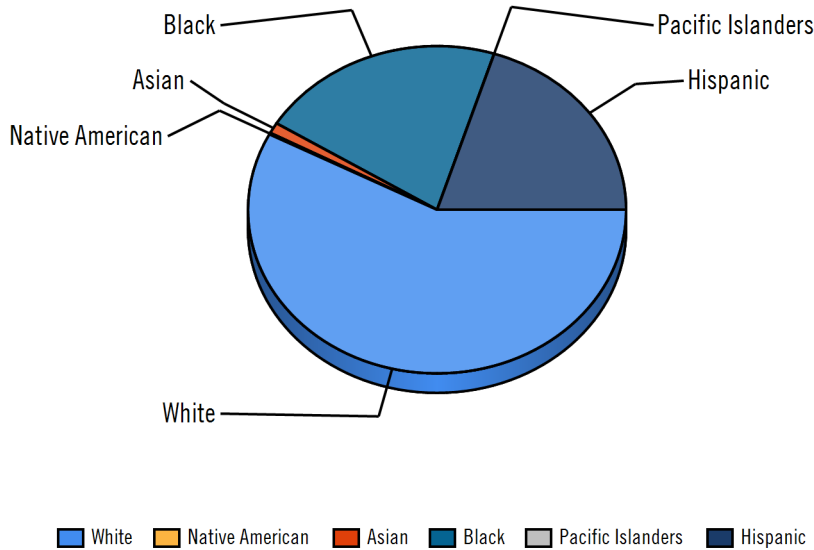


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Population by Distance and Age (2020)



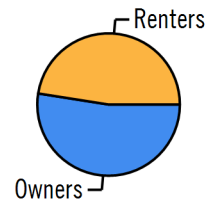
Ethnicity within 5 miles



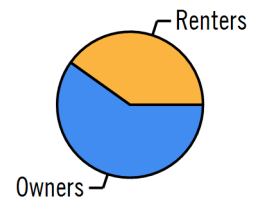
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	3,179	392	7.39 %
3-Mile	27,290	2,821	8.27 %
5-Mile	52,859	4,771	7.76 %

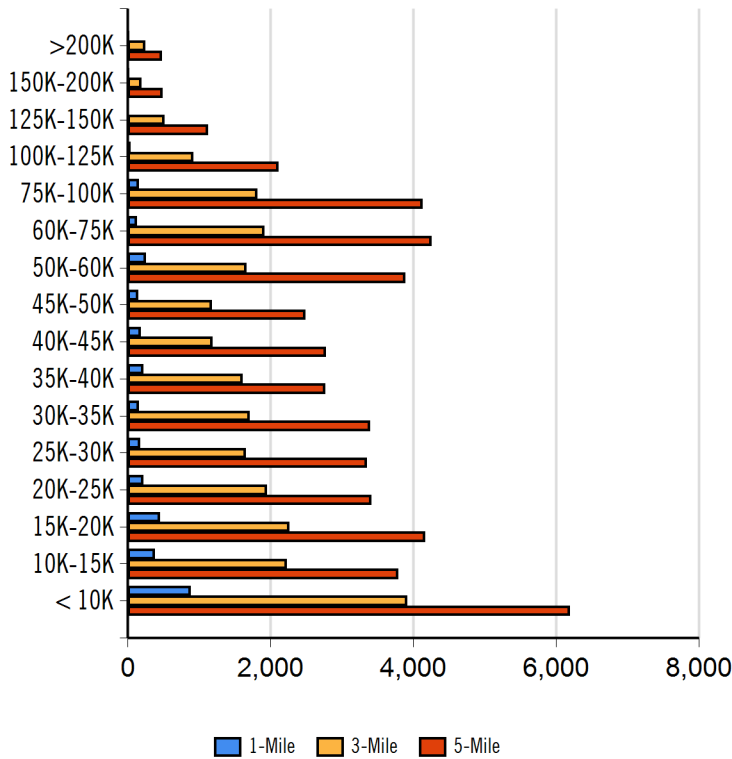


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	9	1	173	713	41	375	149	66	282	655	295	162	212
3-Mile	91	67	1,282	5,340	682	3,201	1,593	756	2,332	5,774	2,616	875	1,907
5-Mile	179	99	2,405	10,928	1,314	6,007	3,041	1,311	4,655	11,496	4,499	1,534	3,726

