

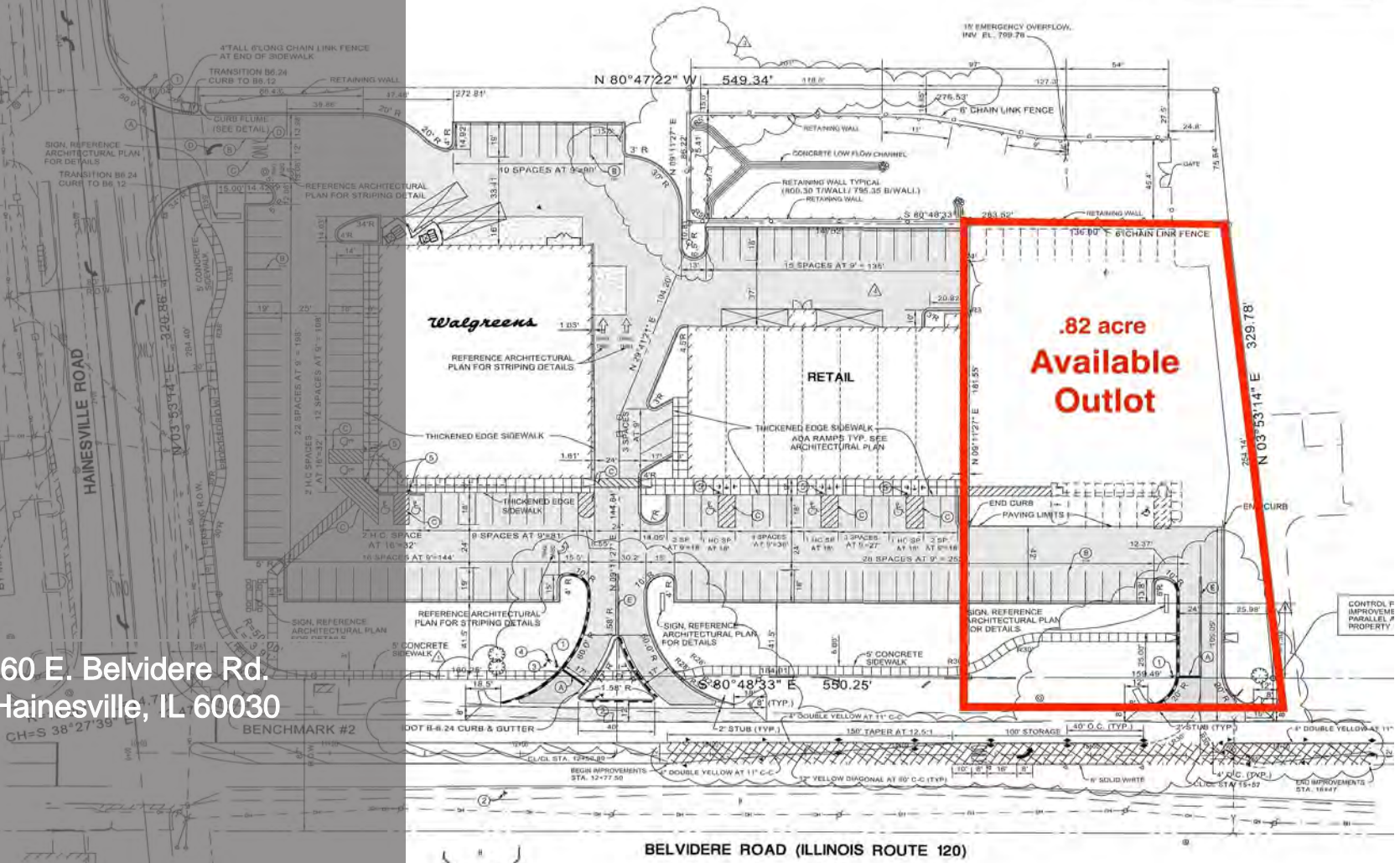
Hainesville Crossing Outlot

FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT

REFERENCE HAINESVILLE ROAD IMPROVEMENT PLANS BY MANHARD CONSULTING FOR ROADWAY IMPROVEMENTS

60 E. Belvidere Rd.
Hainesville, IL 60030

SIGN LEGEND	PAVEMENT LEGEND
<ul style="list-style-type: none"> ① R1-1 STOP SIGN, 30"x30" ② R3-2P NO LEFT TURN, 30"x30" ③ R5-1 DO NOT ENTER, 30"x30" ④ R3-1P RIGHT TURN ON Y, 24"x30" ⑤ R7-B HANDICAP PARKING 	<p>STANDARD DUTY PAVEMENT</p> <ul style="list-style-type: none"> 1" 1/2" BITUMINOUS SURFACE COURSE 1" 1/2" BITUMINOUS BINDER COURSE 10" AGGREGATE BASE COURSE, TYPE B (100% CRUSHED) <p>HEAVY DUTY CONCRETE PAVEMENT</p> <ul style="list-style-type: none"> 8" CONCRETE WITH 6"x6" W1.4 W.W.F. 4" COMPACTED AGGREGATE BASE CA-4 TYPE B (100% CRUSHED) <p>DRIVEWAY RETURN</p> <ul style="list-style-type: none"> 2" BITUMINOUS SURFACE COURSE 8" B.A.M. 4" AGGREGATE BASE COURSE, TYPE B (100% CRUSHED) <p>ARCHITECTURAL CONCRETE</p> <p>SEE ARCHITECTURAL PLANS FOR DETAILS.</p> <p>MEDIAN SURFACE</p> <ul style="list-style-type: none"> 8" CONCRETE <p>MILLING AND RESURFACING AREA</p> <ul style="list-style-type: none"> 2" MILL EXISTING BITUMINOUS SURFACE 2" BITUMINOUS SURFACE COURSE
