

PRIME RETAIL SPACE

4406 E LINCOLNWAY
STERLING, IL 61081

FOR LEASE: 1,700–5,303 SF



Property Information

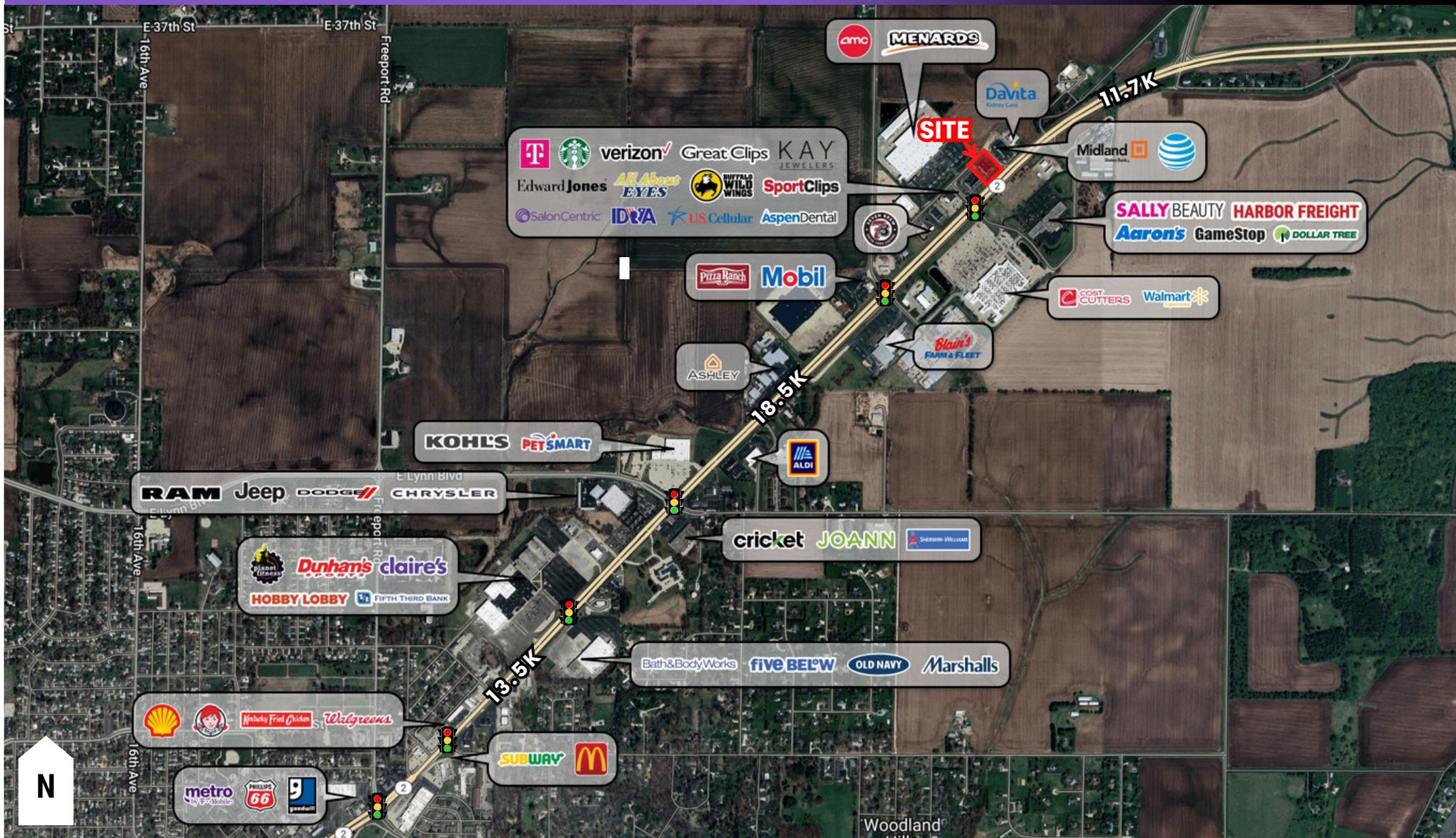
- Superior visibility along the busiest street in Sterling
- Located in the front of Sterling's main shopping corridor
- High traffic area - over 18,000 VPD traveling on E Lincolnway
- Nearby retailers include Buffalo Wild Wings, Starbucks, Dollar Tree, Menards, and Walmart
- Building signage available

