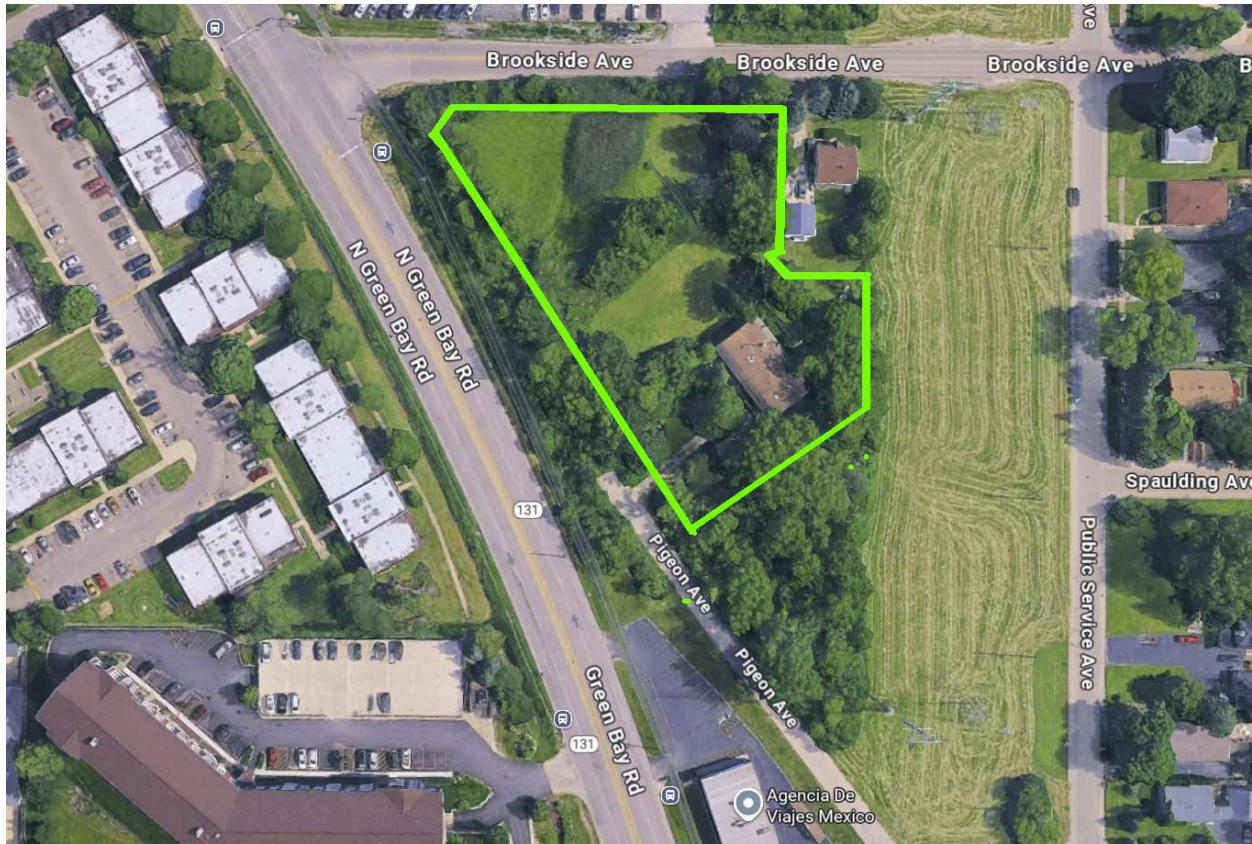


## Prime 1.52-Acre Corner Development Site | N Green Bay Rd & Brookside Ave – Waukegan, IL



### Investment Highlights

- **Hard Corner Exposure:** 1.52 acres at N Green Bay Rd (Route 131) & Brookside Ave with  $\pm 394'$  Green Bay frontage and  $\pm 300'$  Brookside frontage.
- **Access & Visibility:** Prominent location with slip road (Pigeon Ave) separating Green Bay traffic flow and direct site access.
- **Zoning & Utilities:** B-3 General Commercial with full utilities to site. Existing structures can be removed or repurposed.
- **Dealership Row Location:** Immediate adjacency to Kia, Toyota, and other established auto retailers, plus Pep Boys and Thorntons. Strong synergy for auto sales and service.
- **Traffic Counts:** 25,600 ADT on Green Bay Rd at this section.
- **Strategic Pricing:** Offered at **\$900,000** (\$592K per acre), competitive for a prime corner with proven commercial draw.

## Development Potential

The site's size, access, and zoning make it well suited for a range of uses:

- **Automotive:** dealership, service, parts, or rental
- **Retail / QSR:** gas, c-store, drive-thru, restaurant, or convenience center
- **Medical / Service:** urgent care, clinic, financial services
- **Mixed Commercial:** multi-tenant strip or pad development

This is one of the last remaining **signalized-corner style parcels** in Waukegan's busiest commercial corridor, offering developers and owner-users a unique opportunity to capture traffic and market presence.

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