

PRIME RETAIL BUILDING

3116 N STERLING RD, PEORIA, IL 61604

RETAIL PROPERTY FOR LEASE & SALE

MADISON MALOOF

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2411 W. Cornerstone Ct, Peoria, IL 61614 | 309.693.3000 | maloofofcommercial.com

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FORMER FAMILY DOLLAR STORE

3116 N STERLING RD, PEORIA, IL 61604



LOCATION DESCRIPTION

Located at the corner of a busy lighted intersection of Sterling and Forest Hill. This location has great traffic counts and many national tenants in the nearby area including Kroger, Taco Bell, & Little Caesar's. Other national tenants in a 1-mile radius include WalMart & Hobby Lobby.

PROPERTY HIGHLIGHTS

- ±12,000 sf open retail on 1.6 acres
- Lighted intersection w/ good traffic counts
- Mens/Womens Restrooms
- 120/480V 600Amp 3-phase power
- Rear warehouse area
- Open retail layout
- Large onsite parking lot & loading dock
- National tenants in 1-mile radius include: Kroger, WalMart, Hobby Lobby, & Aldi's

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Sale Price:	\$1,100,000.00
Available SF:	12,424 SF
Lot Size:	1.63 Acres
Building Size:	12,424 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,450	59,791	99,354
Total Population	8,757	122,833	213,862
Average HH Income	\$48,831	\$56,038	\$70,217

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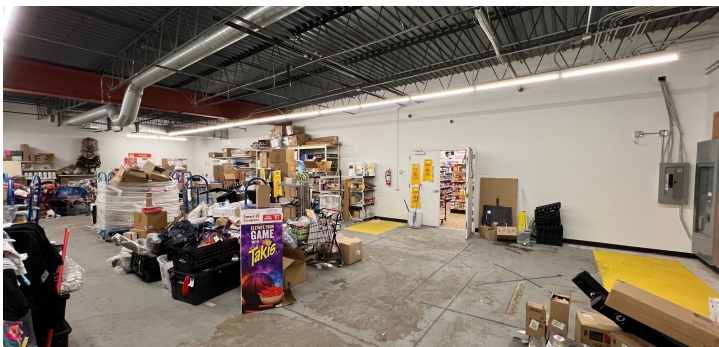
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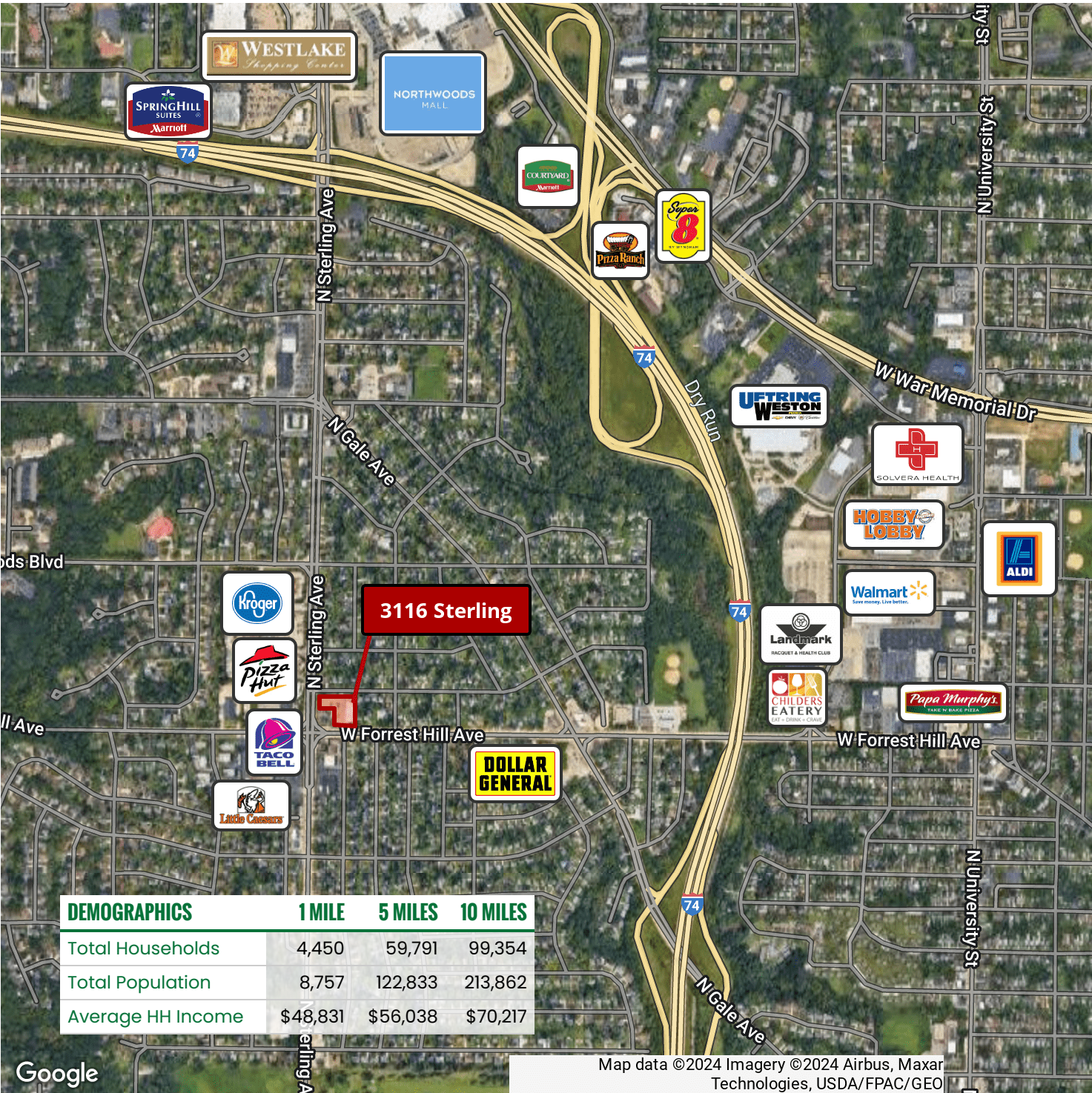
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