

OUTLOTS FOR SALE

BLAIN'S FARM & FLEET PAD SITES

3913 E. LINCOLNWAY, STERLING, ILLINOIS

RETAIL



AVAILABLE LOTS & PRICING

- + Individual 1 +/- acre lots available for \$9.00 - \$10.00 PSF
- + Lot sizes may be Adjusted to Suit
- + Total Site contains 4.172 acres which is available for \$5.00 PSF / \$1,090,394

FEATURES

- + Zoned Commercial
- + Located along Hwy 2 (3913 E. Lincolnway)
- + High visibility on Hwy 2, Sterling's Primary Retail Corridor
- + Access via the Hwy 2 Frontage Road



TRAFFIC COUNTS

E. Lincolnway 17,300 VPD

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Population	15,807	30,555	35,565
Median Age	40.9	40.8	42.0
Average Household Income	\$65,898	\$61,513	\$64,161

CONTACT US

KAREN WALSH, CCIM
 First Vice President
 +1 815 218 3438
 karen.walsh@cbre.com

PETER GLASER
 Senior Vice President
 +1 414 274 1638
 peter.glaser@cbre.com



OUTLOTS FOR SALE

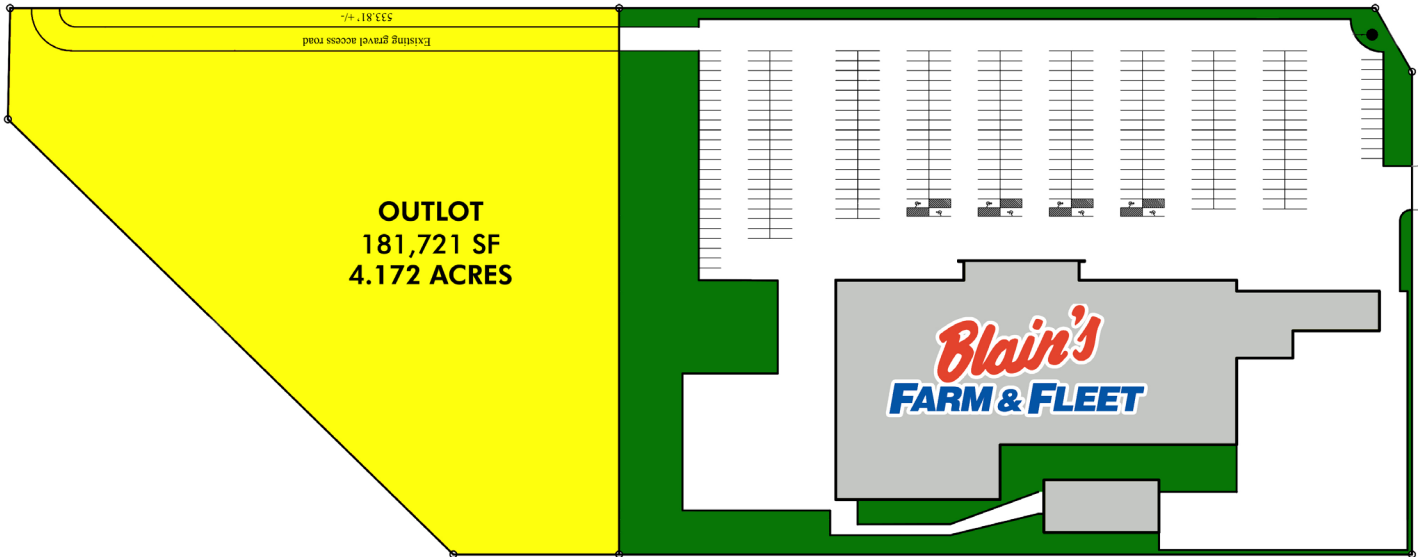
BLAIN'S FARM & FLEET PAD SITES

3913 E. LINCOLNWAY, STERLING, ILLINOIS

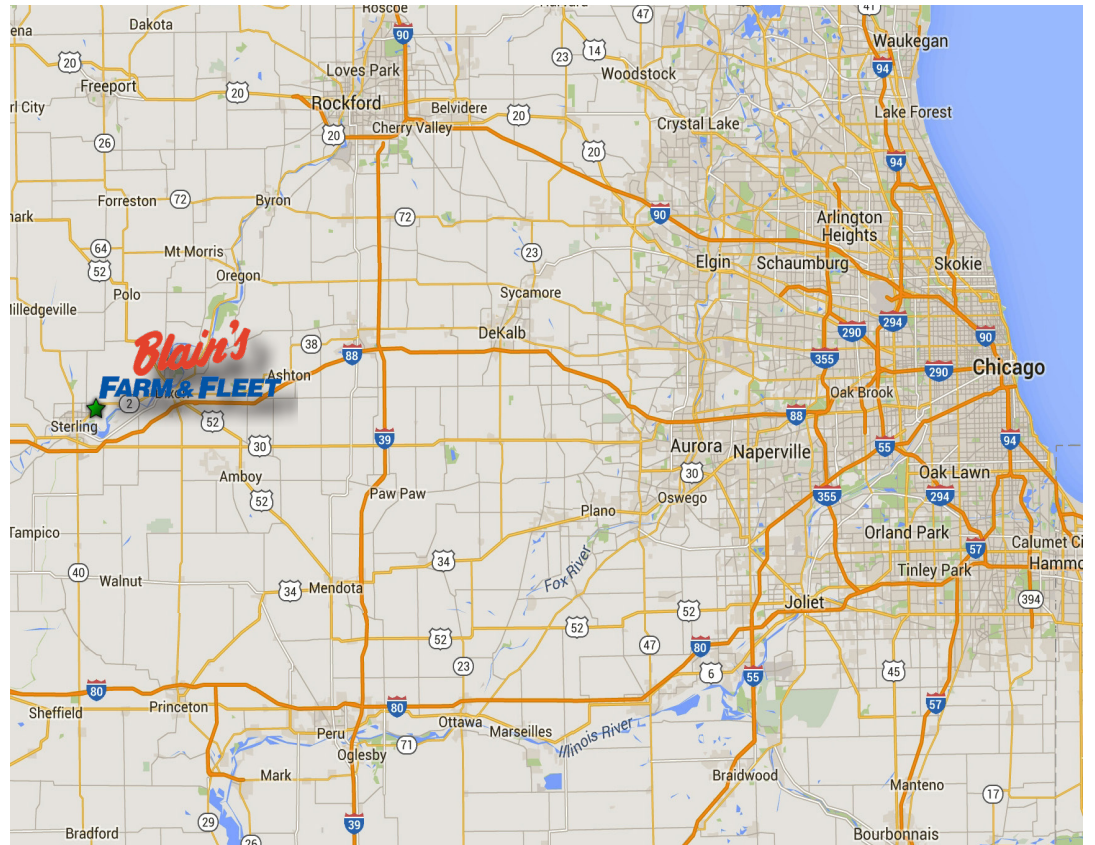
RETAIL



OUTLOT PLAN



REGIONAL MAP



OUTLOTS FOR SALE

BLAIN'S FARM & FLEET PAD SITES

3913 E. LINCOLNWAY, STERLING, ILLINOIS

RETAIL



MARKET AERIAL



© 2019 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, 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.