Demographics

	Population	Average Household Income	Businesses
1 Mile:	4,218	\$87,590	167
3 Miles:	23,678	\$88,008	845
5 Miles:	30,090	\$87,582	1,057

AERIAL | 4406 E LINCOLNWAY, STERLING, IL 61081

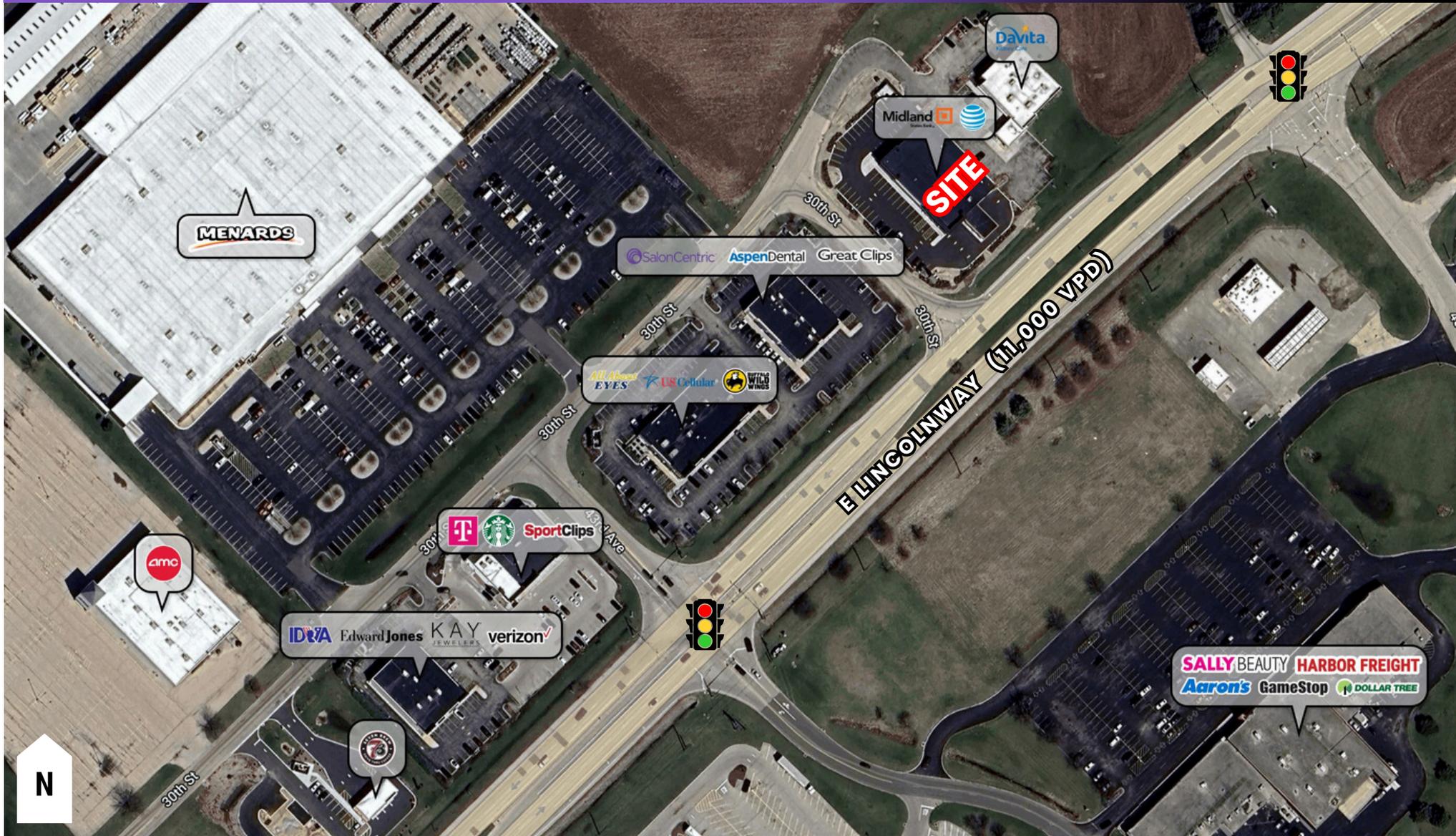
HIGH TRAFFIC AREA - 18K VPD



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

