



OFFER DEADLINE JUNE 25 ::

100% Leased, Multi-Tenant Retail Investment Opportunity

Highly-Visible NW Chicago Location

34572 U.S. 45, Third Lake, IL

Preemptive Offers Will be Considered!



HIGHLIGHTS

- Fully leased, three-unit retail building providing immediate & stable in-place cash flow with no vacancy risk
- High-visibility location on Route U.S. 45 with strong daily traffic counts, supporting tenant exposure & long-term viability
- Efficient multi-tenant layout offering diversification of income while maintaining low management complexity
- Low-maintenance, standalone asset ideal for passive investors seeking steady income with limited operational oversight

DETAILS

This well-positioned, 7,200± SF retail building sits on 0.93± AC and features three-units, presenting an attractive opportunity for both investors and users. Constructed in 2006, the well maintained property features modern construction, a functional layout and ample on-site parking.

The building is currently 100% leased to a complementary mix of service-oriented tenants, including Athletico, Lucky Penny's Gaming and Bar and No. 36 Fitness, providing steady foot traffic and diversified income potential.


Strategically located along U.S. Route 45 in Third Lake, Illinois, the property benefits from strong visibility, a VPD count of 21,000+ and convenient access, making it ideally suited for neighborhood retail and service users.



	Building Size	7,200± SF
	Year Built	2006
	Parcel Size	0.93± AC
	Parking	30 Spaces
	Zoning	PUD (Commercial Business)
	Taxes (2023)	\$32,356.36

855.755.2300
HilcoRealEstateSales.com



 34572 U.S. 45, Third Lake, IL

LOCAL INFORMATION

Third Lake, Illinois, is a quiet residential community with its main commercial business along U.S. Route 45. Situated between two larger Chicago suburbs, Gurnee and Grayslake, the five-mile population is 130,847, providing a consistent local customer base.

Located within Third Lake's business center, Waterstone Place, the site is immediately surrounded by a strong mix of national and local retailers, including Starbucks, Dunkin', Lou Malnati's Pizzeria and CVS. With nearly 200 feet of frontage along U.S. Route 45, this site further benefits with from excellent visibility and accessibility with traffic counts nearing 20,000 vehicles per day.



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SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Offer Procedures, available for download from the Hilco Global website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

By Appointment Only

BID DEADLINE

June 25 by 5:00 p.m. (CT)

OFFER SUBMISSIONS

All offers should be submitted on the approved Purchase & Sale Agreement available on the Hilco Global website. Offers must be submitted to Cooper Jones at cjones@hilcoglobal.com and Michael Kneifel at mkneifel@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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