



**PRIME QSR ENDCAP: 2,000 SQ. FT. AVAILABLE FOR LEASE**

## **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





## PROPERTY HIGHLIGHTS

- 2,000 Sq. Ft. of Prime Space Available
- High Traffic Location (26+ VPD)
- Strong Market Demand
- Prime Retail Corridor

## AREA TENANTS INCLUDE

**ROSS**  
DRESS FOR LESS®

**Burlington**

**ULTA**  
BEAUTY

**petco**

**Binny's**  
BEVERAGE DEPOT

**JC Penney**

**Michaels**  
Where Creativity Happens

**Guitar Center**

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,858	69,829	118,216
DAYTIME POPULATION	9,721	51,103	107,856
HOUSEHOLDS	4,163	30,863	51,813
AVG HH INCOME	\$96,028	\$107,090	\$104,685

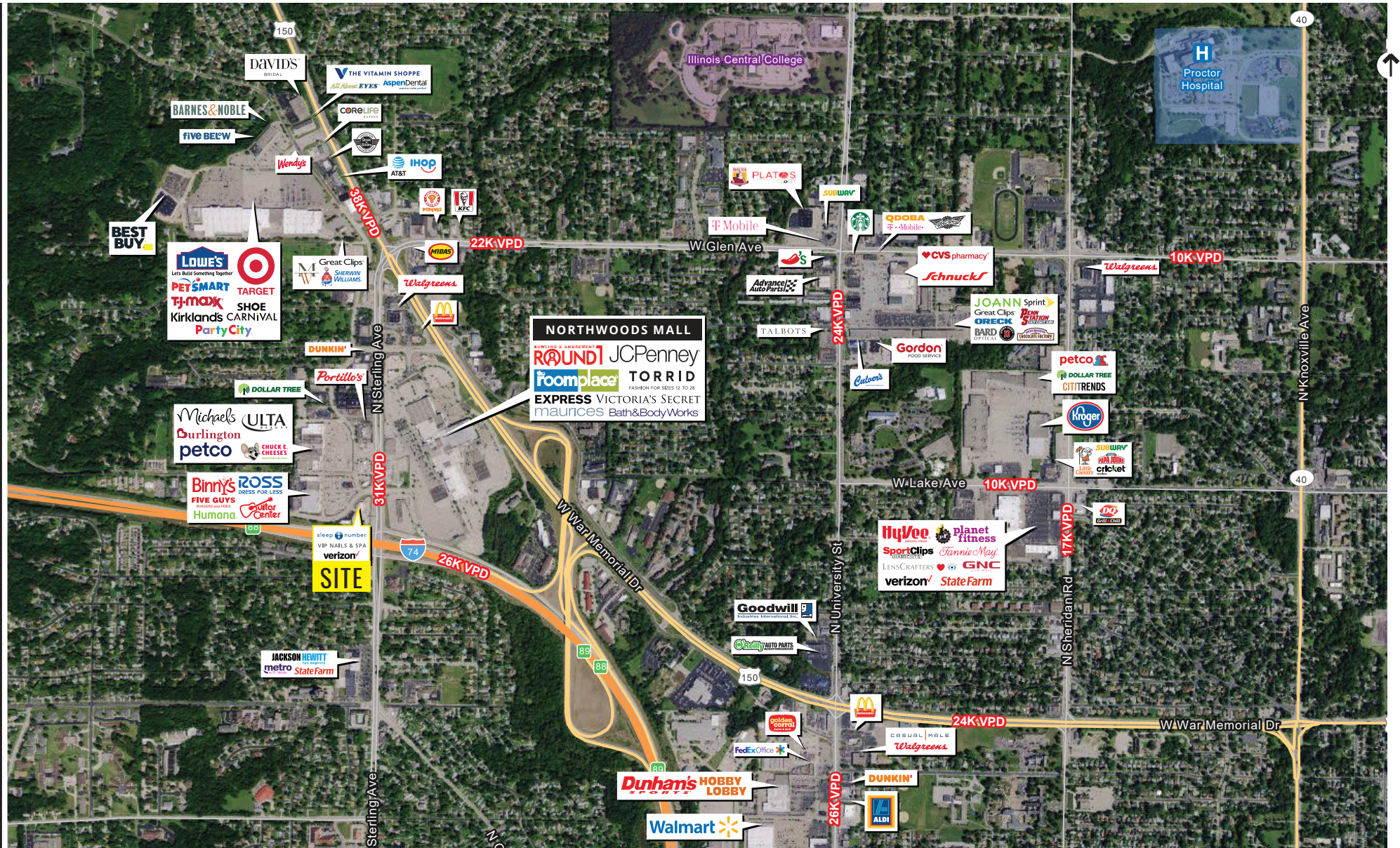
## TRAFFIC COUNTS

N STERLING AVE	31,000 VPD
I-74	26,000 VPD

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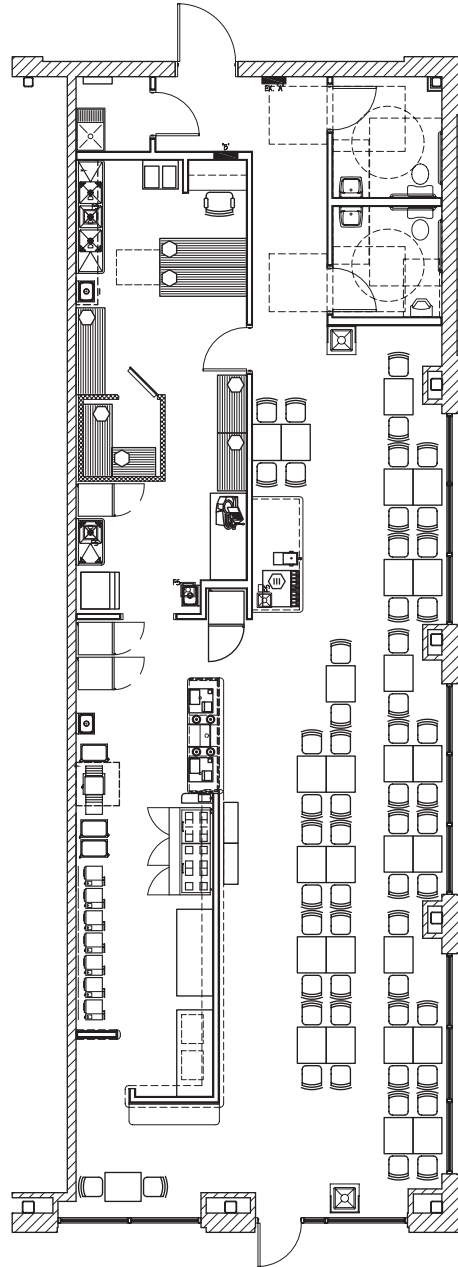
56 Skokie Valley Road  
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