### 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**

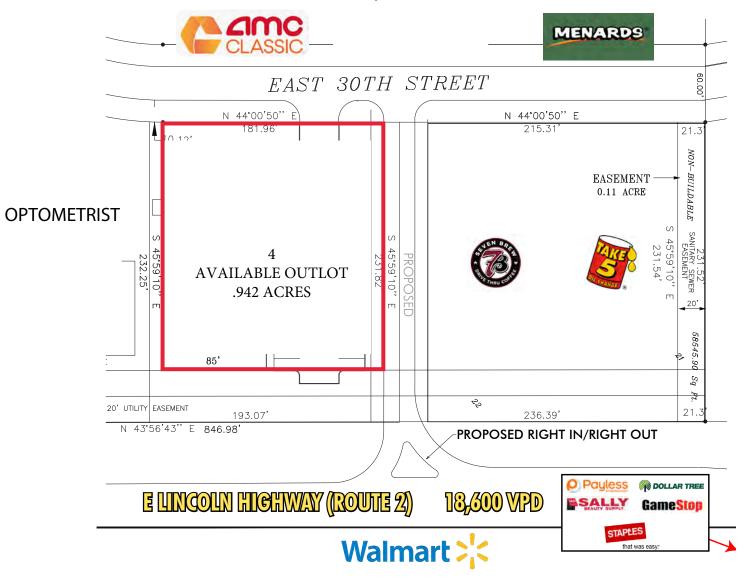
	3 Miles	5 Miles	7 Miles
Population	14,963	30,003	34,942
Avg. Household Income	\$66,558	\$60,845	\$63,009
Day Time Population	16,960	31,348	35,217
Employess	10,344	17,174	18,336



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#### **CONTACT US**

#### **LES KRISTOF**

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