

PRIME RETAIL SPACE

4404 E LINCOLNWAY
STERLING, IL 61081

FOR LEASE: 1,700–5,303 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:	231	\$98,310	45
3 Miles:	11,453	\$95,595	323
5 Miles:	29,036	\$87,297	991



815-229-3000



leasing@firstmidwestgroup.com



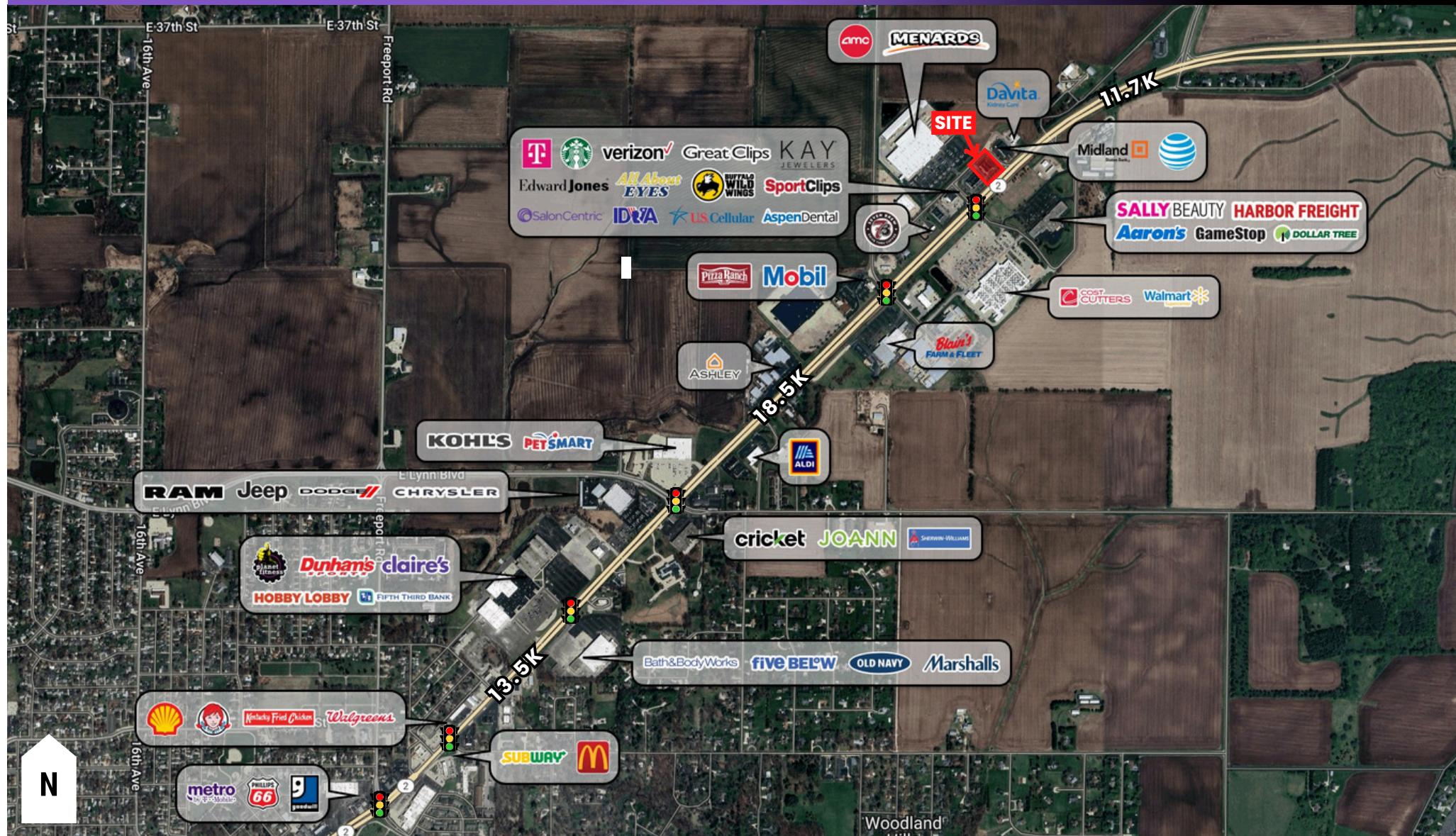
6801 Spring Creek Road, Rockford, IL 61114



