

DeKalb, IL

1127 W Lincoln Hwy (Rte 38)

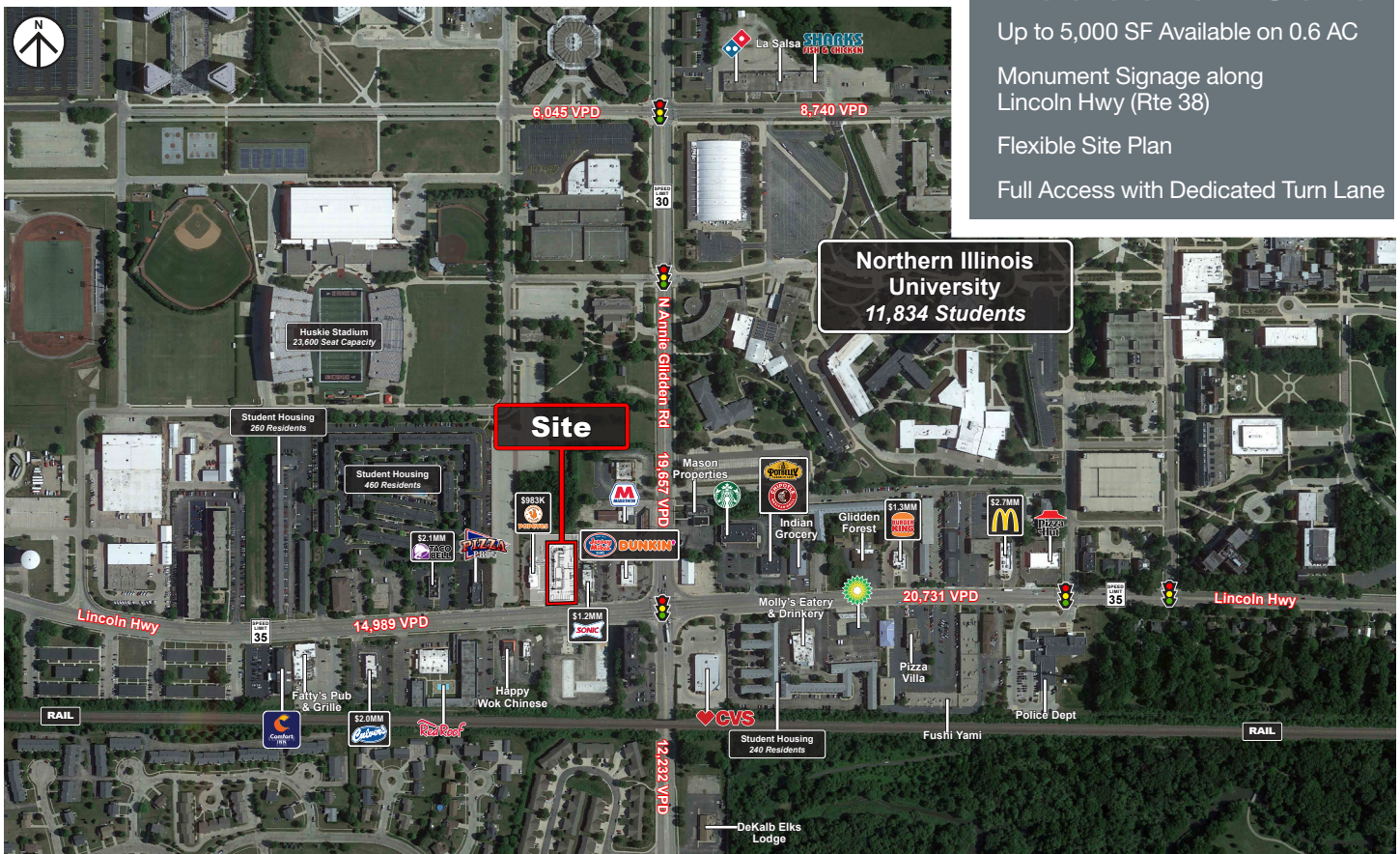
Retail Build-to-Suit for Lease or Sale

Up to 5,000 SF Available on 0.6 AC

Monument Signage along Lincoln Hwy (Rte 38)

