

DeKalb, IL

1127 W Lincoln Hwy (Rte 38)

Retail Build-to-Suit

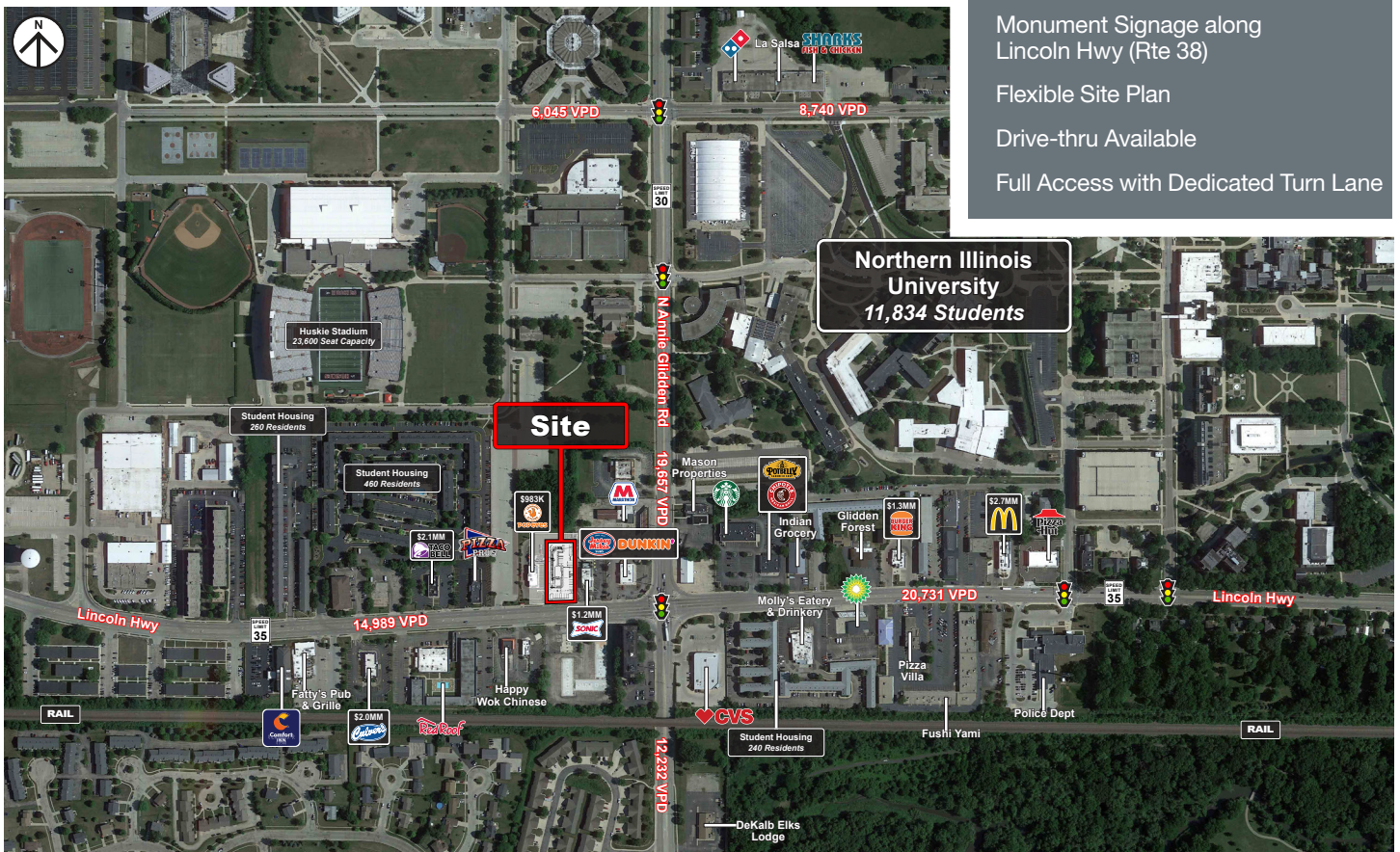
Up to 5,000 SF Available on 0.6 AC

Monument Signage along
Lincoln Hwy (Rte 38)

Flexible Site Plan

Drive-thru Available

Full Access with Dedicated Turn Lane

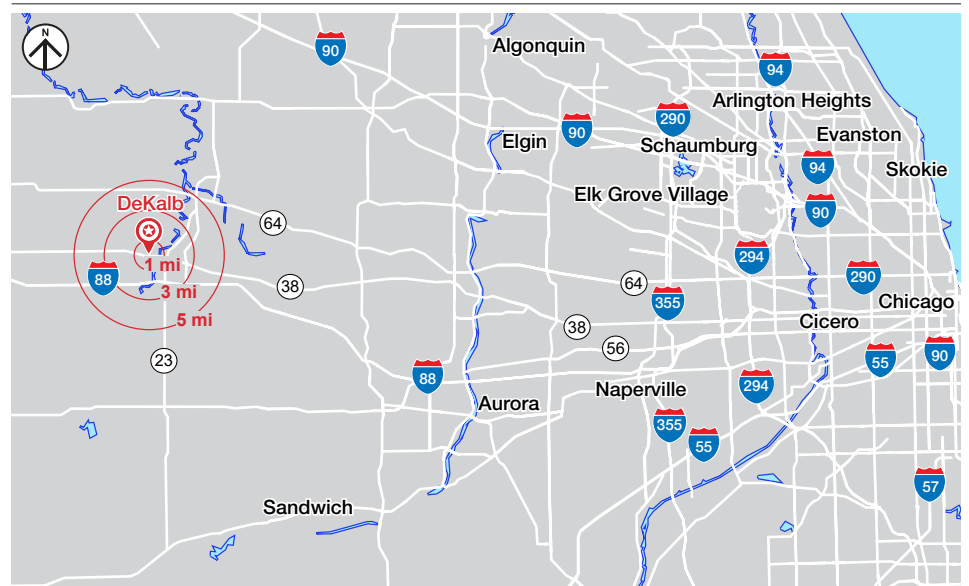


Sales Data Sourced from Restaurant Trends

Property Features

- Surrounded by Northern Illinois University student housing and campus facilities
- 35K+ daytime student population within 1 mile radius
- 54K+ total population within 5 mile radius
- Adjacent to Popeyes and Sonic

