

FOR SALE OR LEASE

# ±1 ACRE OF LAND

3820-4006 E LINCOLN HIGHWAY | STERLING, IL 61081



## PROPERTY INFO

- +/- 1 Acre Available
- Traffic counts of over 18,000 vehicles per day on Lincoln Highway
- Excellent Anchors such as Menards and Wal-Mart
- Located on the Sterling/Rock Falls' Primary Shopping Corridors
- Excellent Visibility from E Lincolnway Highway
- Average household income \$96,453 in a 5 mile radius
- Area Retailers Include: Menards, Walmart, Aldi, AMC Classic, Blains Farm & Fleet, Ashley Home Store

### DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	14,963	30,003	34,942
Avg. Household Income	\$66,558	\$60,845	\$63,009
Day Time Population	16,960	31,348	35,217
Employess	10,344	17,174	18,336

FOR SALE OR LEASE

# +1 ACRE OF LAND

3820-4006 E LINCOLN HIGHWAY | STERLING, IL 61081



## CONTACT US

LES KRISTOF

+1 630 573 1282  
les.kristof@cbre.com

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE