

NET LEASE INVESTMENT

403 E 3rd St. Sterling, IL FOR SALE

Phoenix Group is offering this 13,000 SF Class A masonry office building is located in downtown Sterling, Illinois—100 miles west of Chicago and 45 miles east of the Quad Cities. Recent upgrades include a new roof, ADA-compliant restrooms, and parking improvements. Near City Hall, the U.S. Post Office, and the courthouse, the property is anchored by a top national CPA and consulting firm and has maintained 100% occupancy since 1992, offering a stable, high-credit investment. This presents a rare opportunity to own a prestigious, well-maintained office building in a highly desirable location.



Sale Price:
\$1,650,000

Available SF:
13,000 SF

Parking Spaces:
25

Of Floors:
2

Lease Term:
Negotiable

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REAL ESTATE &
PRACTICE ADVISORY

403 E 3rd St

Sterling, IL

DEMOGRAPHICS MAP AND REPORT

Population

0.3 MILES

748

TOTAL POPULATION

2,281	9,354
0.5 MILES	1 MILE

36

AVERAGE AGE

37	39
0.5 MILES	1 MILE

Households and Income

0.3 MILES

302

TOTAL HOUSEHOLDS

923	3,935
0.5 MILES	1 MILE

2.5

OF PERSONS PER HH

2.5	2.4
0.5 MILES	1 MILE

0.3 Miles

36

AVERAGE AGE (MALE)

36	38
0.5 MILES	1 MILE

37

AVERAGE AGE (FEMALE)

38	40
0.5 MILES	1 MILE

0.3 Miles

\$73,427

AVERAGE HH INCOME

\$73,687	\$72,751
0.5 MILES	1 MILE

\$94,552

AVERAGE HOUSE VALUE

\$97,694	\$113,214
0.5 MILES	1 MILE

** Demographic data derived from 2020 ACS - US Census*



403 E 3rd St

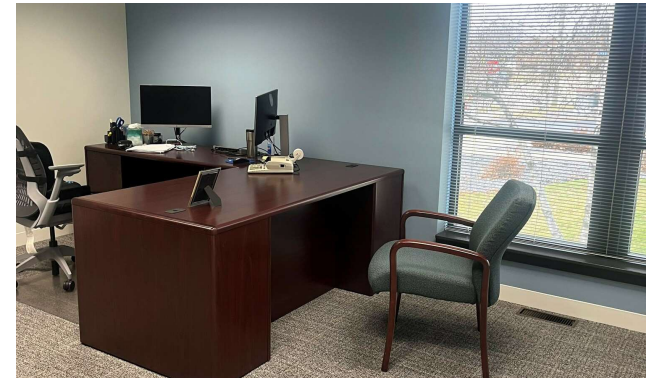
Sterling, IL

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
2304	Magnum Insurance	1,500 SF	11.54%	\$16.61	\$24,915	08/15	11/30/2023
2306	NYJ Pharmacy	1,500 SF	11.54%	\$12.24	\$18,360	09/18	09/01/2020
2308	illusion Hair Salon	1,020 SF	7.85%	\$11.33	\$11,557	09/17	10/31/2022
2310	Vape & Tobacco Shop	1,020 SF	7.85%	\$10.09	\$10,292	01/19	12/31/2020
2312	Best Nails	900 SF	6.92%	\$22.00	\$19,800	03/14	02/28/2020
TOTALS		5,940 SF	45.70%	\$72.27	\$84,924		
AVERAGES		1,188 SF	9.14%	\$14.45	\$16,985		

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ADDITIONAL PHOTOS



403 E 3rd St
Sterling, IL

RETAILER MAP