Household Income



Radius	Median Household Income
1-Mile	\$23,603.00
3-Mile	\$34,680.09
5-Mile	\$39,310.87

Radius	Average Household Income
1-Mile	\$29,564.69
3-Mile	\$42,397.57
5-Mile	\$46,713.72

Radius	Aggregate Household Income
1-Mile	\$99,400,175.34
3-Mile	\$1,039,207,173.66
5-Mile	\$2,214,178,841.57

Education

	1-Mile	3-mile	5-mile
Pop > 25	4,522	37,553	74,987
High School Grad	1,323	11,550	24,416
Some College	822	7,278	15,131
Associates	177	1,887	4,208
Bachelors	241	3,455	7,617
Masters	91	1,557	3,055
Prof. Degree	61	769	1,418
Doctorate	19	252	416

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	137 %	139 %	140 %
Teen's	76 %	100 %	101 %
Expensive Homes	0 %	1 %	7 %
Mobile Homes	0 %	8 %	13 %
New Homes	1 %	5 %	12 %
New Households	97 %	90 %	87 %
Military Households	16 %	4 %	8 %
Households with 4+ Cars	32 %	56 %	64 %
Public Transportation Users	67 %	51 %	41 %
Young Wealthy Households	27 %	23 %	18 %

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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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	116,057,558		962,021,652		1,947,384,456	
Average annual household	34,089		38,749		40,135	
Food	4,738	13.90 %	5,230	13.50 %	5,368	13.37 %
Food at home	3,330		3,587		3,653	
Cereals and bakery products	468		507		517	
Cereals and cereal products	168		181		185	
Bakery products	300		325		332	
Meats poultry fish and eggs	698		739		747	
Beef	163		171		174	
Pork	121		133		136	
Poultry	134		141		142	
Fish and seafood	112		118		118	
Eggs	57		60		61	
Dairy products	328		352		360	
Fruits and vegetables	652		713		729	
Fresh fruits	95		104		107	
Processed vegetables	133		143		145	
Sugar and other sweets	122		132		135	
Fats and oils	103		113		115	
Miscellaneous foods	628		675		688	
Nonalcoholic beverages	300		318		322	
Food away from home	1,407		1,642		1,715	
Alcoholic beverages	211		253		267	
Housing	13,328	39.10 %	14,718	37.98 %	15,098	37.62 %
Shelter	7,997		8,825		9,058	
Owned dwellings	3,920		4,720		4,977	
Mortgage interest and charges	1,862		2,289		2,427	
Property taxes	1,281		1,565		1,655	
Maintenance repairs	776		865		895	
Rented dwellings	3,604		3,535		3,476	
Other lodging	472		570		604	
Utilities fuels	3,348		3,653		3,726	
Natural gas	290		326		335	
Electricity	1,428		1,520		1,537	
Fuel oil	117		131		135	
Telephone services	1,008		1,119		1,146	
Water and other public services	502		556		571	
Household operations	791	2.32 %	922	2.38 %	960	2.39 %
Personal services	195		243		255	
Other household expenses	596		679		705	
Housekeeping supplies	462		501		511	
Laundry and cleaning supplies	137		143		144	
Other household products	249		281		290	
Postage and stationery	75		76		76	
Household furnishings	729		814		841	
Household textiles	63		64		64	
Furniture	139		160		166	
Floor coverings	14		17		19	
Major appliances	103		120		125	
Small appliances	69		74		76	
Miscellaneous	338		376		389	
Apparel and services	1,012	2.97 %	1,079	2.78 %	1,096	2.73 %
Men and boys	170		191		196	
Men 16 and over	130		153		158	
Boys 2 to 15	40		37		37	
Women and girls	382		399		404	



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Women 16 and over	312	327	332
Girls 2 to 15	69	71	72
Children under 2	83	84	83