Location Map

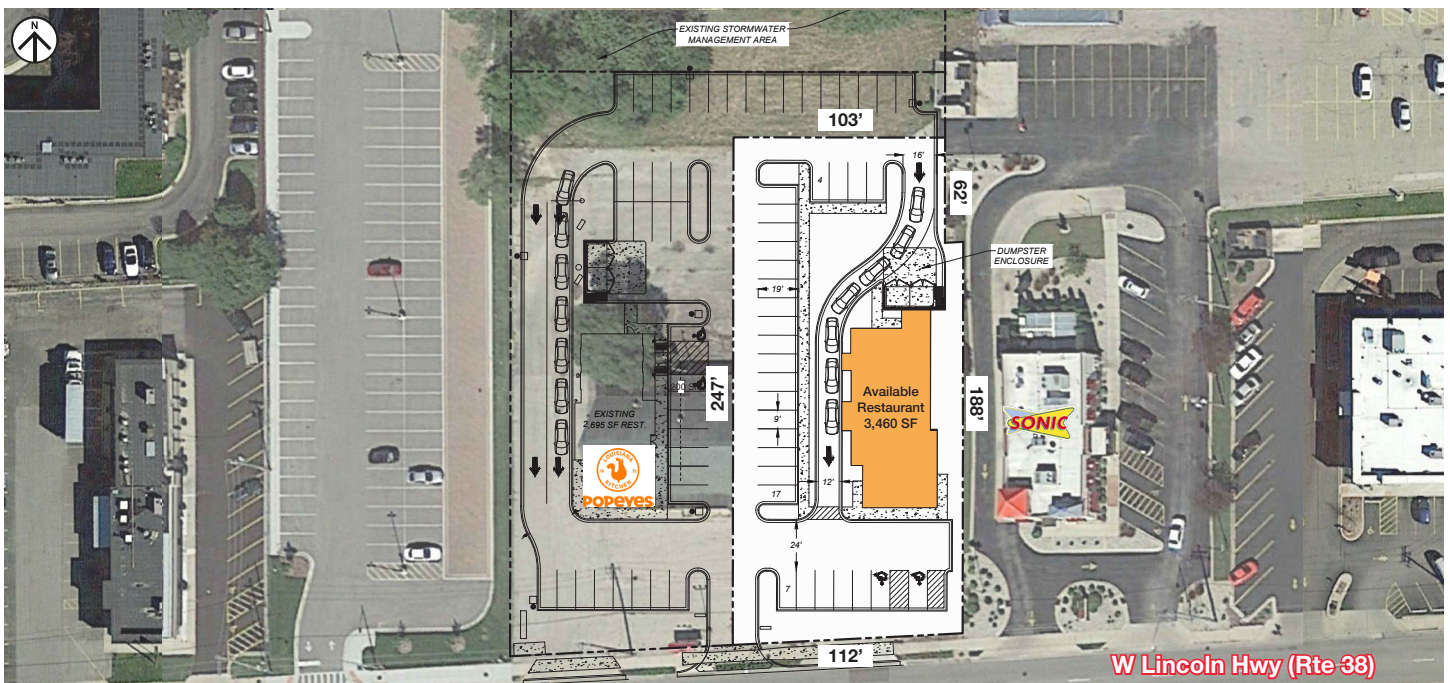


InSite

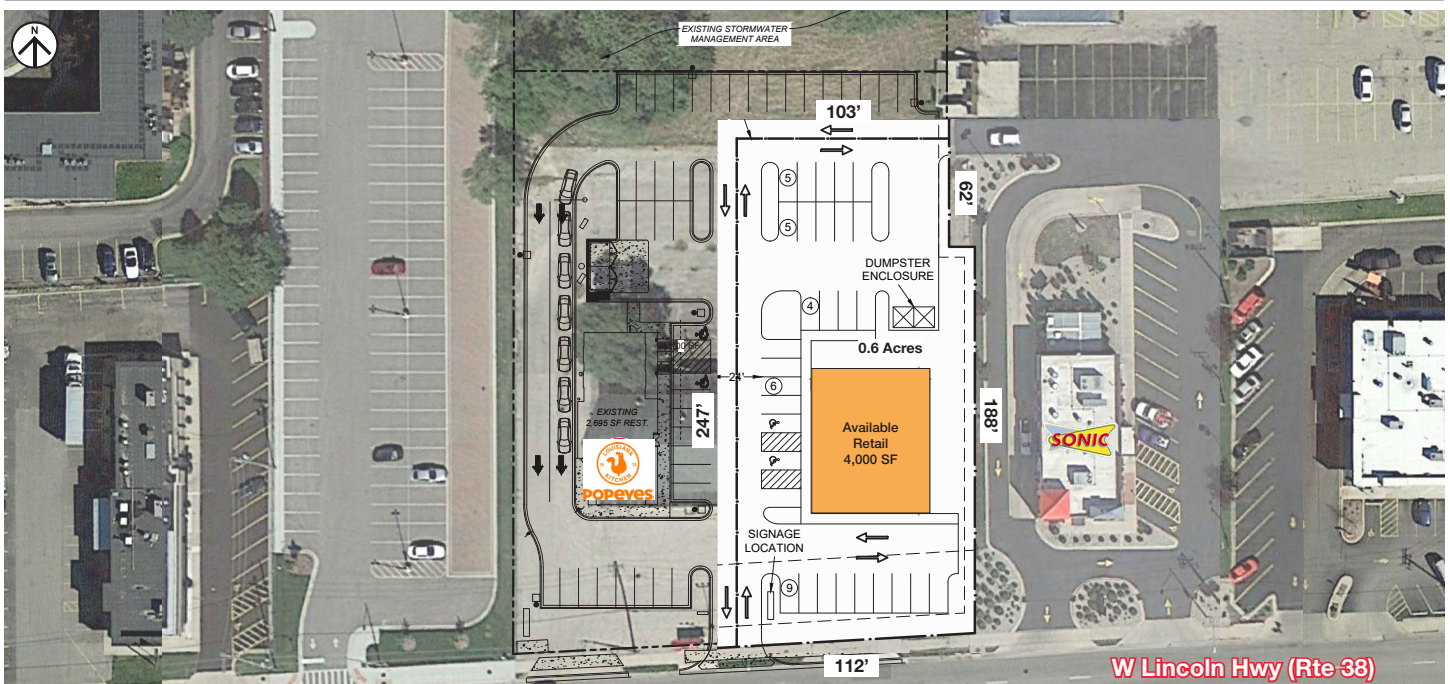
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Conceptual Site Plan 1



Conceptual Site Plan 2



Demographic Data

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	16,845	41,015	53,021
Daytime Population	49,526	79,993	95,392
Average Household Income	\$54,676	\$64,890	\$69,641



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