



**JOIN NEW TENANT: DAVE'S HOT CHICKEN | 2,000 SF ENDCAP AVAILABLE**

## STERLING COMMONS

4119-4205 N STERLING AVE, PEORIA, IL

**FOR LEASE**

**CONTACT: JONATHAN HYMAN** [jhyman@metrocre.com](mailto:jhyman@metrocre.com) 224.365.8144 // **NATHAN TONNIES** [ntonnies@vertexcre.com](mailto:ntonnies@vertexcre.com) 309.256.6311

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### PROPERTY HIGHLIGHTS

- 2,000 SF of Prime Space Available
- High Visibility Location Near I-74 (38,590 VPD)
- Near-By High-Profile National Retailers
- Thriving Retail Corridor

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,831	70,205	120,630
DAYTIME POPULATION	9,761	50,725	109,818
HOUSEHOLDS	4,100	30,547	51,880
AVG HH INCOME	\$81,672	\$89,464	\$87,076

### NEAR-BY AREA TENANTS INCLUDE



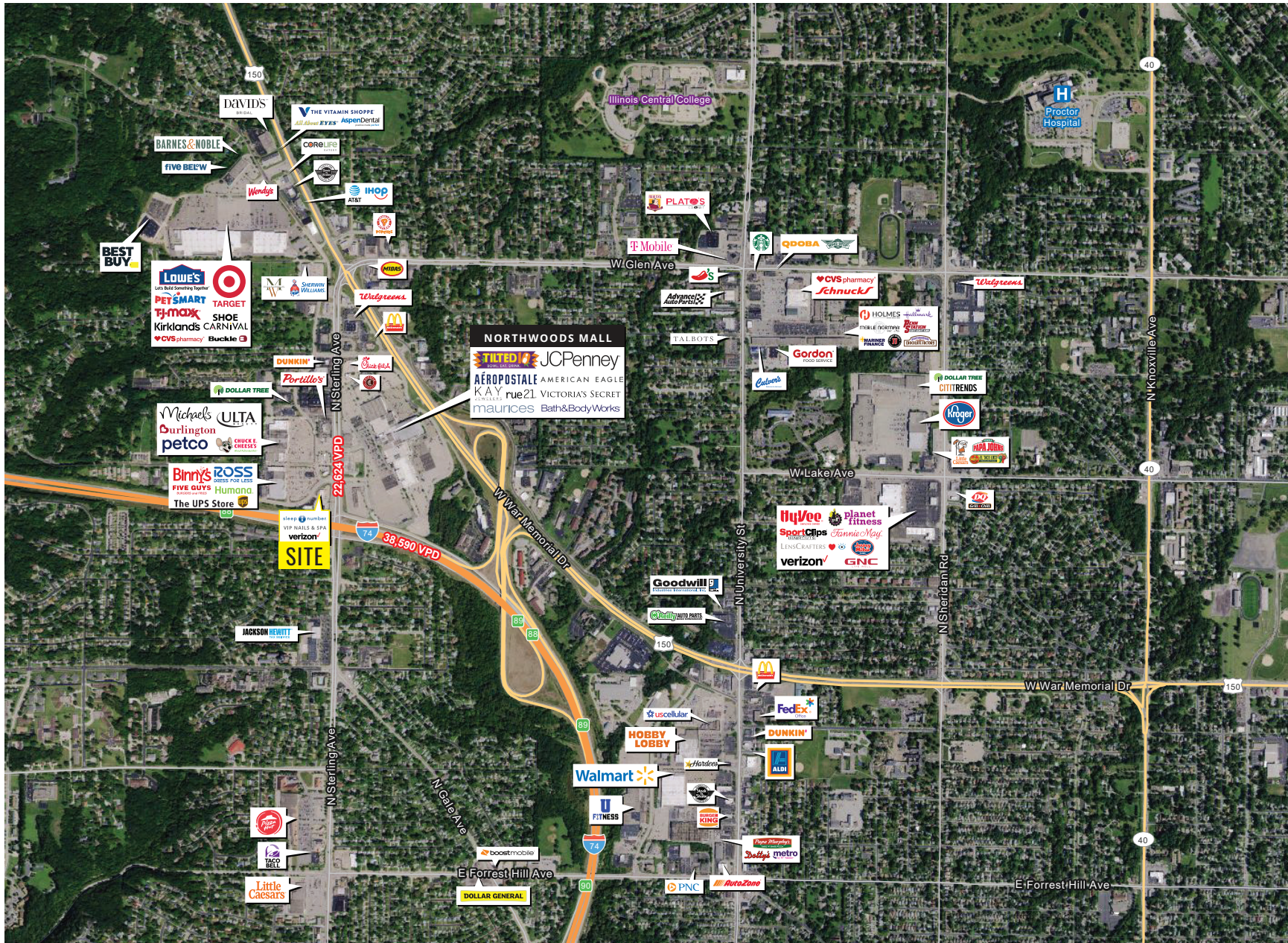
### TRAFFIC COUNTS

N STERLING AVE	22,624 VPD
I-74	38,590 VPD

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56 Skokie Valley Road  
Highland Park, Illinois 60035  
www.MetroCRE.com

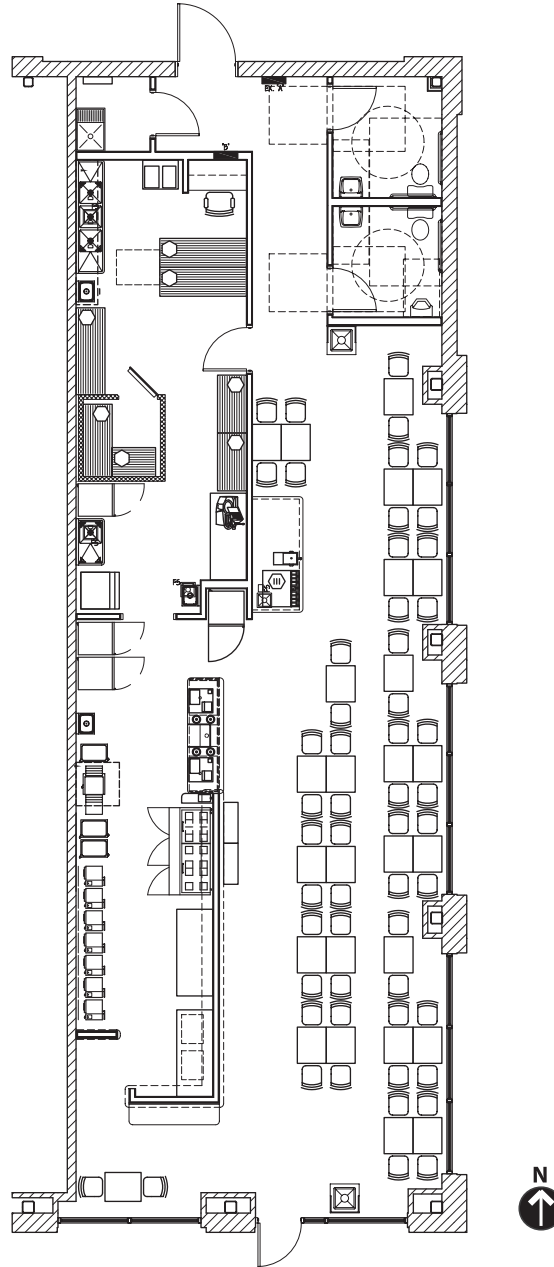
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56 Skokie Valley Road  
Highland Park, Illinois 60035

[www.MetroCRE.com](http://www.MetroCRE.com)



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