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	116,057,558		962,021,652		1,947,384,456	
Average annual household	34,089		38,749		40,135	
Transportation	4,620	13.55 %	5,325	13.74 %	5,531	13.78 %
Vehicle purchases	922		1,115		1,178	
Cars and trucks new	392		518		564	
Cars and trucks used	509		569		583	
Gasoline and motor oil	1,629		1,814		1,863	
Other vehicle expenses	1,784		2,064		2,143	
Vehicle finance charges	106		131		139	
Maintenance and repairs	625		707		732	
Vehicle insurance	847		986		1,022	
Vehicle rental leases	204		237		248	
Public transportation	283		331		345	
Health care	2,614	7.67 %	3,060	7.90 %	3,193	7.96 %
Health insurance	1,806		2,069		2,146	
Medical services	468		585		623	
Drugs	252		306		321	
Medical supplies	86		98		102	
Entertainment	1,928	5.66 %	2,258	5.83 %	2,358	5.88 %
Fees and admissions	275		352		378	
Television radios	811		898		921	
Pets toys	706		824		859	
Personal care products	437		496		513	
Reading	38		43		45	
Education	880		905		918	
Tobacco products	389		396		396	
Miscellaneous	516	1.51 %	609	1.57 %	638	1.59 %
Cash contributions	894		1,046		1,100	
Personal insurance	2,476		3,325		3,608	
Life and other personal insurance	103		126		133	
Pensions and Social Security	2,373		3,199		3,474	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	6,200	6,108	1.80 %	2,817	2,863	1,654	4,546	2,147
3-Mile	2020	35,595	32,519	9.89 %	11,317	21,866	19,724	15,871	7,609
5-Mile	2020	65,578	59,982	9.69 %	20,088	41,358	40,012	25,566	12,909
1-Mile	2023	5,226	6,108	-13.56 %	2,320	2,466	1,305	3,921	3,574
3-Mile	2023	30,305	32,519	-6.08 %	9,538	18,718	17,049	13,256	14,892
5-Mile	2023	55,356	59,982	-6.95 %	16,849	35,015	34,635	20,721	26,593



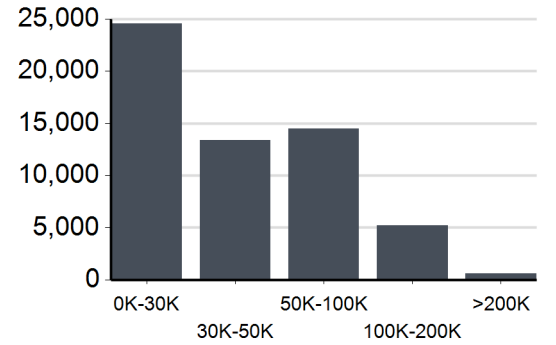
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Location Facts & Demographics

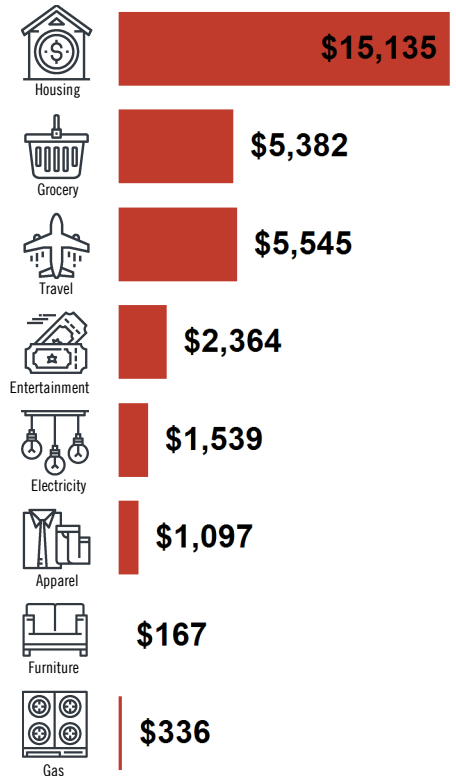
Demographics are determined by a 10 minute drive from 1001 2nd Ave, Rockford, IL 61104

