

RETAIL FOR LEASE OR SALE

S.E.C Rt. 120 & Rt. 45

Grayslake, IL

AVAILABILITIES

- Lot 1: Retail For Sale or Lease 1,200–8,400 SF with drive-thru potential and Route 120 Frontage
- Lot 3: 54,729 SF Lot; 1,200–11,000 SF Available

KEY HIGHLIGHTS

- Located at the southeast corner signalized intersection of Route 120 and Route 45
- Lot 1: 8,400 SF building with drive-thru potential on 48,633 SF of land
- Lot 3: 11,000 SF Building on 54,729 SF of Land
- Cross-easement with Anthology Senior Living, and with Circle K/Shell (on the corner)
- All lots will have cross-easement access with adjacent lots
- Affluent demographics; average household incomes over \$122,000 in a 3 Mile radius
- Located approximately 0.3 Miles from Northwestern Medicine Grayslake Outpatient Center.
- Last 2 Lots remaining, Lot 2 recently sold to Fresenius (under construction / delivery: Spring 2022)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	5,301	41,396	131,021
Median Age:	39.3	40.4	39.1
Households:	1,997	15,049	45,693
Avg. HH Income	\$107,265	\$122,281	\$118,402



PETER C. CACCIATORE

Designated Managing Broker
Subject Property is Agent Owned

(312) 264-6027

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KATERINA PYROULIS

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REAL ESTATE

Established 1906

MARKET AERIAL



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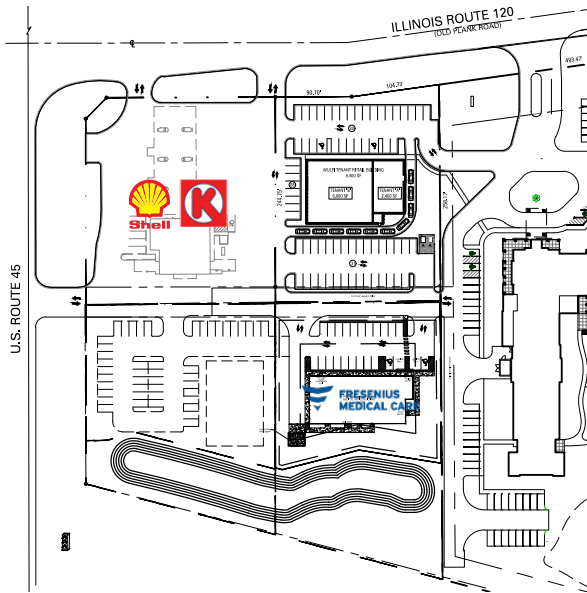
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CONCEPT PLAN - LOT 1

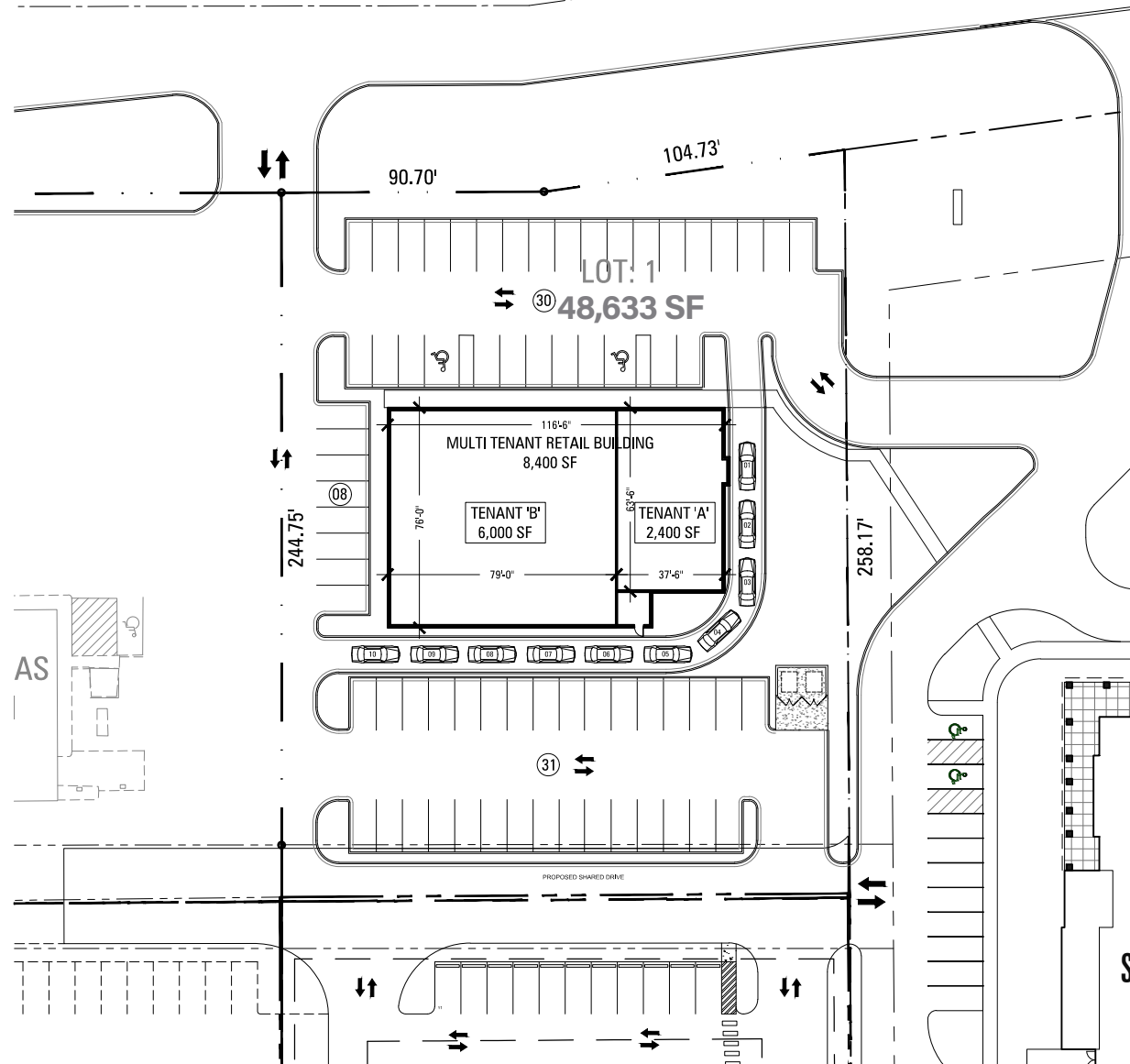
SITE DATA:
SITE AREA - 48,633 SF 1.11 ACRES
RETAIL / RESTAURANT BUILDINGS: 8,400 SF
69 PARKING SPACES 8.2/1000 PARKING RATIO



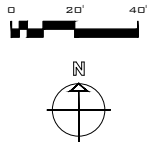
GRAYSLAKE COMMONS

ROUTE 45 & ROUTE 120
GRAYSLAKE, ILLINOIS

ILLINOIS ROUTE 120
(OLD PLANK ROAD)



HAGUE ARCHITECTURE
418 CLINTON PLACE
RIVER FOREST, ILLINOIS
60305
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SK-100620-03

DESIGNED FOR HAGUE ARCHITECTURE

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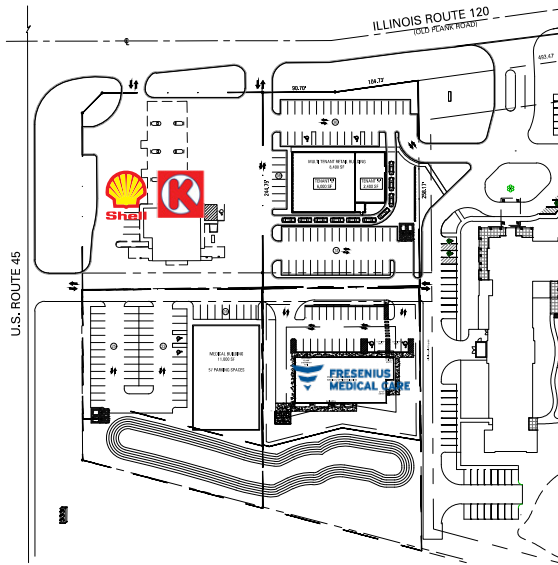
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CONCEPT PLAN - LOT 3