SITE SURVEY | 4406 E LINCOLNWAY, STERLING, IL 61081

LOCATED NEAR TRAFFIC SIGNALS



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



815-229-3000



leasing@firstmidwestgroup.com

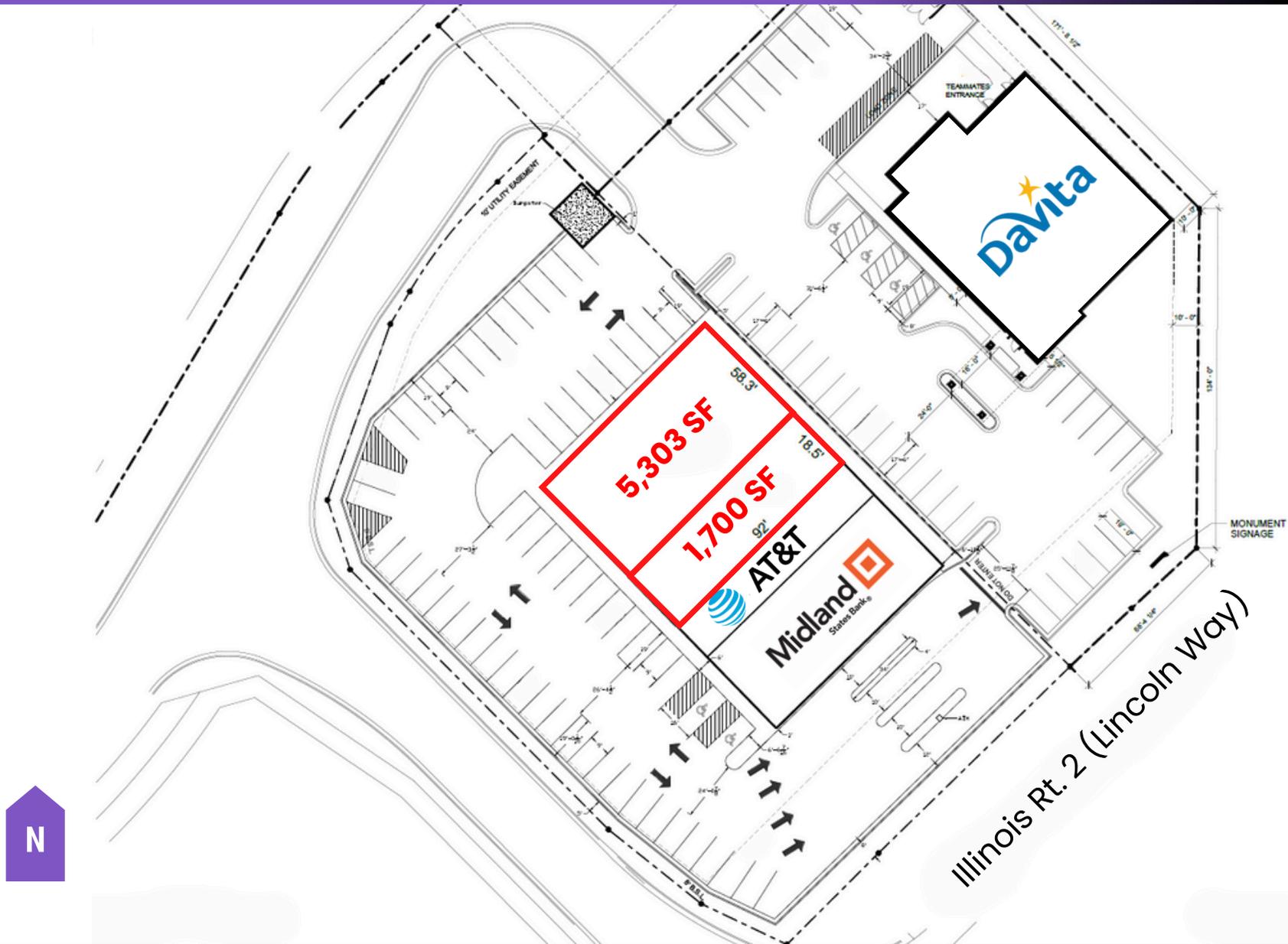


6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

SITE PLAN | 4406 E LINCOLNWAY, STERLING, IL 61081