MOODY'S

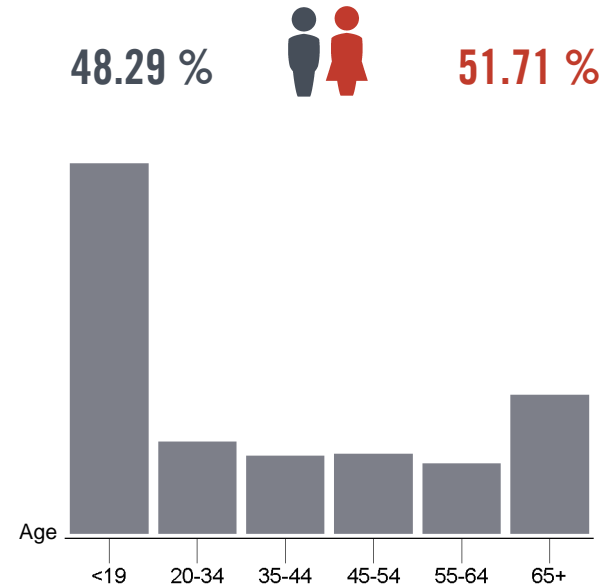
INCOME BY HOUSEHOLD



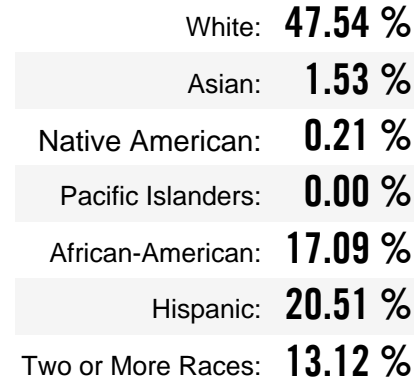
HH SPENDING



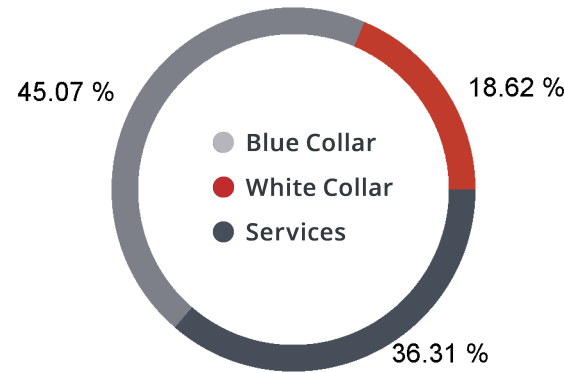
GENDER & AGE



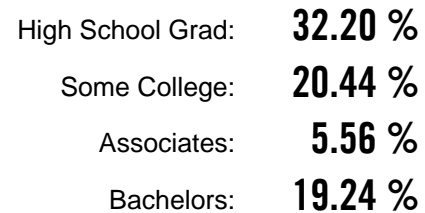
RACE & ETHNICITY



EMPLOYMENT



EDUCATION



CITY, STATE

Rockford, IL

POPULATION

127,014

AVG. HHSIZE

2.53

MEDIAN HH INCOME

\$39,348

HOME OWNERSHIP

Renters: 19,521

Owners: 29,834

1001 2nd Ave

MOODY'S

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

Nearby Retail

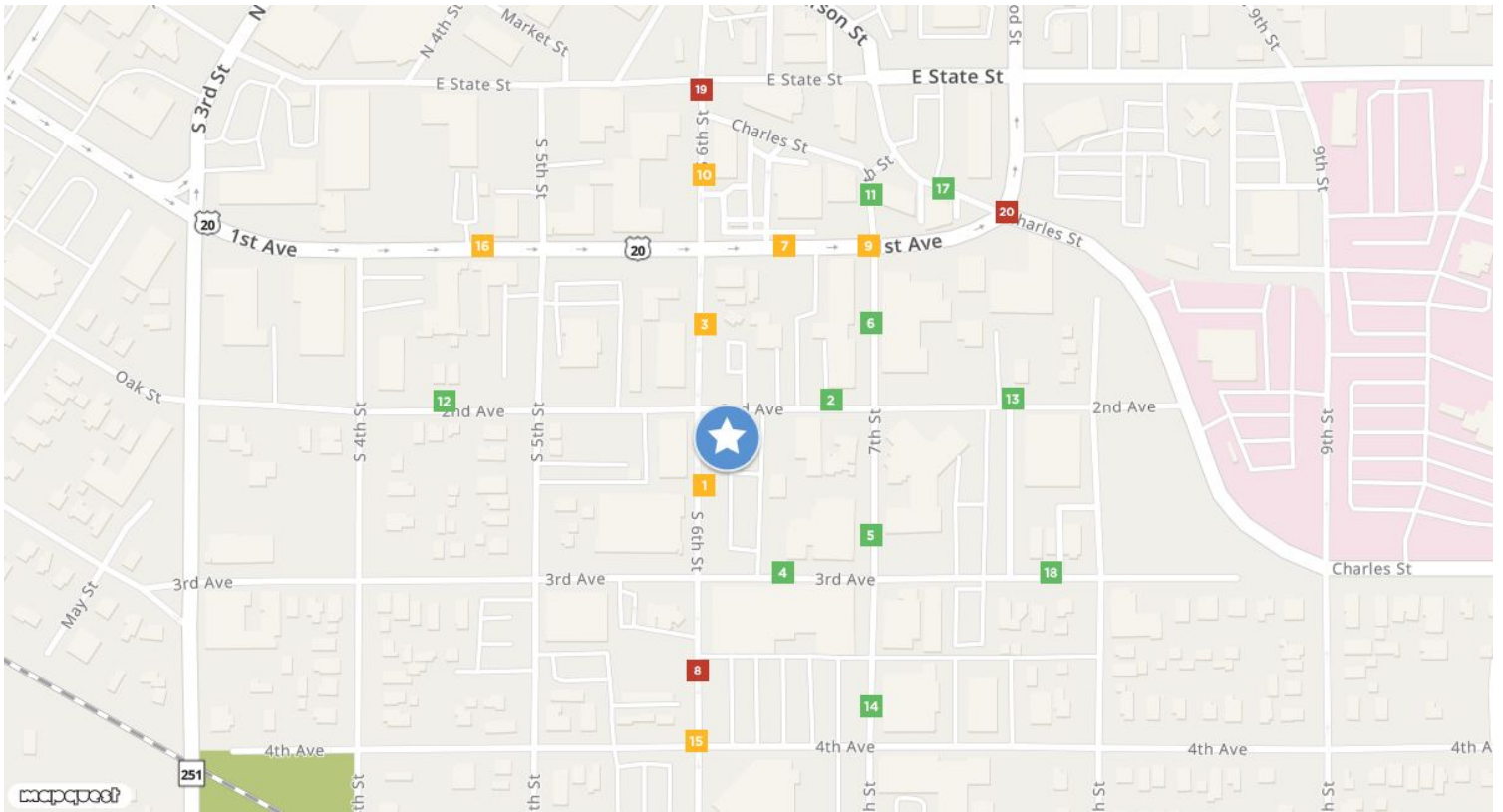


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MOODY'S

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Traffic Counts



South 6th Street 1 2nd Ave Year: 2022 6,200 Year: 2004 12,100	2nd Avenue 2 7th St Year: 2022 1,550 Year: 2004 2,550	South 6th Street 3 2nd Ave Year: 2022 6,200 Year: 2004 12,100 Year: 1994 10,700	3rd Avenue 4 7th St Year: 2022 450 Year: 1994 1,350	3rd Ave 5 3rd Ave Year: 2022 3,700
7th Street 6 1st Ave Year: 2022 3,550 Year: 1994 7,100	1st Avenue 7 S 6th St Year: 2021 8,300 Year: 2005 8,300	S 6th St 8 4th Ave Year: 2004 10,700 Year: 1994 10,500	1st Avenue 9 1st Avenue Year: 2024 8,986 Year: 2023 8,900 Year: 2021 8,300	South 6th Street 10 1st Ave Year: 2022 9,000 Year: 2004 13,600 Year: 1994 12,700
7th Street 11 1st Ave Year: 2022 3,550 Year: 2004 6,200 Year: 1994 6,600	1st Avenue 12 S 4th St Year: 2022 900	2nd Avenue 13 8th St Year: 2022 2,150 Year: 2004 2,800	7th Street 14 4th Ave Year: 2022 3,700 Year: 2004 6,200	4th Ave 15 4th Ave Year: 2022 6,000
1st Avenue 16 S 5th St Year: 2023 6,100 Year: 2021 5,800 Year: 2005 5,900	Charles Street 17 7th St Year: 2022 4,850 Year: 2004 7,500	8th St 18 8th St Year: 2022 450	E State St 19 E State St Year: 2022 12,100	Charles Street 20 South Longwood Street Year: 2024 11,070 Year: 2022 10,650



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Contact

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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.