PAVEMENT MARKING LEGEND (PAINTED)	
<ul style="list-style-type: none"> (A) 12" STOP BAR (B) 4" WHITE (C) 4" YELLOW 24" C-C AT 45° (D) PAVEMENT MARKING (SEE DETAIL SHEET) (E) 4" YELLOW 12" C-C 	
PAVEMENT REFLECTIVE LEGEND	
<ul style="list-style-type: none"> ◆ TWO-WAY AMBER MARKER ▲ ONE-WAY AMBER MARKER ◀ ONE-WAY CRYSTAL MARKER 	



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OFFERING SUMMARY

ADDRESS	60 E. Belvidere Rd. Hainesville IL 60030
COUNTY	Lake
LAND ACRES	.82
# OF PARCELS	1
APN	06-28-402-023

Property Summary

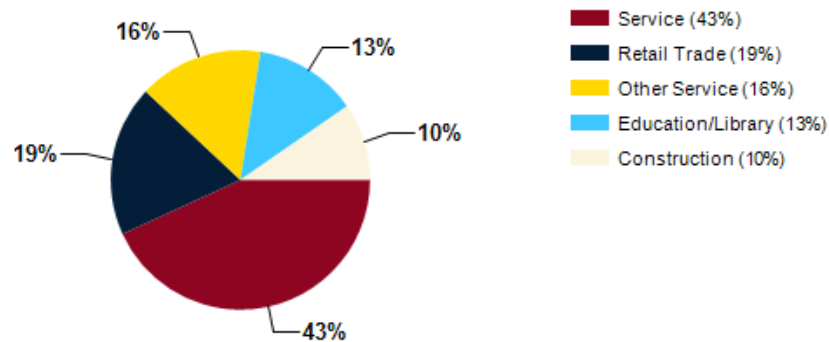
- Prime commercial opportunity available in the heart of Hainesville. This highly visible +/-0.82 acre retail parcel is offered for sale, ground lease, or build-to-suit and is ideally positioned along heavily traveled Belvidere Rd. (Route 120).
- The property is located near the signalized intersection of Belvidere Rd. & Hainesville Rd. and offers exceptional frontage and exposure to approximately 24,100 vehicles per day. Surrounded by established national and regional retailers, the site benefits from strong retail synergy and consistent consumer traffic.



Property Summary

- Available for sale, ground lease, or build-to-suit
- Excellent visibility and frontage on Belvidere Rd. (Rte. 120)
- Traffic count = 24,100 VPD
- Located near signalized intersection
- Adjacent to national and regional tenants including Walgreens, Starbucks, and UPS Store
- Ideal for retail, restaurant, bank, medical, or other service users

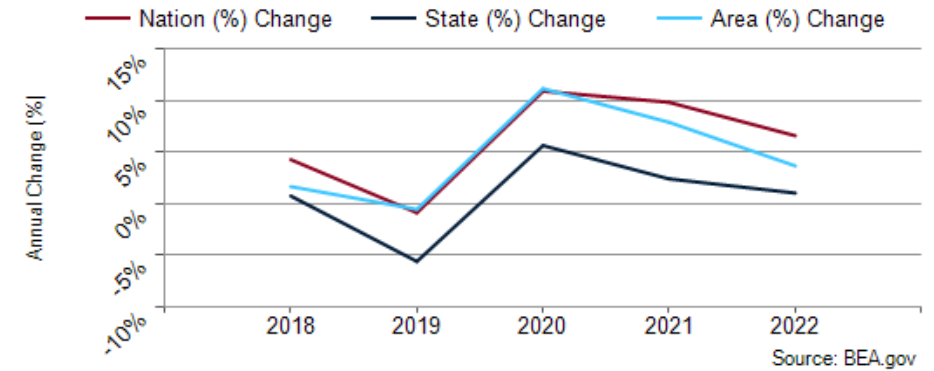
Major Industries by Employee Count

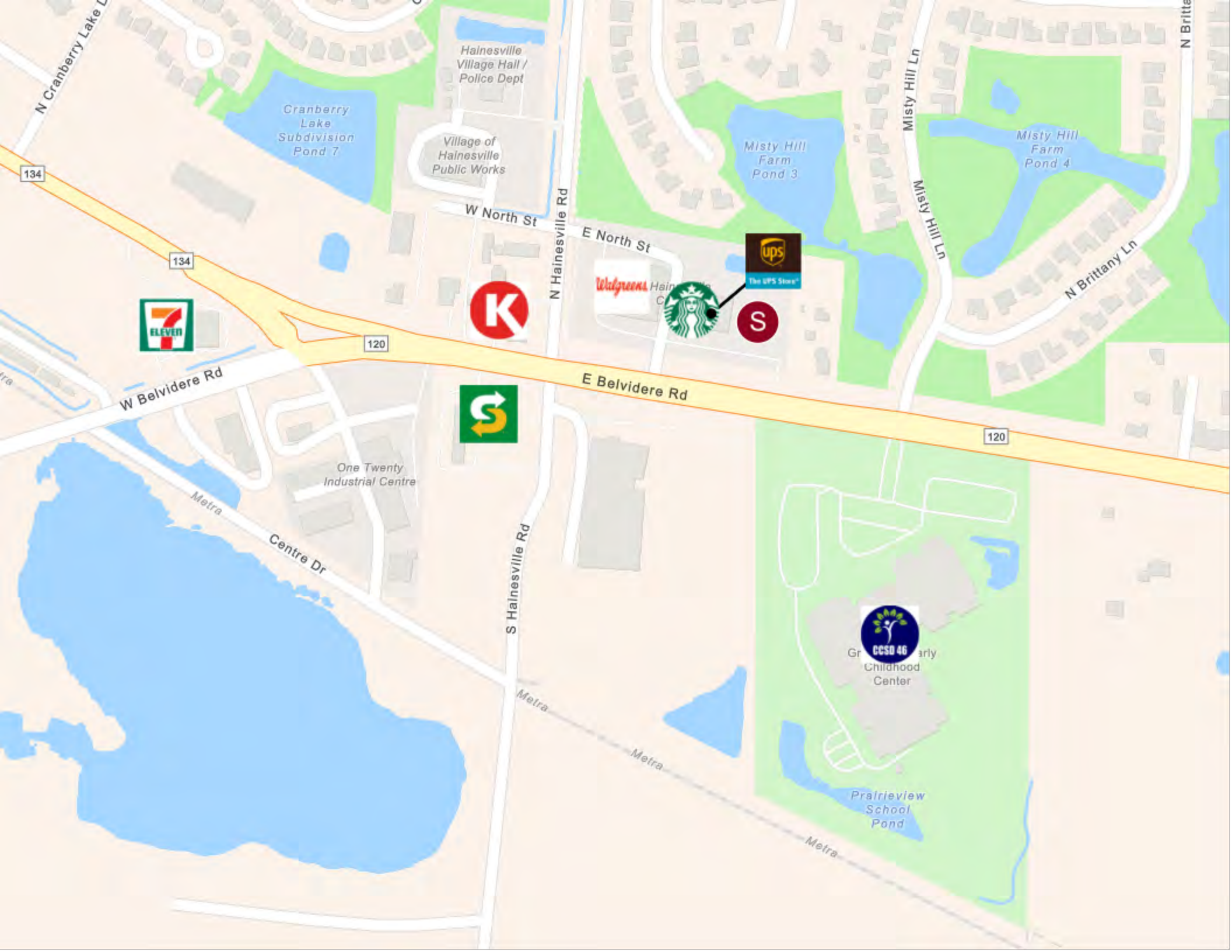


Largest Employers

McMahon Services	21
McMahon Services and Construction Corp.	21
Inspiration Software	1 to 4
Grower Equipment & Supply Co	10
Dymond Contract Glazing, Inc	8
T C Business Solutions Inc	3
Superior Enterprises Inc.	2
Superior Enterprises, Inc	2

Lake County GDP Trend





134

134

120

120



N Cranberry Lake Ln

N Britta

Cranberry Lake Subdivision Pond 7

Hainesville Village Hall / Police Dept

Village of Hainesville Public Works

W North St

N Hainesville Rd

E North St

Misty Hill Farm Pond 3

Misty Hill Ln

Misty Hill Farm Pond 4

Misty Hill Ln

N Brittany Ln

W Belvidere Rd

E Belvidere Rd

One Twenty Industrial Centre

Metra

Centre Dr

S Hainesville Rd

Metra

Metra

Prairieview School Pond

Metra



Hainesville

Hainesville Village Hall / Police Dept

Village of Hainesville Public Works

Hainesville Crossing

One Twenty Industrial Centre

Grayslake Early Childhood Center

Prairieview School Pond

S

Centennial Dr

N Hainesville Rd

Heritage Trl

Misty Hill Ln

N Brittany Ln

Lisk Dr

Lisk Dr

Cranberry Lake Subdivision Pond 7

Misty Hill Farm Pond 3

Misty Hill Farm Pond 4

W North St

E North St

W Main St

W Main St

W Belvidere Rd

E Belvidere Rd

E Belvidere Rd

E Belvidere Rd

Centre Dr

S Hainesville Rd

Metra

Metra

PROPERTY FEATURES

LAND SF	35,719
LAND ACRES	.82
# OF PARCELS	1
TOPOGRAPHY	Flat

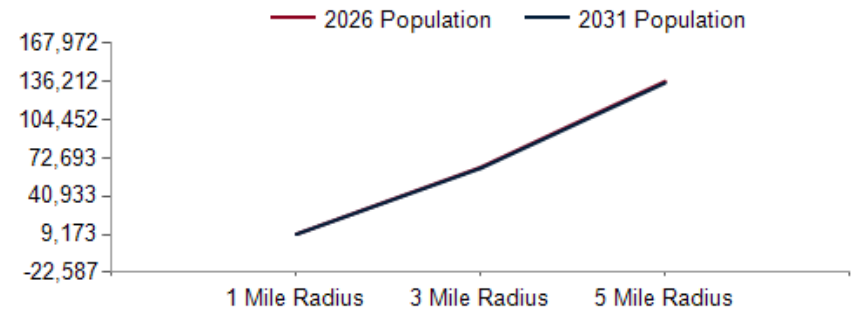
