

# DeKalb, IL

1127 W Lincoln Hwy (Rte 38)

## For Sale or Build-to-Suit

Up to 5,000 SF Available on 0.6 AC



Monument Signage along Lincoln Hwy (Rte 38)

Flexible Site Plans

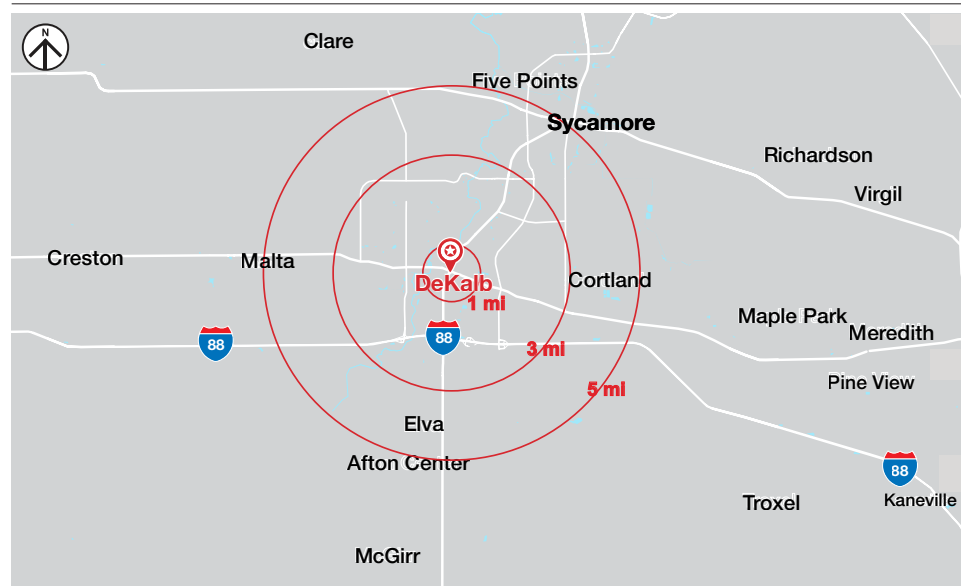
Full Access with Dedicated Turn Lane



### Property Features

- Adjacent to  
- Drive-thru Available
- Near Northern Illinois University and campus facilities
- Walking distance from 3 resident student housing units for 1,200+ students
- 35K+ daytime student population within 1-mile radius
- 51K+ total population within 5-mile radius
- 66K+ total daytime population within 5-mile radius
- 22K+ VPD along Lincoln Hwy (Rte 38)

### Location Map

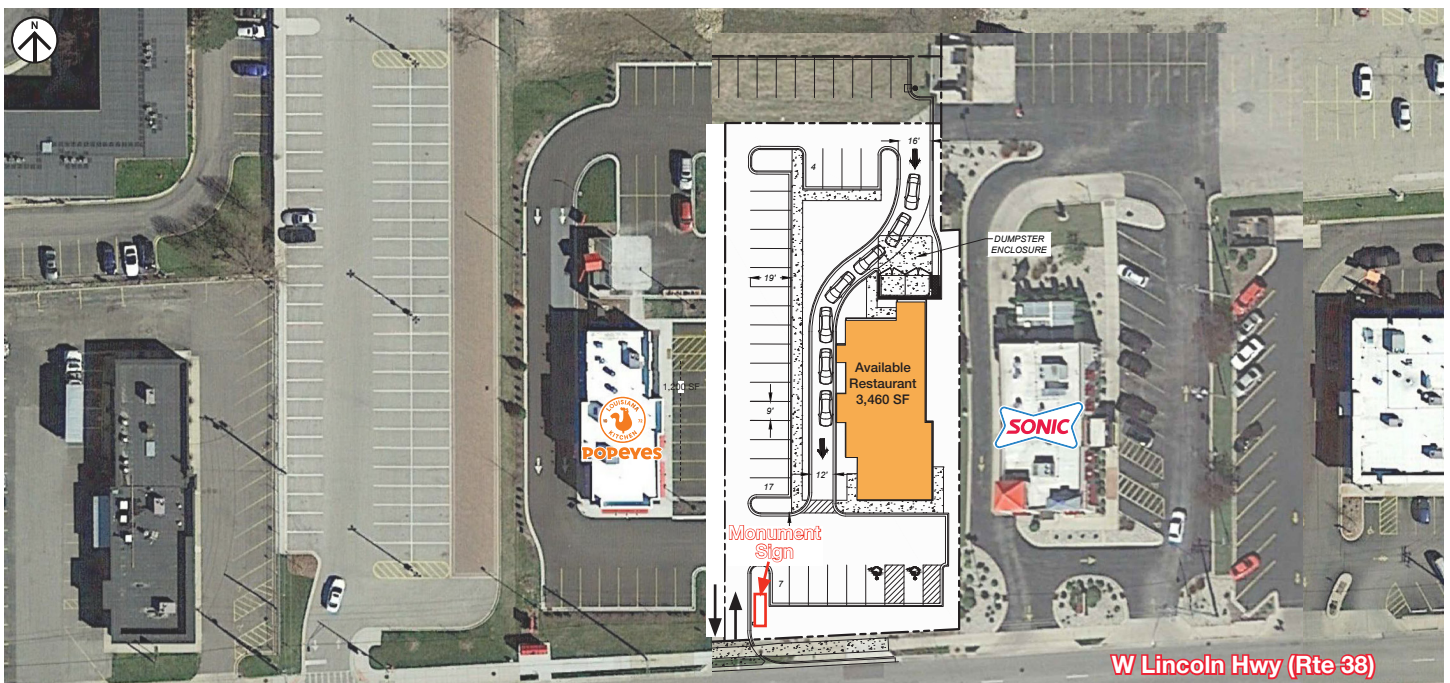


**InSite**

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Conceptual Site Plan 1



Conceptual Site Plan 2



Demographic Data

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	15,480	39,655	51,422
Daytime Population	26,696	52,976	66,754
Average Household Income	\$54,881	\$65,431	\$59,436