

LAND FOR SALE

# BLAIN'S FARM & FLEET OUTLOT

3913 E. Lincolnway | Sterling, Illinois 61081



# BLAIN'S FARM & FLEET OUTLOT

3913 E. Lincolnway | Sterling, Illinois 61081

## LAND AVAILABLE

**Outlot** 4.249 AC

## SITE SUMMARY

- Outparcel to Blain's Farm & Fleet — a high-traffic regional destination drawing shoppers from across northwestern Illinois
- Pad-ready outlot with exceptional visibility and prominent frontage on the area's dominant commercial corridor
- Positioned in the heart of the Sterling/Rock Falls retail node, the region's strongest concentration of big-box and daily-needs tenants
- Surrounded by dominant national retailers including Menards, Walmart Supercenter next door, Sally Beauty Supply, Dollar Tree, and Aldi

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	625	14,780	28,781
<b>Average HH Income</b>	\$96,501	\$87,442	\$79,380
<b>Total Housing Units</b>	293	7,368	14,274



E. Lincolnway 17,900 ADT

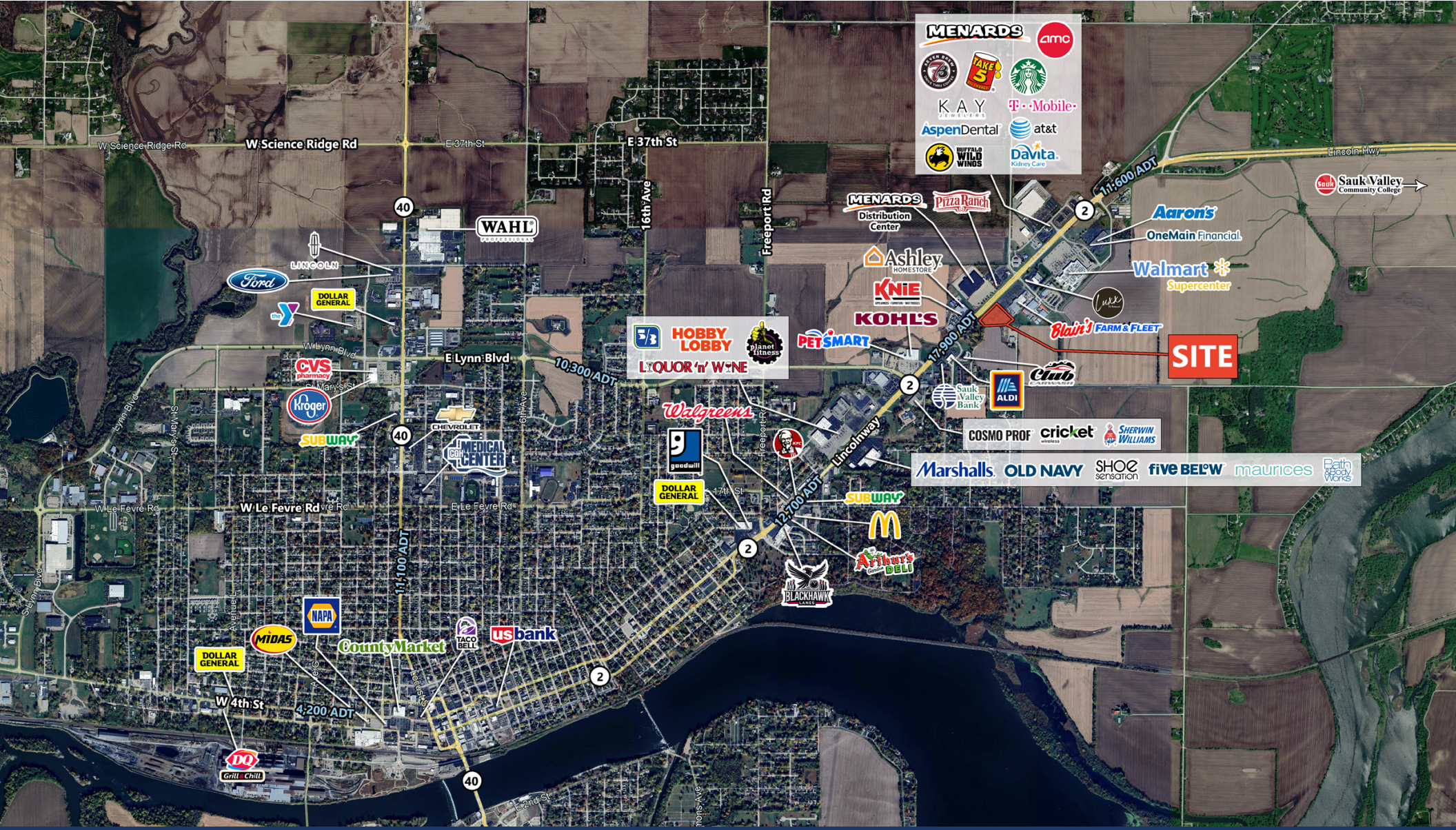
Polo Road



LAND FOR SALE

# BLAIN'S FARM & FLEET OUTLOT

3913 E. Lincolnway | Sterling, Illinois 61081



FOR MORE  
INFORMATION,  
CONTACT

**DANIELLE KLING**  
danielle@arcgrp.com  
630.908.5693

**AL RODENBOSTEL**  
al@arcgrp.com  
630.908.5701

**ANDY ROBBINS**  
arobbins@arcgrp.com  
630.908.5707

**REALTY RESOURCES**  
MEMBER

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.