



**LEASE**

**2304-2312 Grand Ave**

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Waukegan, IL 60085

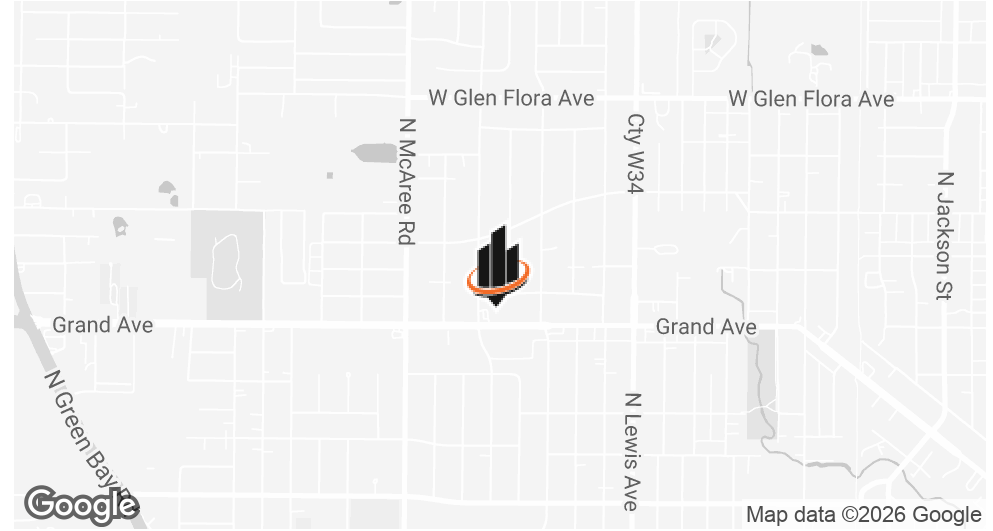
**PRESENTED BY:**

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# OFFERING SUMMARY



<b>LEASE RATE</b>	<b>\$14.00/YR</b>
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## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	5,940 SF
<b>AVAILABLE SF:</b>	1,092 SF
<b>LOT SIZE:</b>	14,946 SF
<b>YEAR BUILT:</b>	1971
<b>ZONING:</b>	B3
<b>TRAFFIC COUNT:</b>	18,575

### RONALD WEISSENHOFER

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## PROPERTY OVERVIEW

Don't miss the opportunity to lease this prime commercial space at 2304 Grand Ave, Waukegan, IL. Located 116 feet of frontage along Grand Ave, this property offers excellent visibility and features available signage on the pylon sign, ensuring great market exposure. With a population of 22,996 within a one-mile radius, this location presents an incredible potential customer base. This versatile space is ideal for retail, office, or service-oriented businesses.

## LOCATION OVERVIEW

Consider yourself in the thriving atmosphere of Waukegan, IL, just moments from the property. This neighborhood offers an enticing mix of retail, dining, and cultural attractions, providing an ideal setting for a retail presence. The location's proximity to Genesee Theatre and Waukegan Harbor & Marina ensures a steady flow of foot traffic, while the surrounding streets exude an ambiance for shoppers.

# STRIP CENTER PHOTOS



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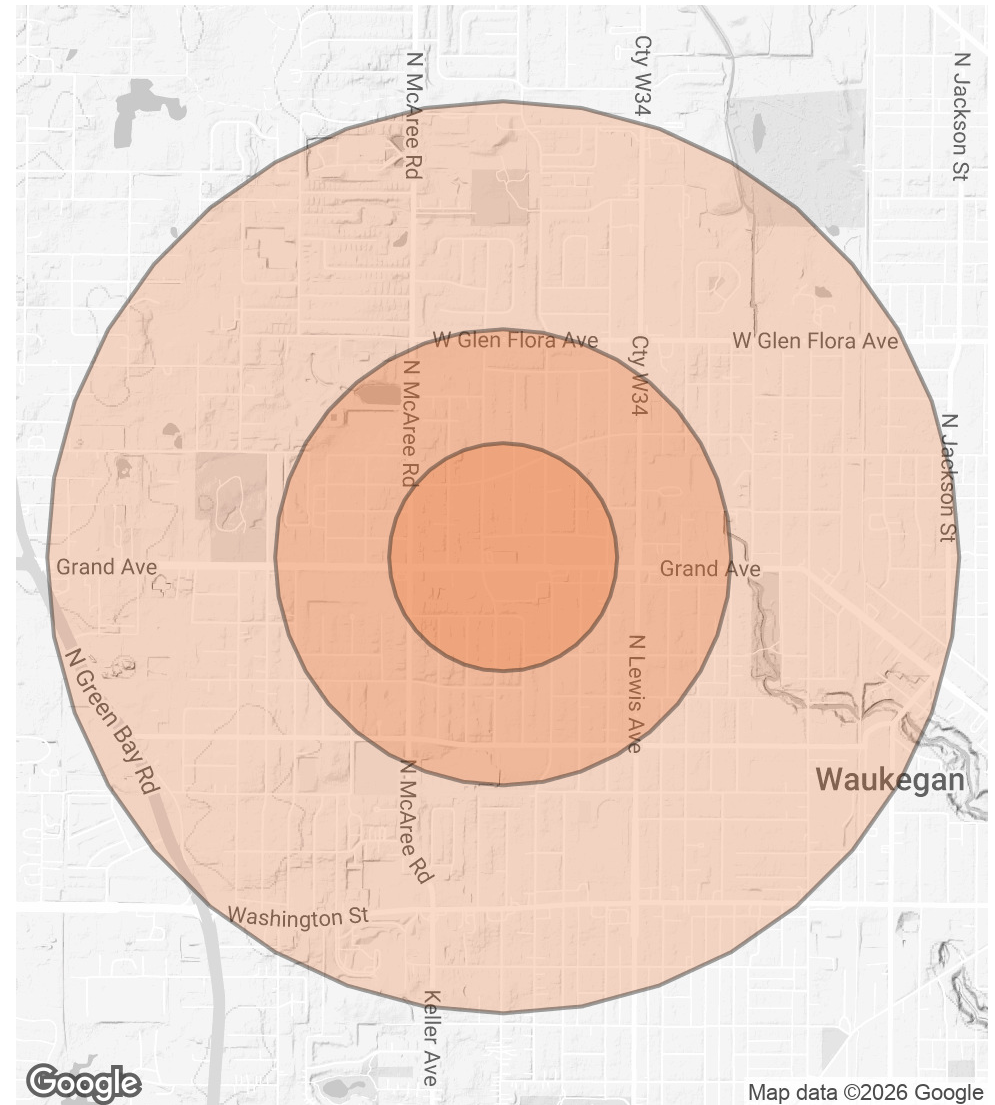
# DEMOGRAPHICS MAP & REPORT

## POPULATION

	0.25 MILE	0.5 MILE	1 MILE
<b>TOTAL POPULATION</b>	1,439	6,067	22,821
<b>AVERAGE AGE</b>	33.2	33.4	33.6
<b>AVERAGE AGE (MALE)</b>	31.4	30.9	32.2
<b>AVERAGE AGE (FEMALE)</b>	37.4	36.6	35.0

## HOUSEHOLDS & INCOME

	0.25 MILE	0.5 MILE	1 MILE
<b>TOTAL HOUSEHOLDS</b>	574	2,331	8,372
<b># OF PERSONS PER HH</b>	2.5	2.6	2.7
<b>AVERAGE HH INCOME</b>	\$73,046	\$70,954	\$68,855
<b>AVERAGE HOUSE VALUE</b>	\$193,140	\$177,756	\$173,803



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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