

3,700 SF OFFICE/RETAIL FOR SALE

226 S. SHERIDAN ROAD | WAUKEGAN, IL



9450 WEST BRYN MAWR AVENUE | SUITE 550 | ROSEMONT, IL 60018
773.355.3000 (main) | www.lee-associates.com

RICK ANESI | Senior Vice President
ranesi@lee-associates.com | 773.355.3043

MICHAEL PETRIK | Senior Associate
mpetrik@lee-associates.com | 773.355.3048

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY HIGHLIGHTS



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



33 miles from Chicago/Rockford International Airport



39 parking spaces



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



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



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](#)

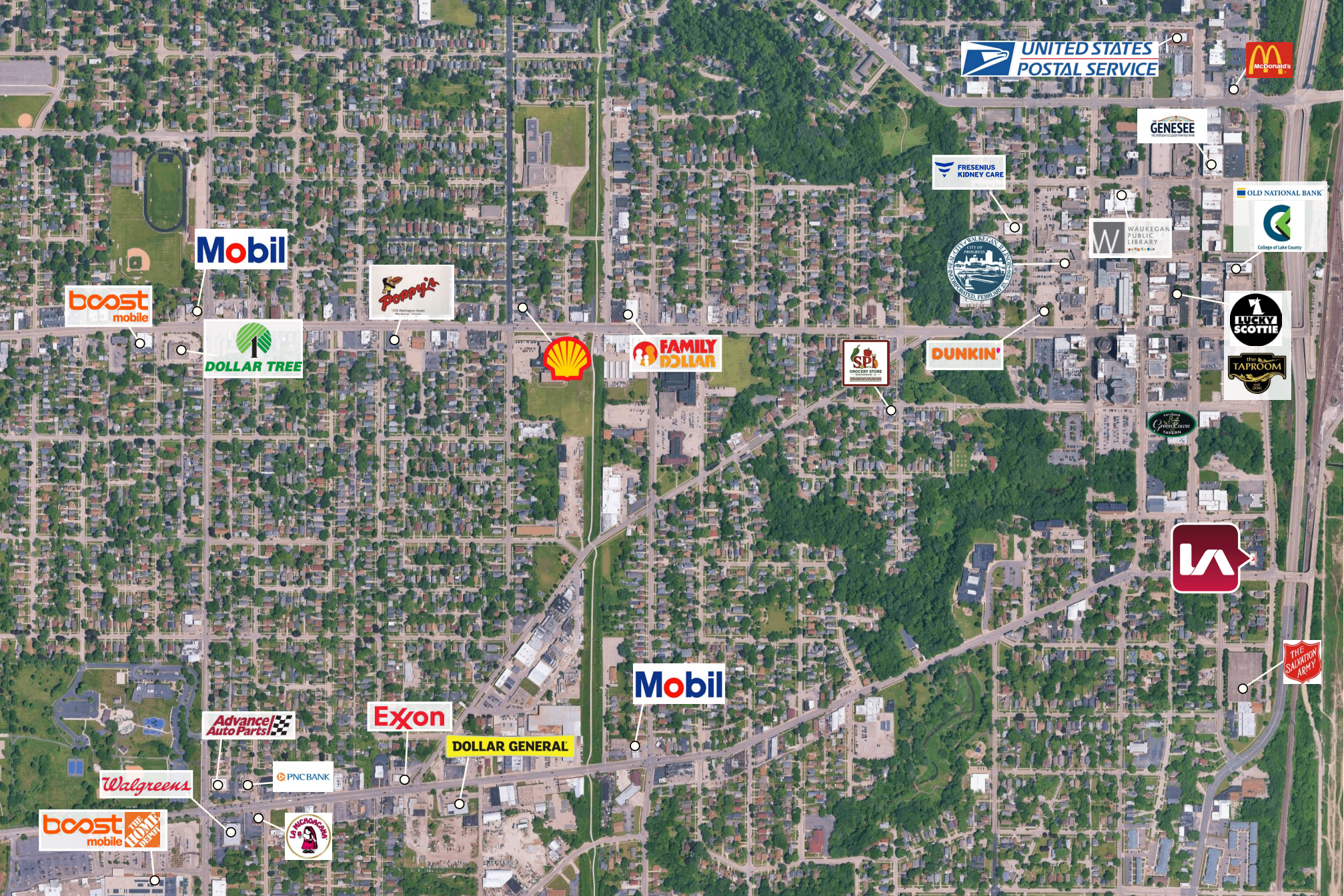
PHOTOS



SITE PLAN



RETAILER AERIAL



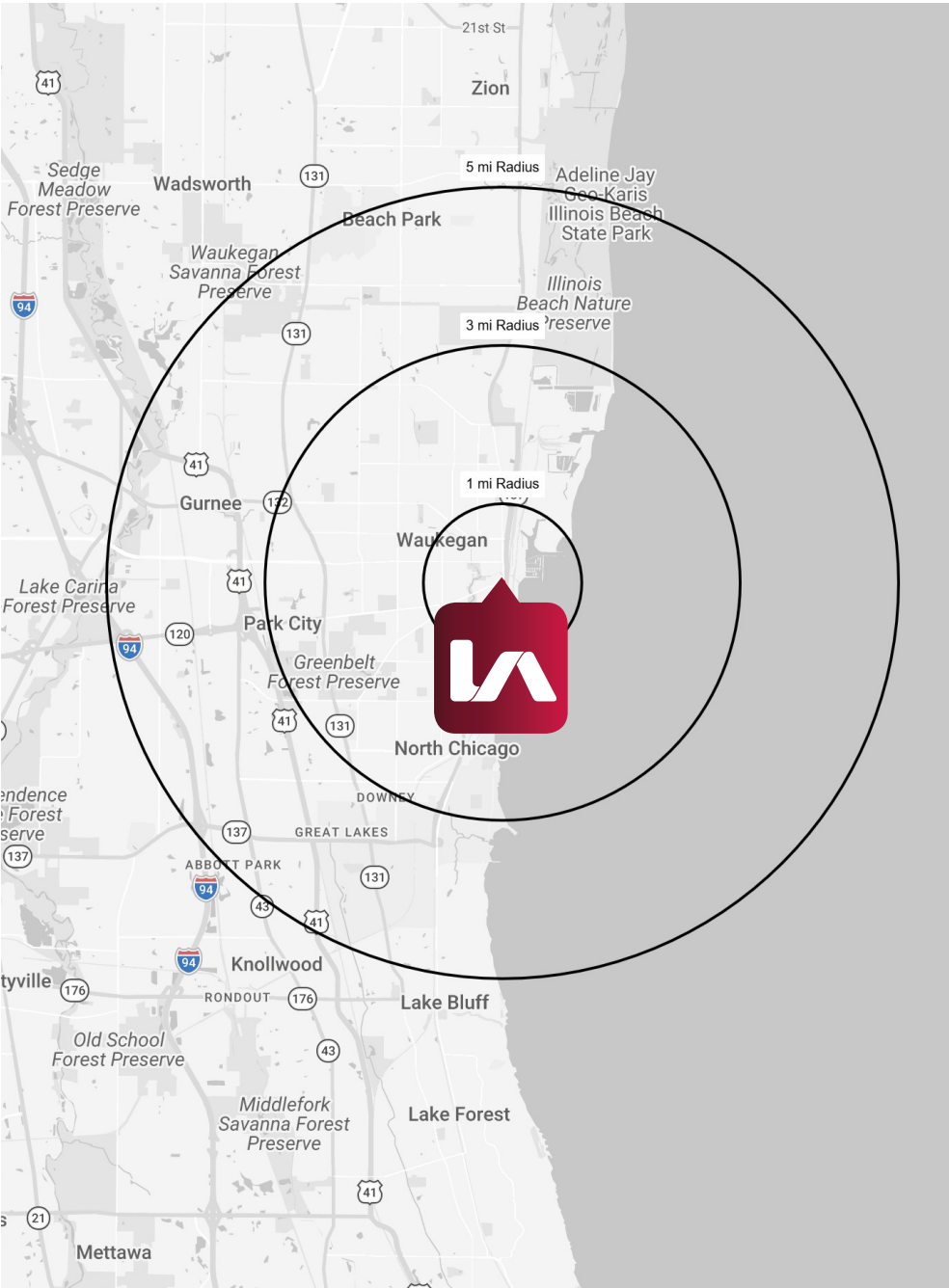
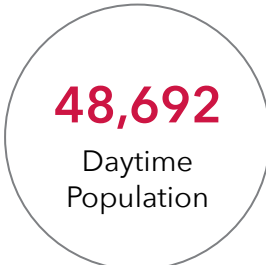
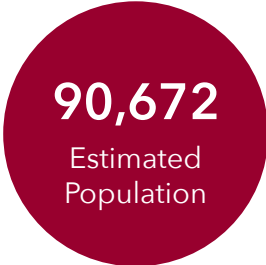
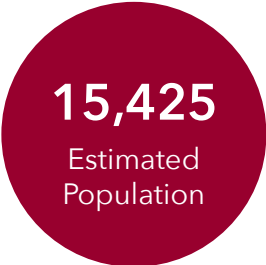
DEMOGRAPHICS



1 MILE

3 MILES

5 MILES



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