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AERIAL | 4404 E LINCOLNWAY, STERLING, IL 61081

HIGH TRAFFIC AREA - 11K VPD



SITE SOURCE
RETAIL BROKER NETWORK



SIOR

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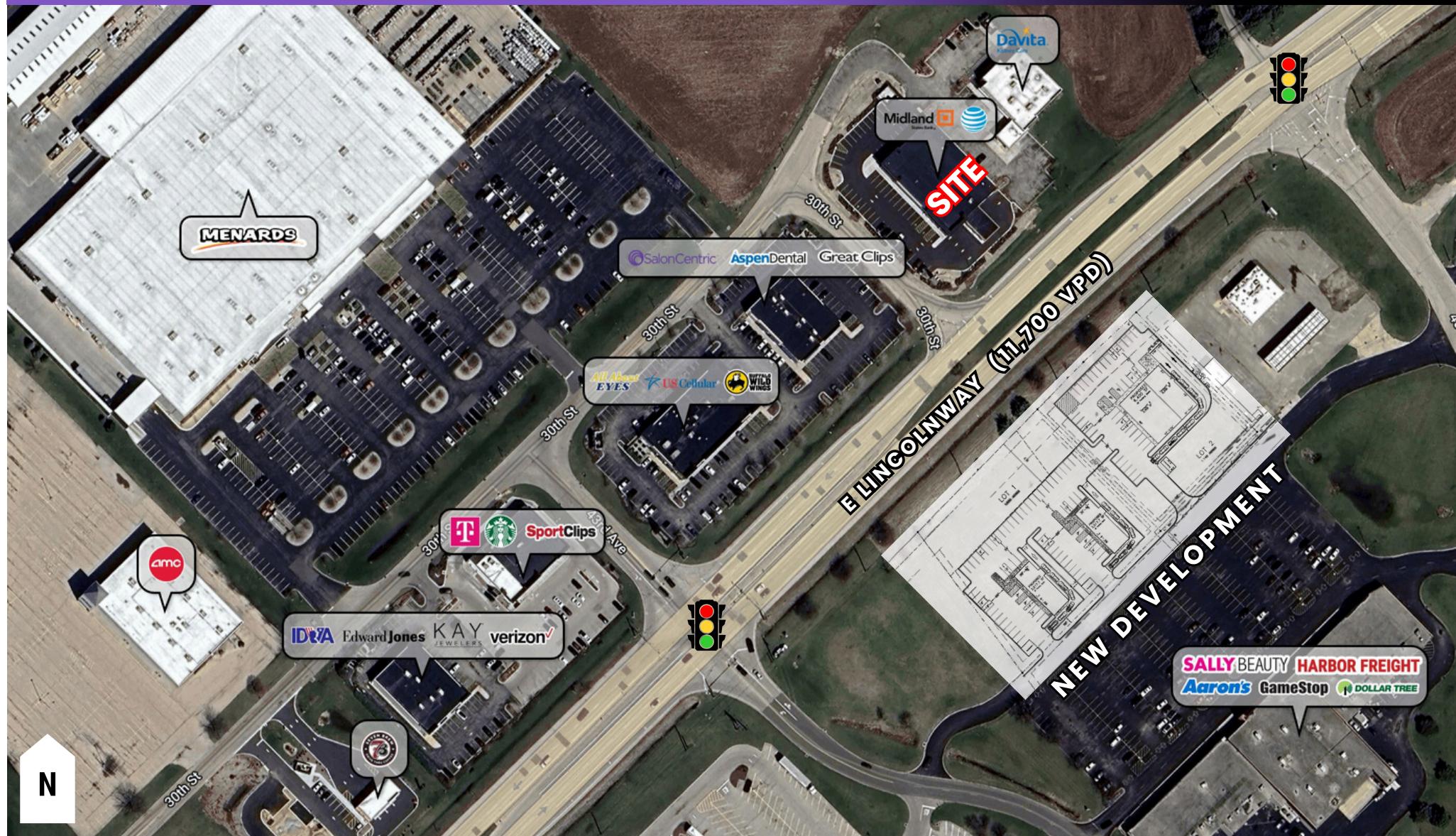
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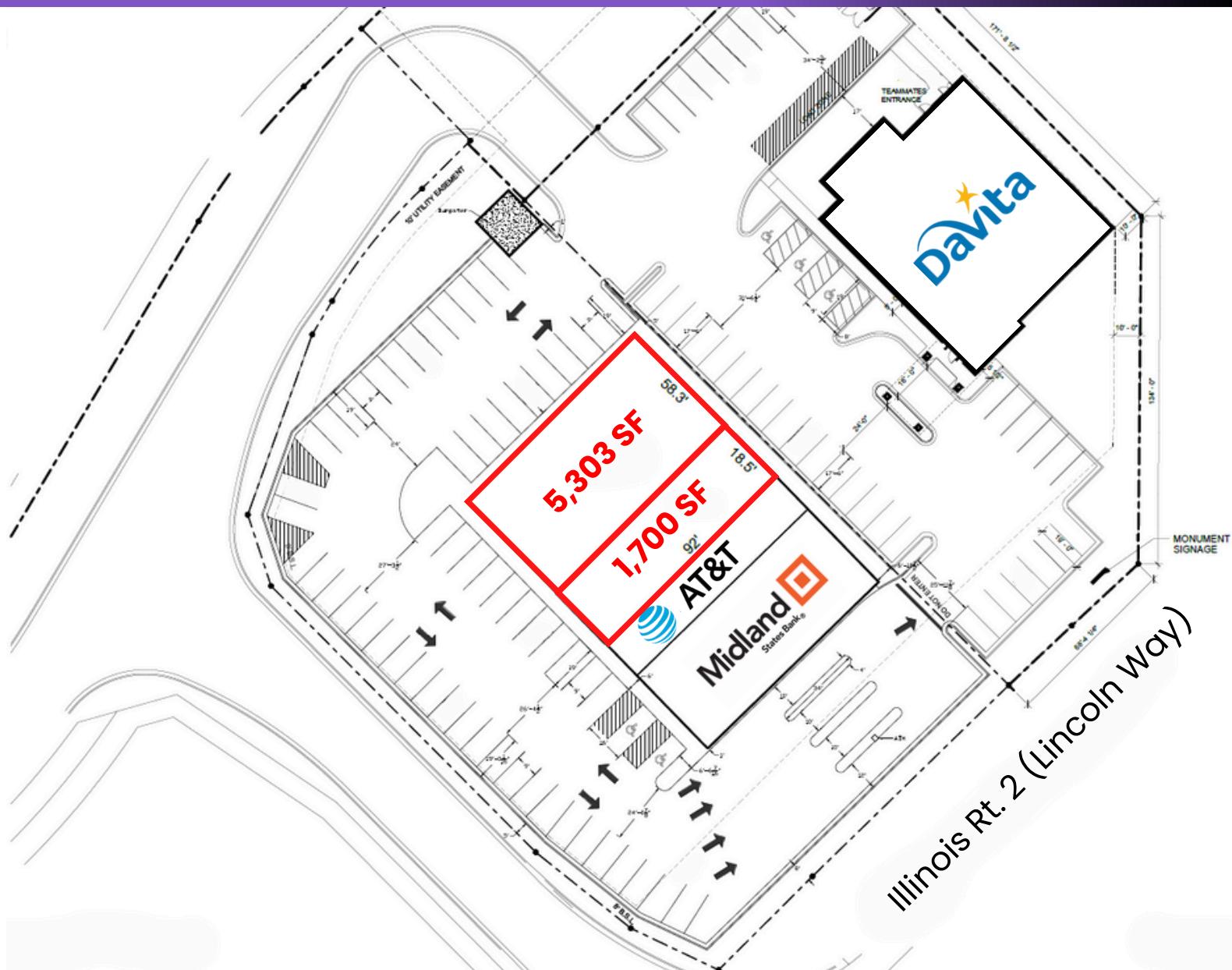
SITE SURVEY | 4404 E LINCOLNWAY, STERLING, IL 61081

