



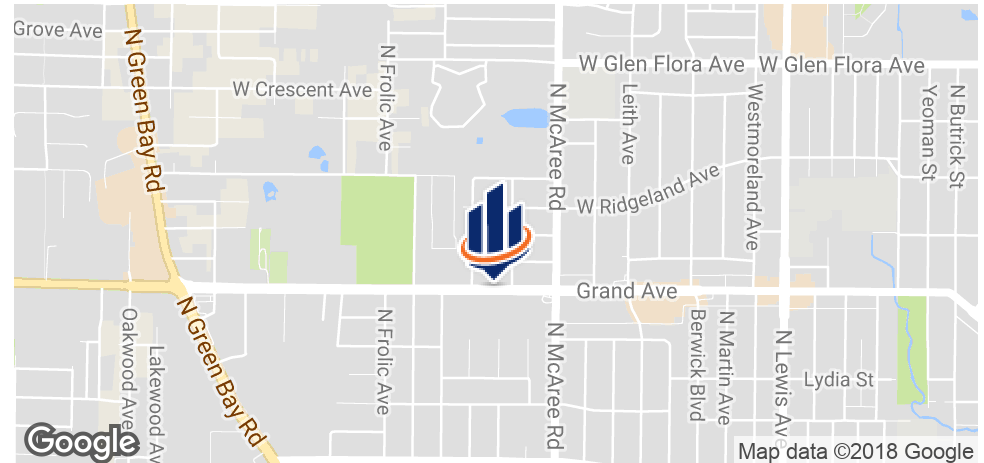
SPACE FOR LEASE AT DOUGLAS CENTRE

2603-2709 GRAND AVE
WAUKEGAN, IL 60085

Wayne Caplan
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Property Summary



OFFERING SUMMARY

Available SF:	1,765 - 5,297 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Year Built:	1972
Building Size:	66,345 SF
Renovated:	2004
Zoning:	B2
Market:	Chicago North
Submarket:	Waukegan

PROPERTY OVERVIEW

Join Dollar General, Talecris Plasma Resources, Rent-A-Center & other quality tenants in this approx. 66,000 SF neighborhood shopping center on high profile Grand Ave. [IL 132] in Waukegan, IL. 1765, 3920 & 5297 SF spaces available including a second generation restaurant and a medical office space. Shadow anchored by Lewis Foods Supermarket Center, the property is well situated and positioned for any retail/office use. Great visibility from Grand Ave. Over 65,000 Vehicles Per Day traffic count. The property boasts building, pylon and large digital billboard signage right on Grand Ave. Available spaces include a fully functional doctor's office, a second generation equipped restaurant space and a former bank facility. Other national and local tenants include H&R Block, Dotty's Cafe & Metro PCS. \$15/SF NNN. Best deal in Waukegan!!!

LOCATION OVERVIEW

Douglas Center is situated on the heavily trafficked Grand Ave [IL Rt. 132] which is one of the main retail/commercial corridors in the city of Waukegan. Most major retailers are situated within close proximity to this location. It is close to I-94, I-41, Green Bay Road and downtown Waukegan.

Property Highlights

LEASE HIGHLIGHTS

- 1765, 3920 & 5297 SF Spaces
- Existing Restaurant, Retail & