

PRIME RETAIL SPACE

4304 E LINCOLNWAY
STERLING, IL 61081

FOR LEASE – 3,630 SF



Property Information

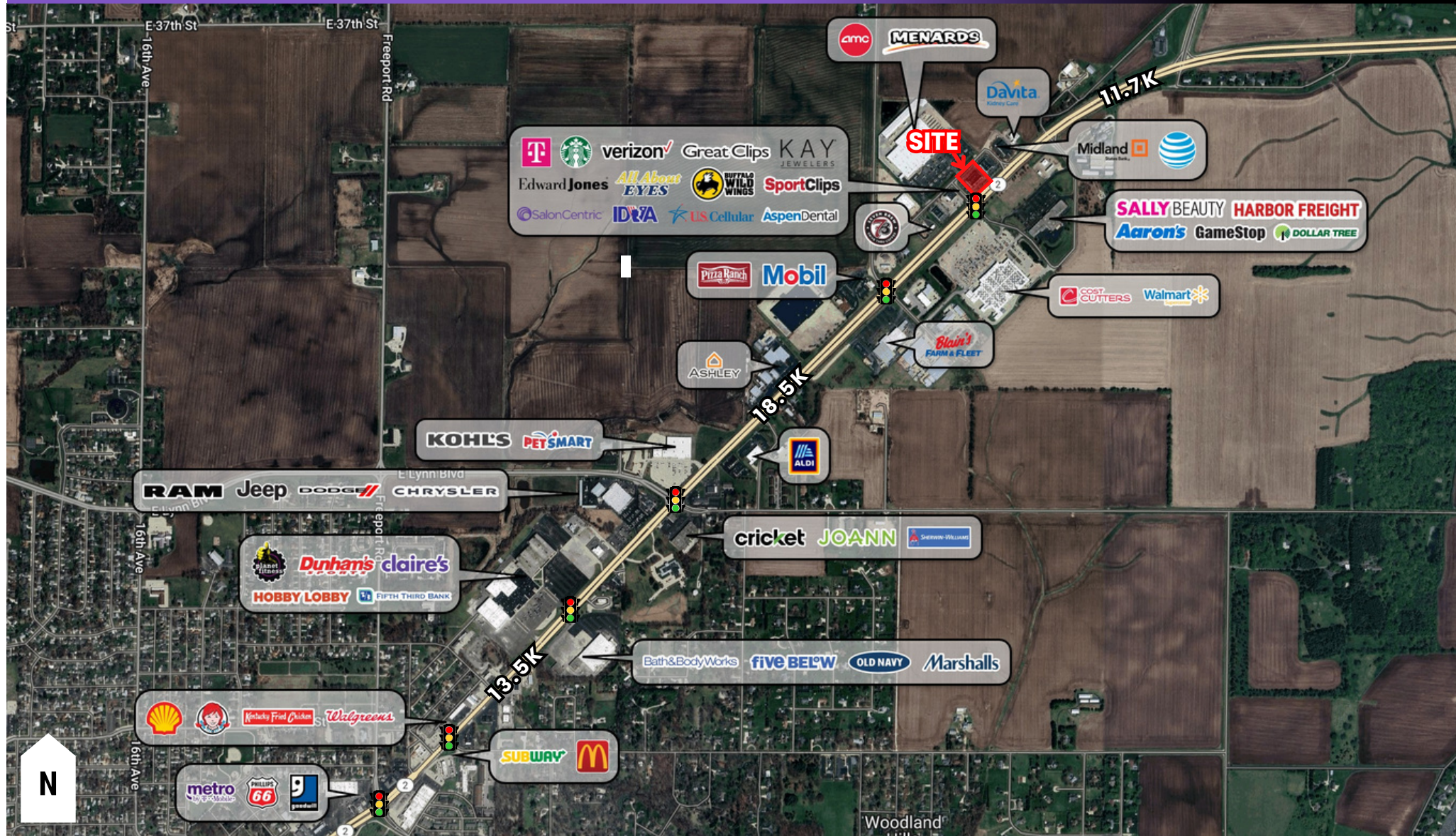
- Superior visibility along the busiest street in Sterling
- Located in the front of Sterling's main shopping corridor
- High traffic area – over 18,000 VPD traveling on E Lincolnway
- Nearby retailers include Buffalo Wild Wings, Starbucks, Dollar Tree, Menards, and Walmart
- Building signage available

Demographics

	Population	Average Household Income	Businesses
1 Mile:	4,218	\$87,590	167
3 Miles:	23,678	\$88,008	845
5 Miles:	30,090	\$87,582	1,057

AERIAL | 4304 E LINCOLNWAY, STERLING, IL 61081

HIGH TRAFFIC AREA - 18K VPD



SITE SOURCE
RETAIL BROKER NETWORK

ICSC

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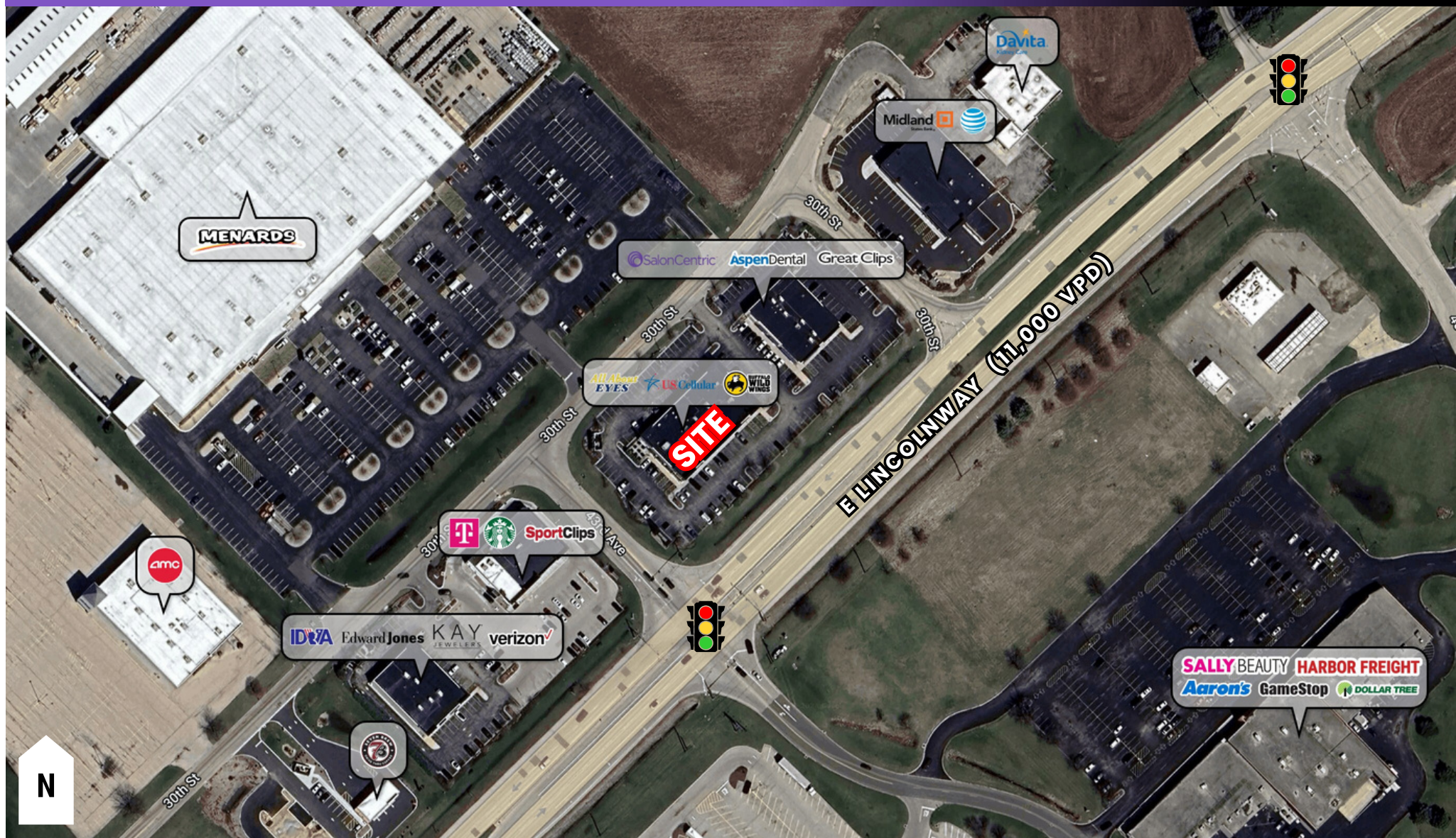
6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

SITE SURVEY | 4304 E LINCOLNWAY, STERLING, IL 61081

LOCATED NEAR TRAFFIC SIGNALS



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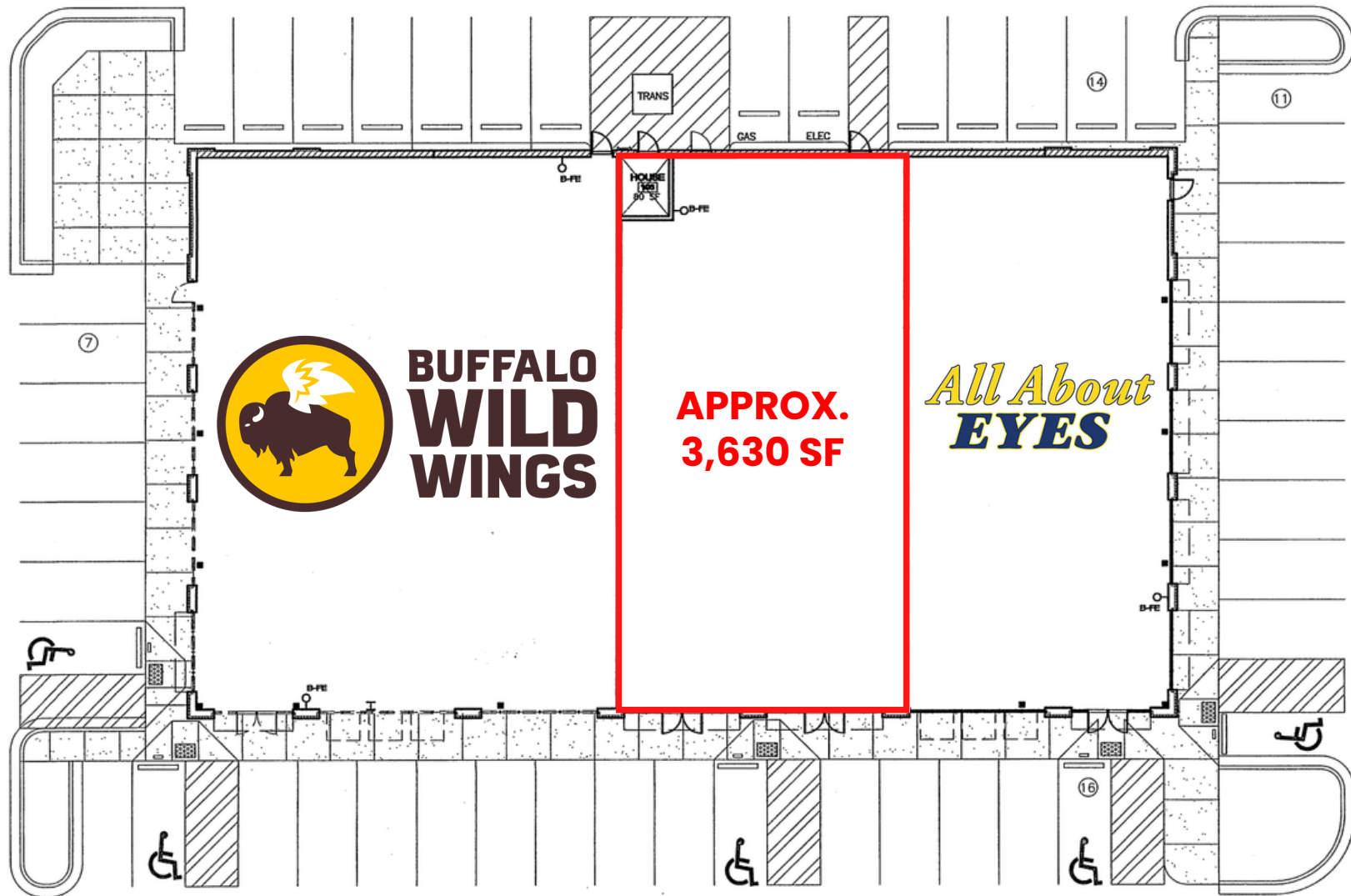
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SITE PLAN | 4304 E LINCOLNWAY, STERLING, IL 61081

EXCELLENT VISIBILITY FROM IL RT. 2



Illinois Rt. 2 (Lincoln Way)

FLOOR PLAN | 4304 E LINCOLNWAY, STERLING, IL 61081

EXISTING FLOOR PLAN: 3,630 SF

**APPROX.
3,630 SF**