NEW DEVELOPMENT ACROSS THE STREET



SITE PLAN | 4404 E LINCOLNWAY, STERLING, IL 61081

EXCELLENT VISIBILITY FROM IL RT. 2



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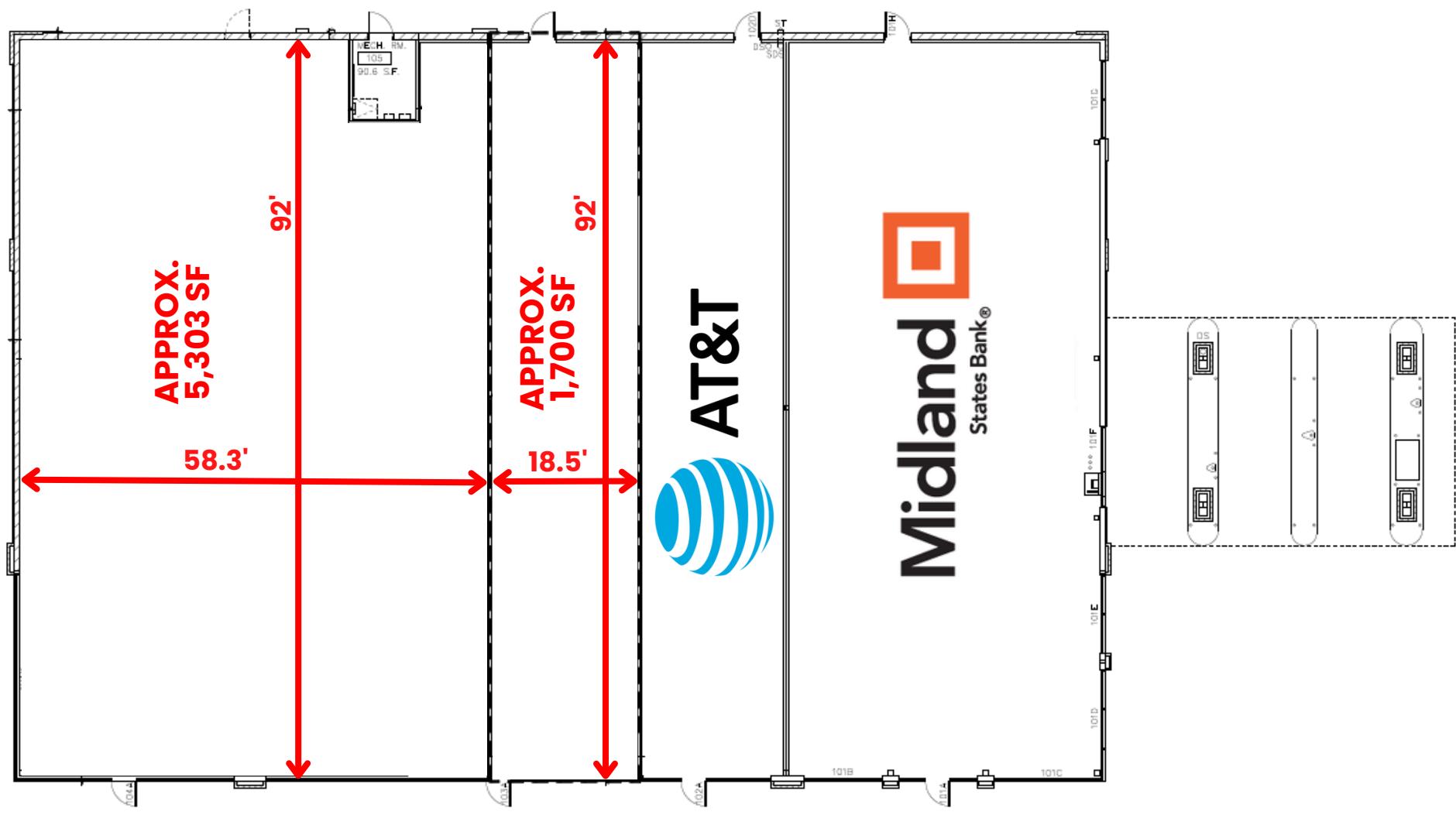
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FLOOR PLAN | 4404 E LINCOLNWAY, STERLING, IL 61081