UTILITIES

WATER	To Site
ELECTRICITY / POWER	To Site
GAS / PROPANE	To Site
CABLE	To Site

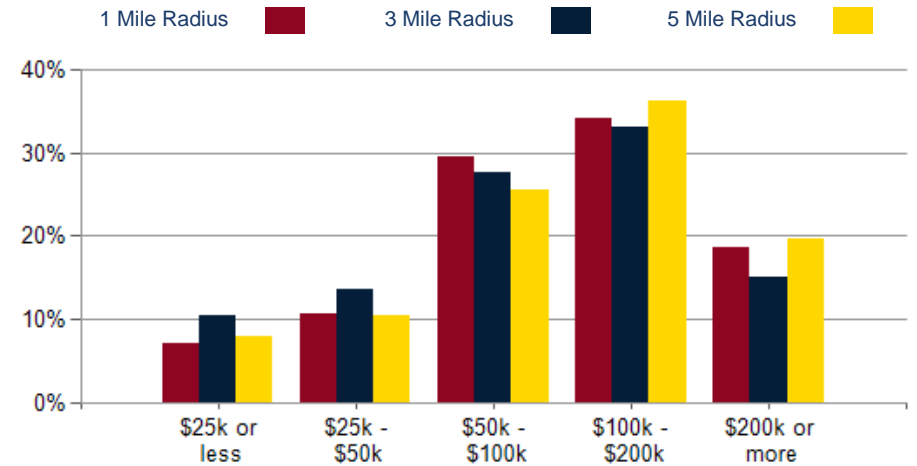


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,920	52,669	104,099
2010 Population	9,846	67,031	136,257
2026 Population	9,355	64,866	136,212
2031 Population	9,173	64,087	134,951
2026 African American	451	3,062	6,139
2026 American Indian	124	972	1,379
2026 Asian	555	3,772	9,831
2026 Hispanic	3,281	25,636	39,980
2026 Other Race	1,627	12,644	18,543
2026 White	5,251	34,081	81,413
2026 Multiracial	1,342	10,280	18,826
2026-2031: Population: Growth Rate	-1.95%	-1.20%	-0.95%

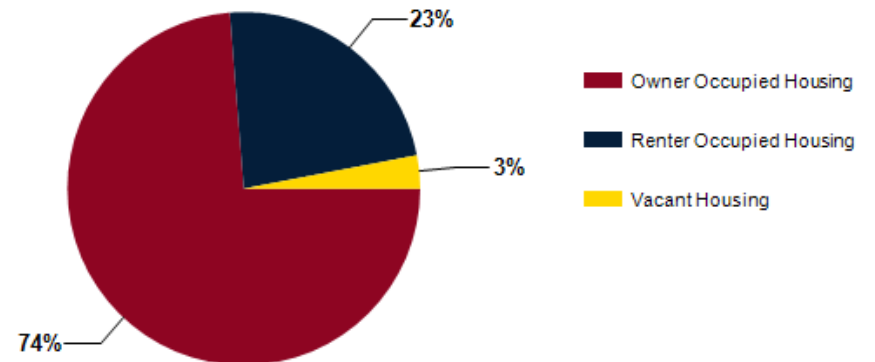
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	62	1,189	1,748
\$15,000-\$24,999	175	1,252	2,150
\$25,000-\$34,999	78	829	1,335
\$35,000-\$49,999	283	2,321	3,741
\$50,000-\$74,999	506	3,493	6,854
\$75,000-\$99,999	493	2,965	5,623
\$100,000-\$149,999	781	5,203	11,095
\$150,000-\$199,999	374	2,490	6,672
\$200,000 or greater	627	3,525	9,656
Median HH Income	\$105,035	\$95,632	\$110,078
Average HH Income	\$132,843	\$121,889	\$139,309