54,729 SF
 1,200 - 11,000 SF
 57 Parking Spaces

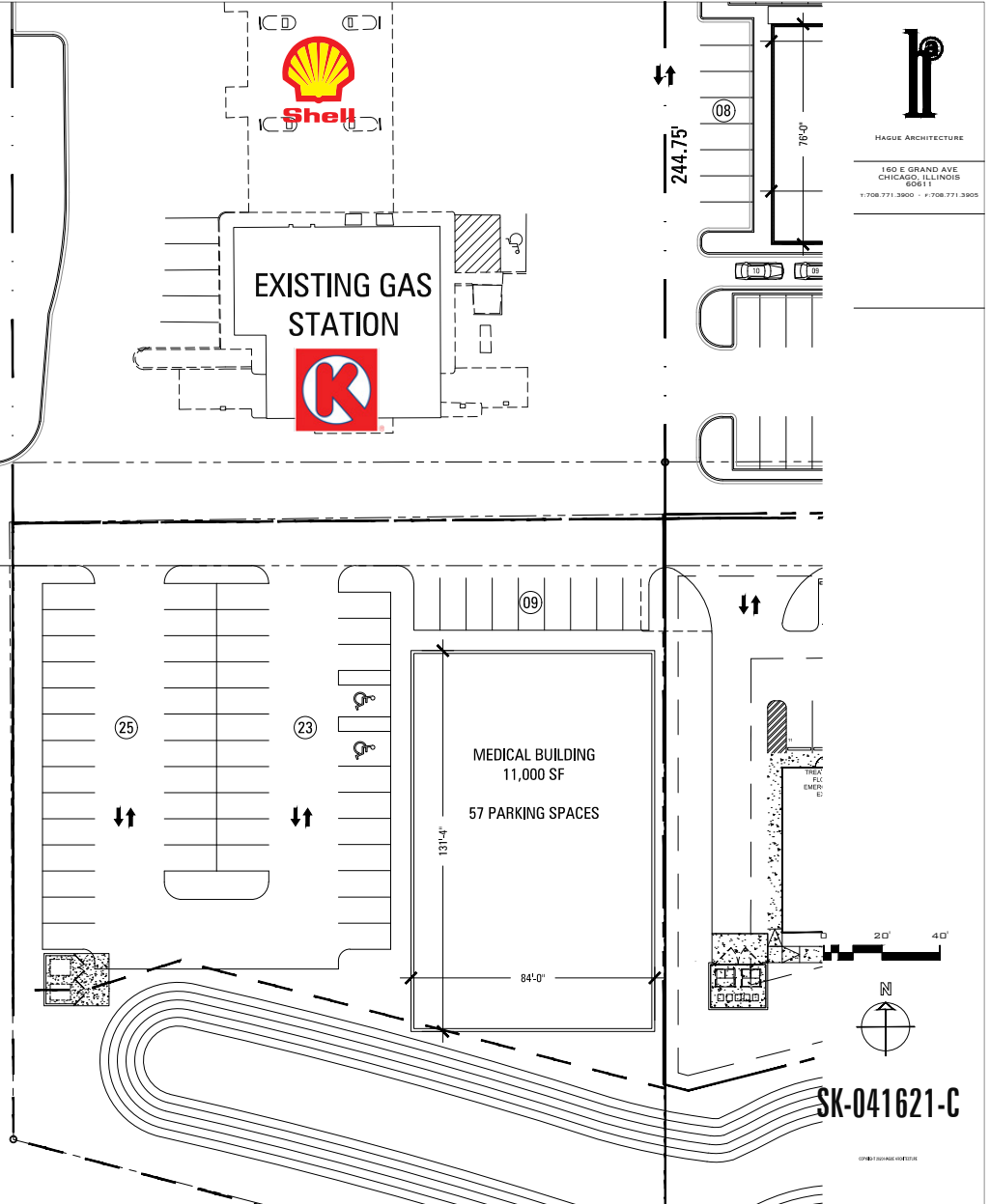


GRAYSLAKE COMMONS

ROUTE 45 & ROUTE 120
 GRAYSLAKE, ILLINOIS

U.S. ROUTE 45

LOT 3
 54,729 SF



H
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