EXISTING FLOOR PLAN: 1,700-5,303 SF



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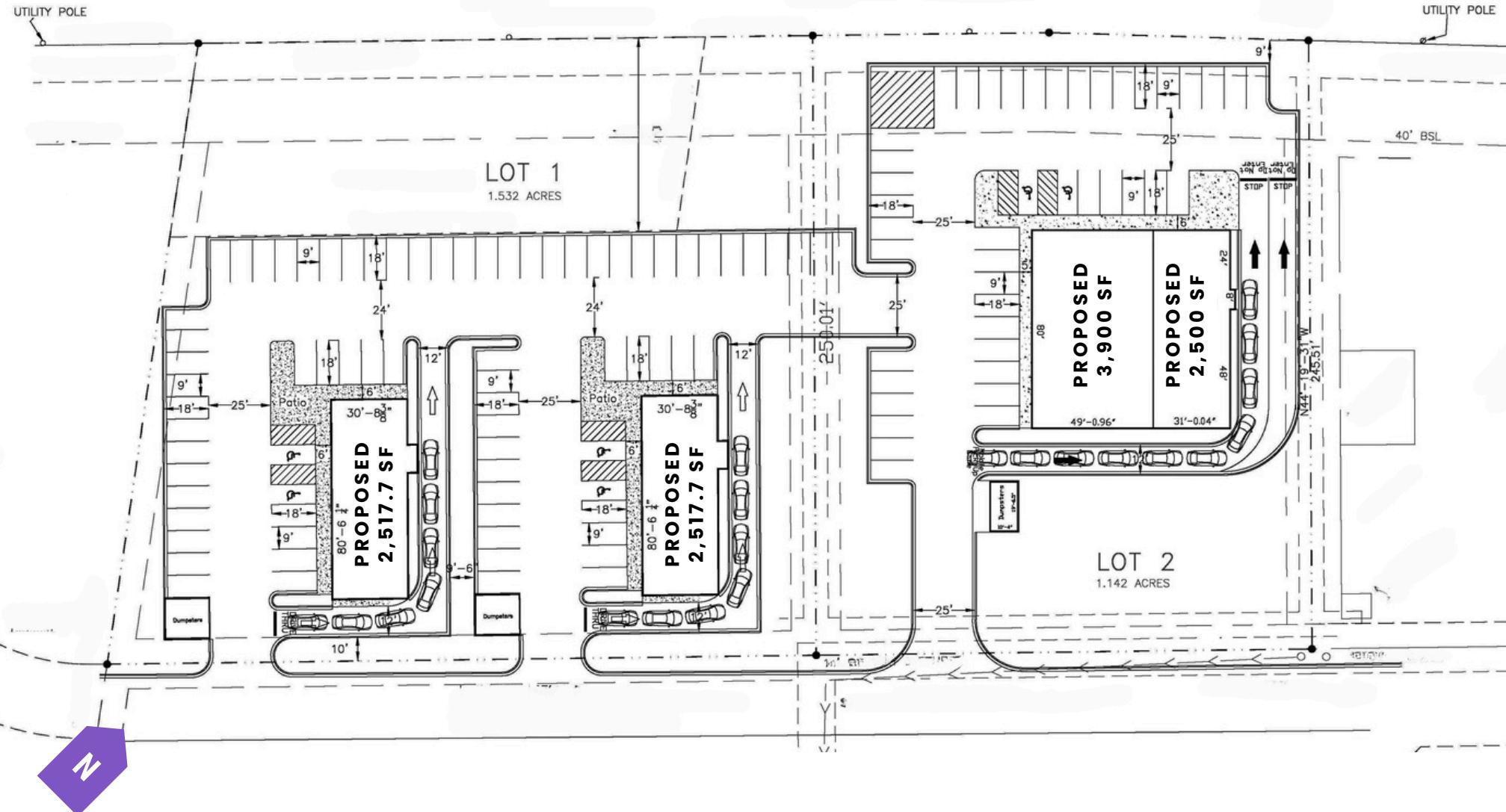


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PROPOSED DEVELOPMENT | 4400 E LINCOLNWAY, STERLING, IL 61081

BUILDING PLAN ACROSS THE STREET

Illinois Rt. 2 (Lincoln Way)



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