Flexible Site Plan

Full Access with Dedicated Turn Lane

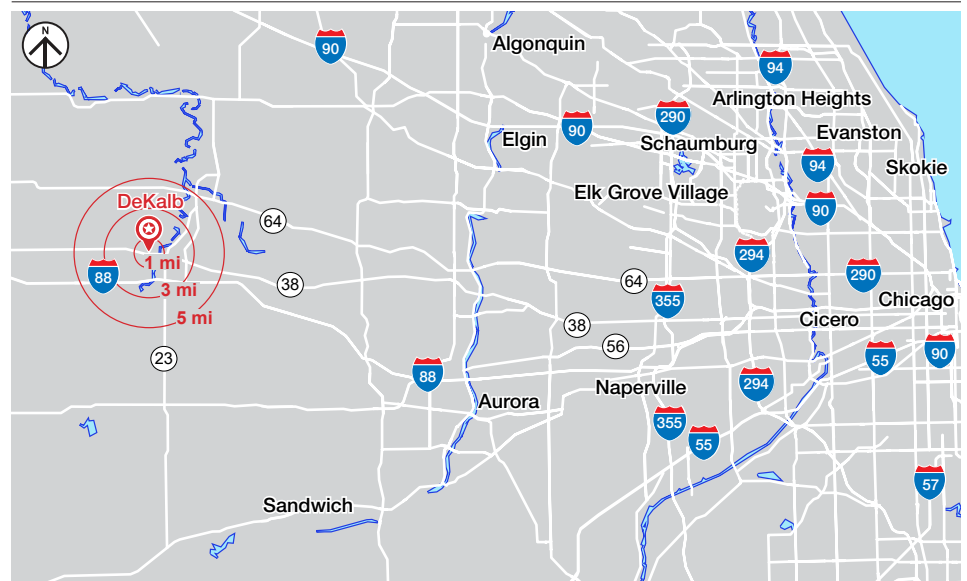


Sales Data Sourced from Restaurant Trends

Property Features

- Drive-thru Available
- 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

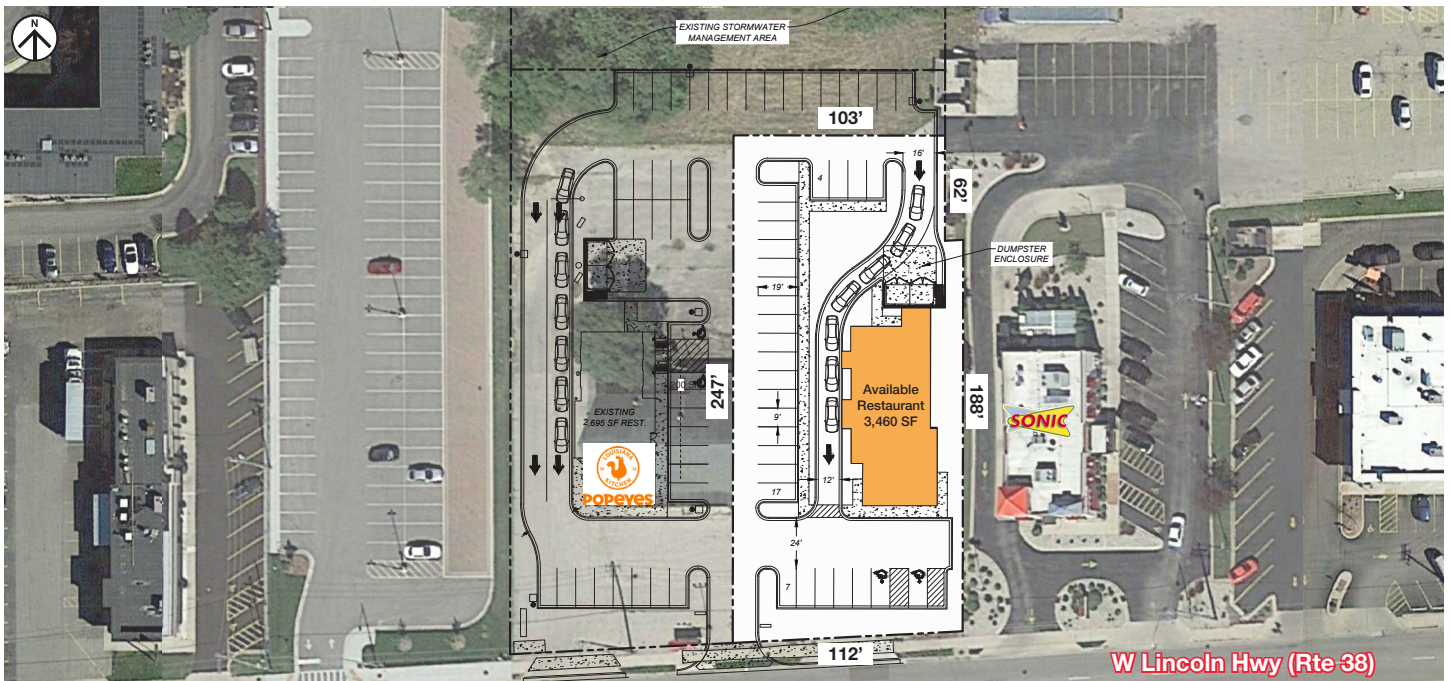


InSite

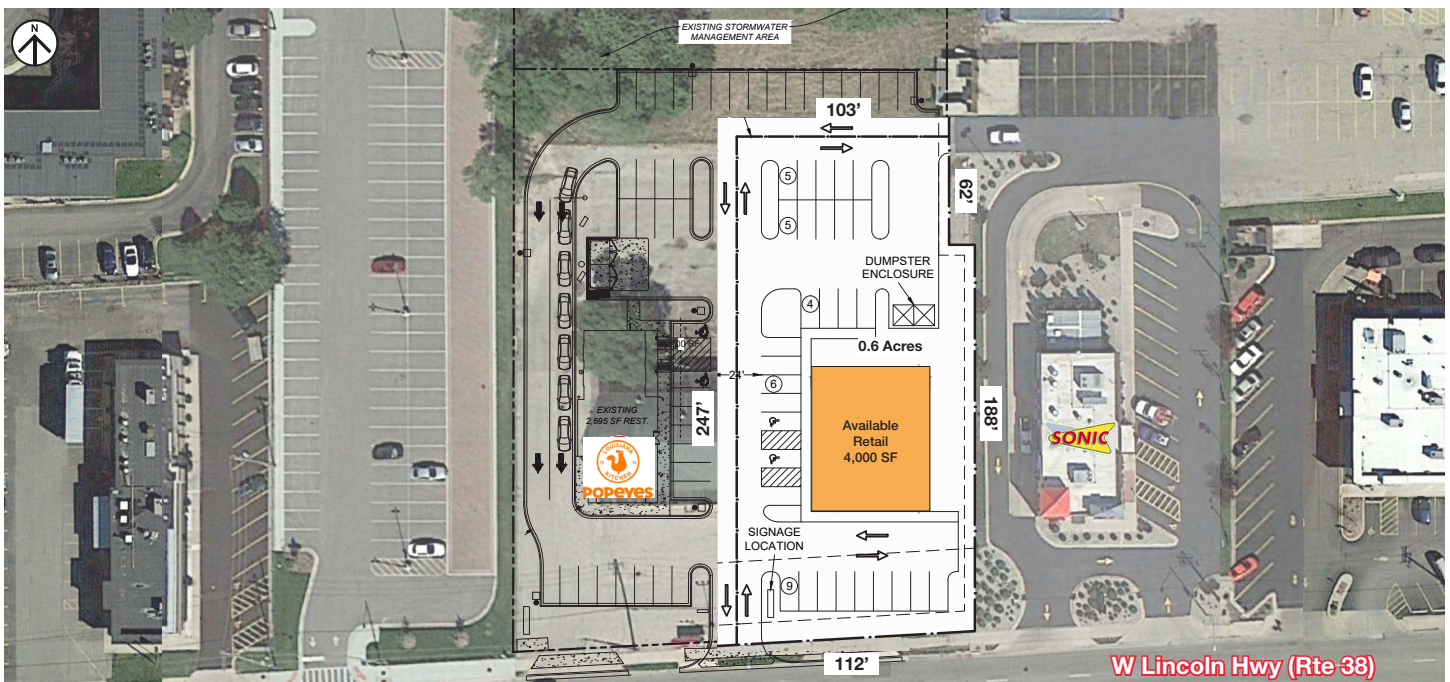
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Conceptual Site Plan 1



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

InSite

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