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

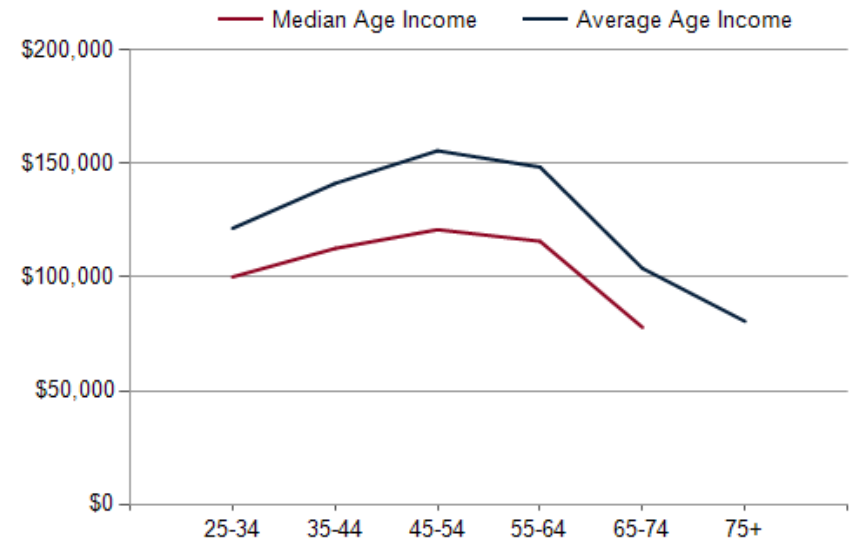
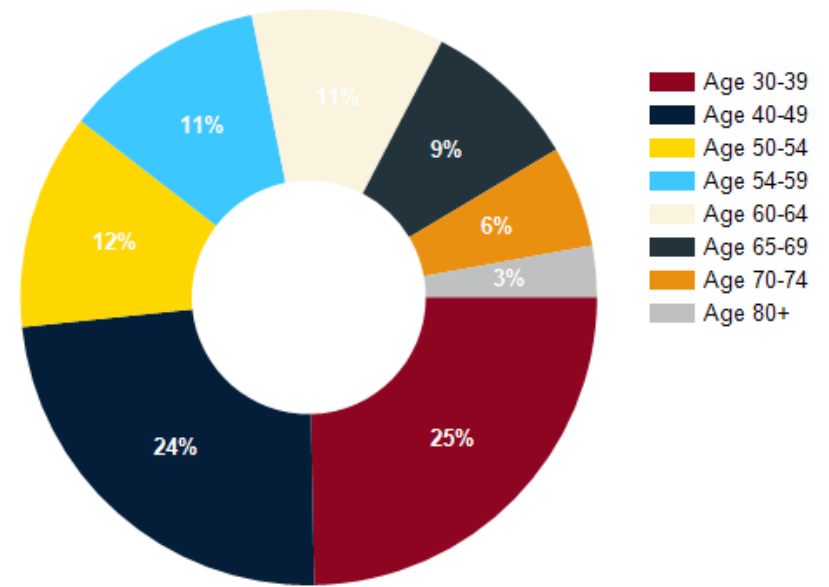


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	688	4,236	8,617
2026 Population Age 35-39	652	4,145	8,708
2026 Population Age 40-44	648	4,327	9,280
2026 Population Age 45-49	635	4,244	8,900
2026 Population Age 50-54	659	4,305	9,277
2026 Population Age 55-59	615	4,028	9,167
2026 Population Age 60-64	587	4,009	9,021
2026 Population Age 65-69	477	3,246	7,496
2026 Population Age 70-74	309	2,483	5,473
2026 Population Age 75-79	156	1,782	3,776
2026 Population Age 80-84	104	1,223	2,401
2026 Population Age 85+	73	1,010	2,043
2026 Population Age 18+	7,208	50,147	105,894
2026 Median Age	37	38	39
2031 Median Age	38	39	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,103	\$102,051	\$110,244
Average Household Income 25-34	\$121,486	\$122,530	\$136,458
Median Household Income 35-44	\$112,649	\$113,115	\$128,071
Average Household Income 35-44	\$141,273	\$142,549	\$158,495
Median Household Income 45-54	\$120,918	\$115,141	\$134,153
Average Household Income 45-54	\$155,661	\$147,930	\$167,593
Median Household Income 55-64	\$115,796	\$107,237	\$124,455
Average Household Income 55-64	\$148,489	\$136,331	\$156,249
Median Household Income 65-74	\$77,868	\$66,258	\$81,024
Average Household Income 65-74	\$103,857	\$91,948	\$109,246
Average Household Income 75+	\$80,519	\$65,339	\$75,723

Population By Age



Hainesville Crossing Outlot

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