



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 224.365.8144 // **NATHAN TONNIES** ntonnies@vertexcre.com 309.256.6311

METRO
COMMERCIAL REAL ESTATE

VERTEX
COMMERCIAL REAL ESTATE



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

NEAR-BY AREA TENANTS INCLUDE

ROSS
DRESS FOR LESS®

Burlington

ULTA
BEAUTY

petco

Binny's
BEVERAGE DEPOT

Panera
BREAD®

Michael's
Where Creativity Happens



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

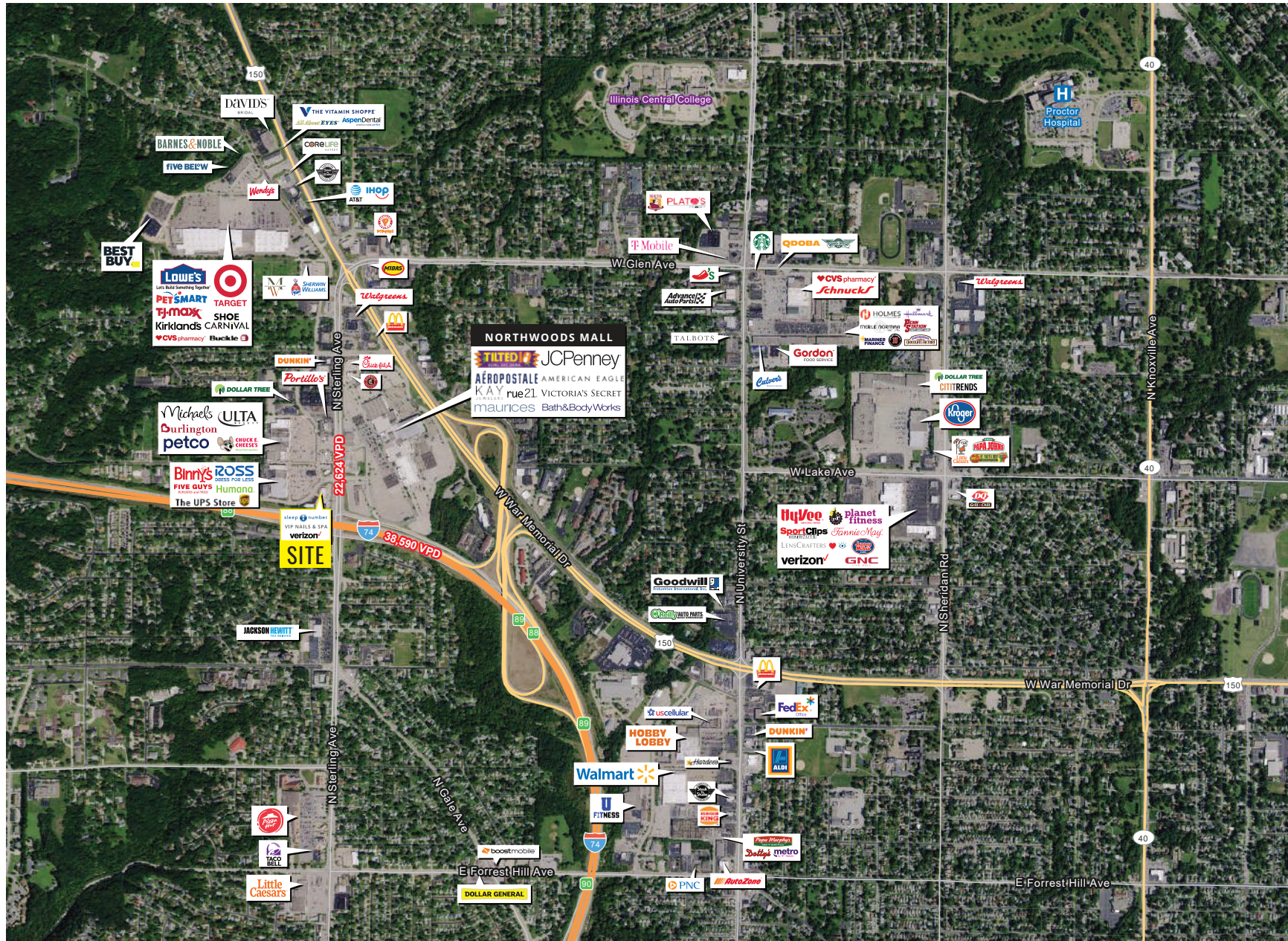
TRAFFIC COUNTS

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

STERLING COMMONS

4119-4205 N STERLING AVE, PEORIA, IL

FOR LEASE



CONTACT
INFORMATION:

JONATHAN HYMAN
jhyman@metrocre.com
224.365.8144

NATHAN TONNIES
ntonnies@vertexcre.com
309.256.6311

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



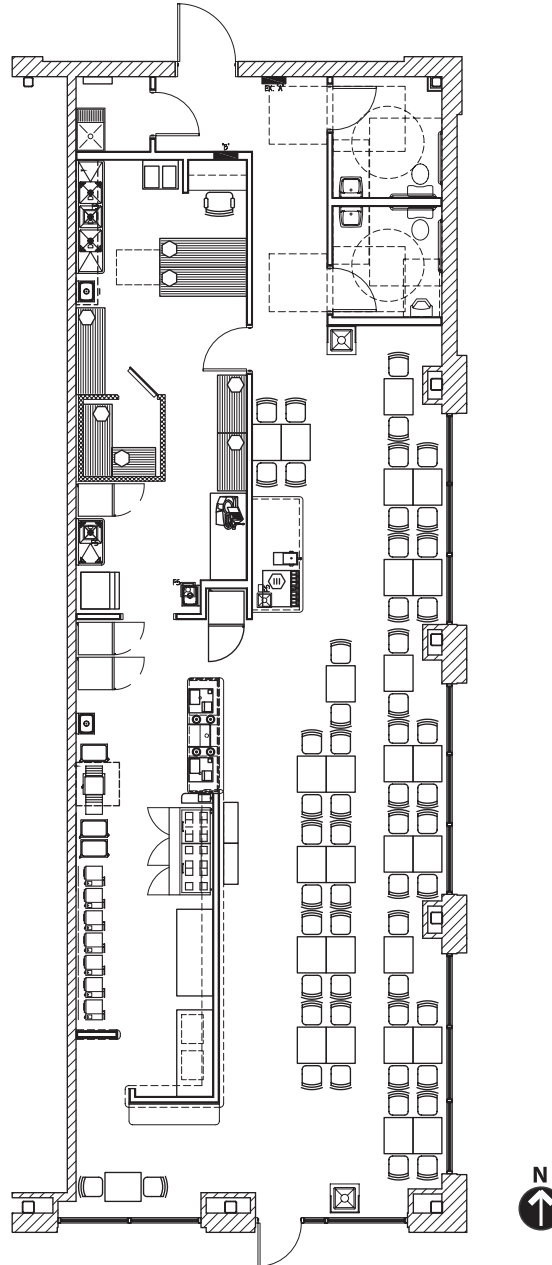
METRO
COMMERCIAL REAL ESTATE



STERLING COMMONS

4119-4205 N STERLING AVE, PEORIA, IL

FOR LEASE



CONTACT
INFORMATION:

JONATHAN HYMAN
jhyman@metrocre.com
📞 224.365.8144

NATHAN TONNIES
ntonnies@vertexcre.com
📞 309.256.6311

56 Skokie Valley Road
Highland Park, Illinois 60035

www.MetroCRE.com



METRO
COMMERCIAL REAL ESTATE

VERTEX
COMMERCIAL REAL ESTATE