EXCELLENT VISIBILITY FROM IL RT. 2



815-229-3000



leasing@firstmidwestgroup.com



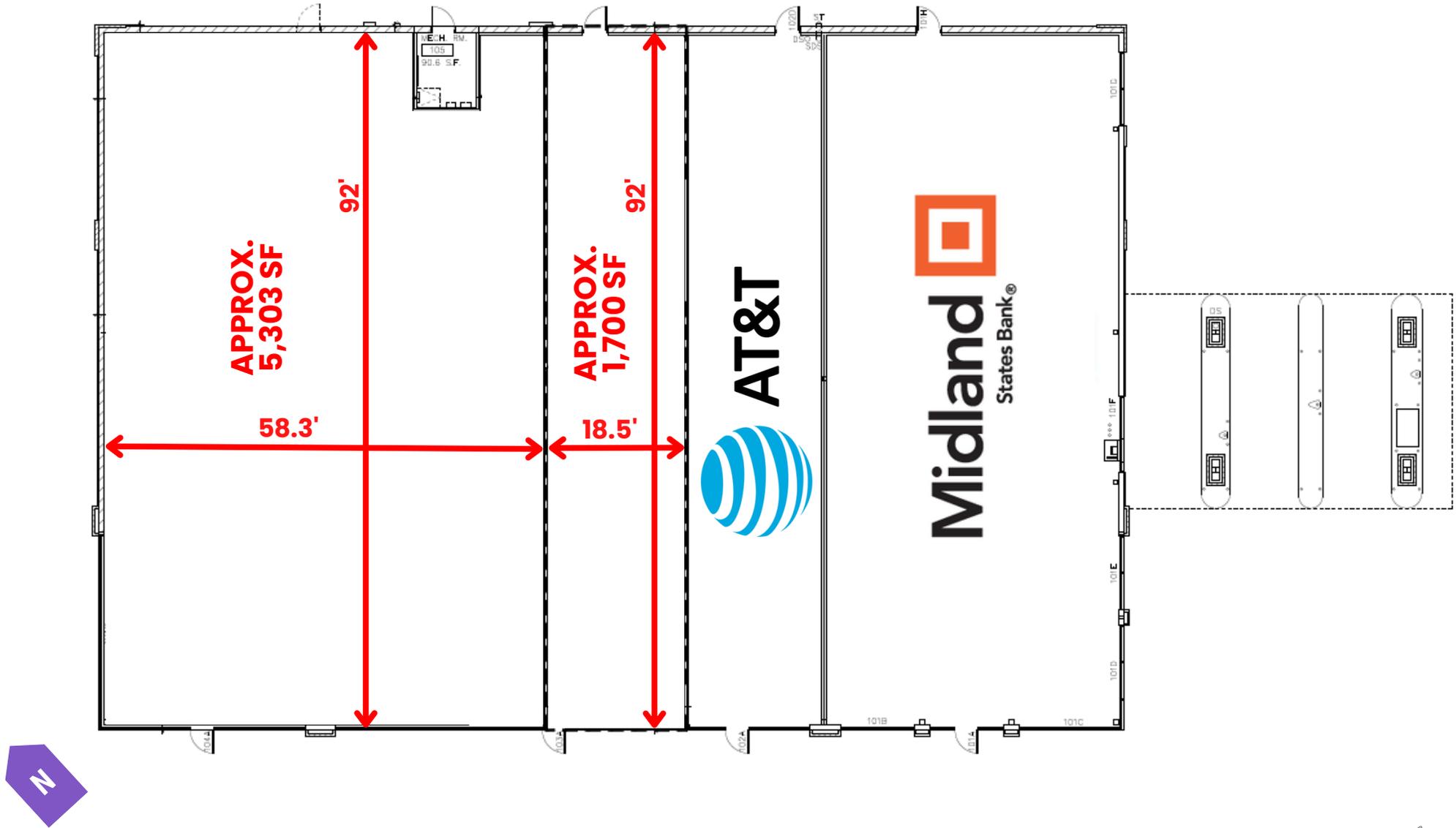
6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

FLOOR PLAN | 4406 E LINCOLNWAY, STERLING, IL 61081

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



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group