

# Available

Ground Lease | Build to Suit

# 1601 N. Lewis Avenue

Waukegan, IL 60085



- Redevelopment opportunity to ground lease or build to suit
- Site plan allows for a 12,500 SF+ anchor and two outlots with drive-thru capability
- Easy ingress and egress off of Lewis Avenue & Edward Drive
- Strong traffic counts along Lewis Avenue
- Retail corridor of Lewis Avenue consists of Ross, Marshalls, McDonald's, Wendy's and Burger King
- Site is across from ALDI and Super Fresh Market

## DEMOGRAPHIC SUMMARY

	RADIUS		
	1 MILE	3 MILES	5 MILES
AVERAGE HHI	\$52,793	\$60,158	\$67,510
DAYTIME POPULATION	11,489	59,872	110,592
RESIDENTIAL POPULATION	22,709	96,121	161,956

## TRAFFIC COUNTS

N. LEWIS AVENUE	19,400 VPD
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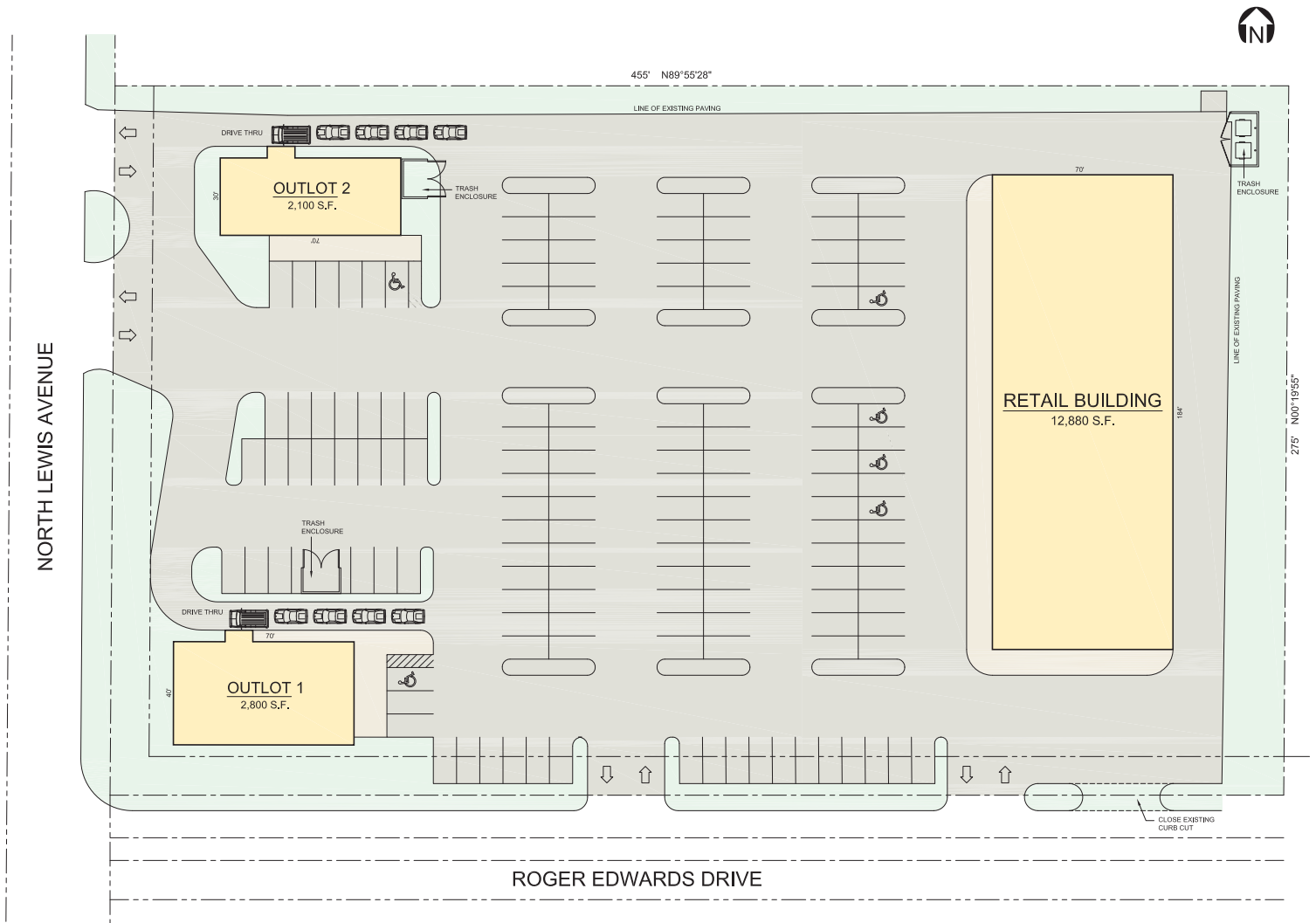


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