

3,700 SF OFFICE/RETAIL FOR SALE

226 S. SHERIDAN ROAD | WAUKEGAN, IL

PRICE REDUCED!



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PROPERTY HIGHLIGHTS



3,700 SF free-standing office/retail space on 0.99 AC (3 lots)



Price Reduced:
~~\$529,000~~
\$475,000



39 parking spaces, with drive-thru configuration



33 miles from Chicago/Rockford International Airport



4.0 miles from Great Lakes Naval Station
7.0 miles from Six Flags Great America
9.5 miles from Gurnee Mills Mall



S Sheridan Rd: 3,250 VPD
Route 137: 16,100 VPD
Belvidere Rd: 19,800 VPD



273' frontage along Belvedere Rd
188' frontage along S Sheridan Rd

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	15,425	90,672	146,319
# OF HOUSEHOLDS	5,072	28,452	46,347
HOUSEHOLD INCOME	\$77,389	\$83,828	\$98,298
DAYTIME POPULATION	8,993	48,692	91,916

[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)

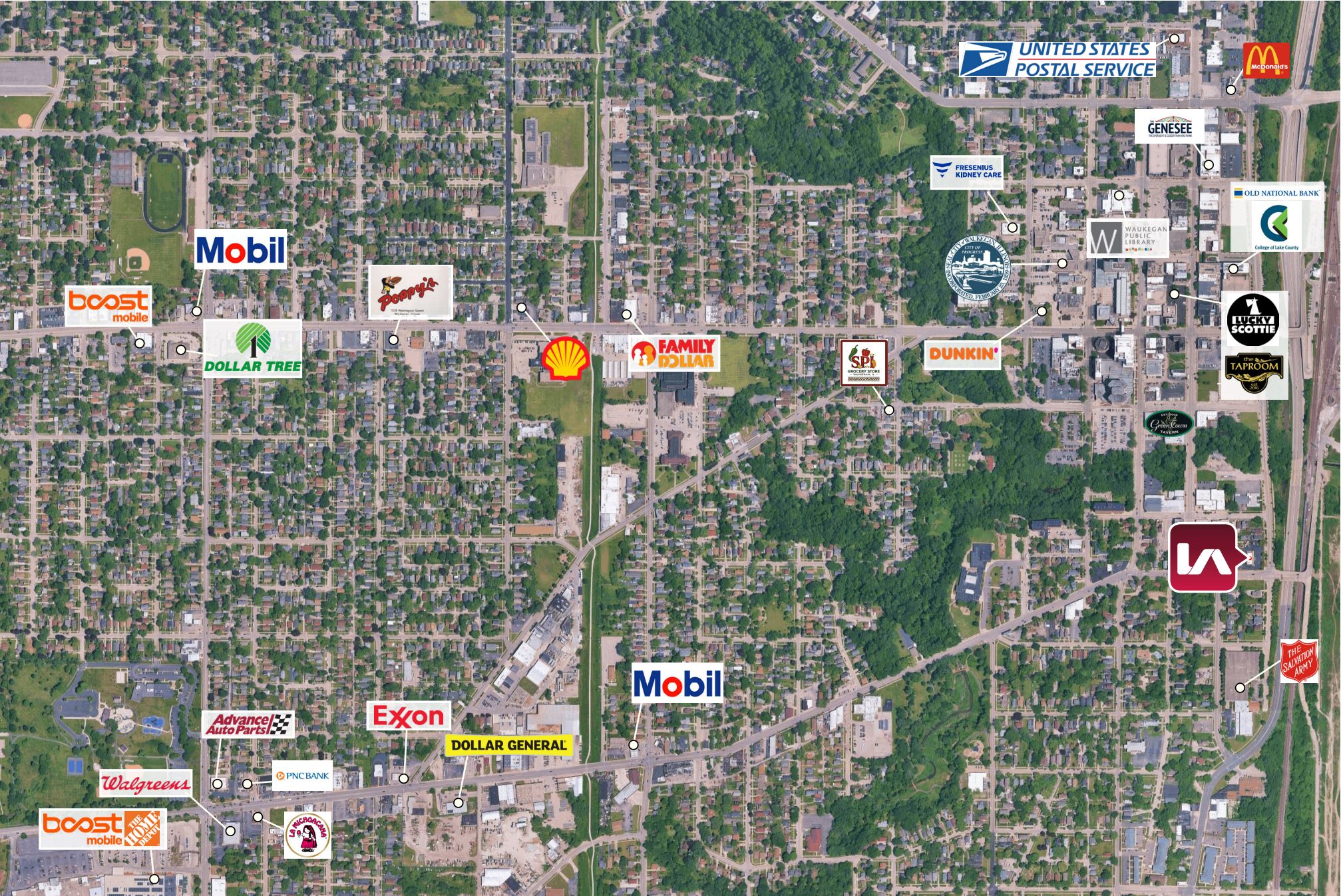
PHOTOS



SITE PLAN



RETAILER AERIAL



DEMOGRAPHICS



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5 MILES

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Household
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Household
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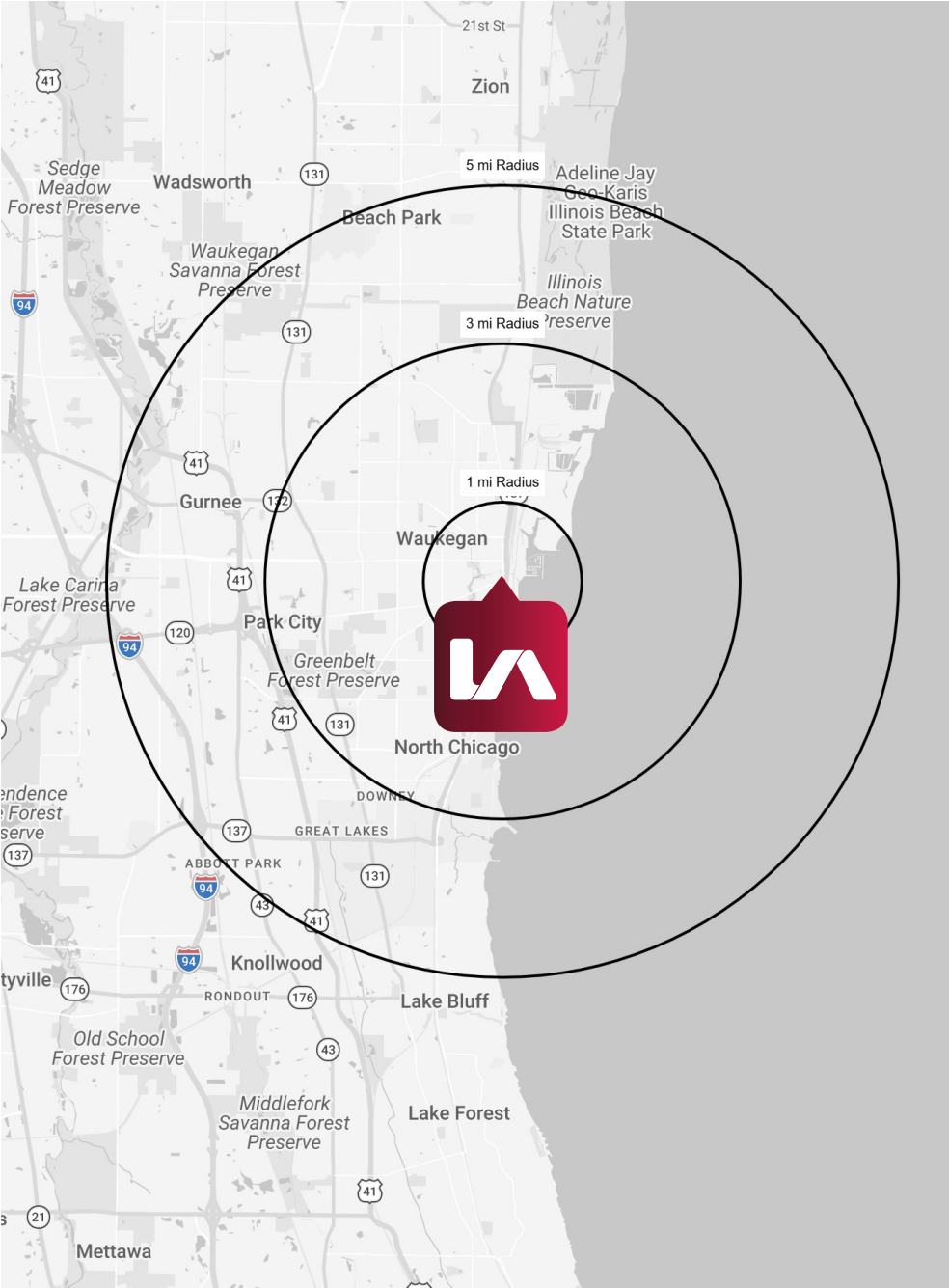
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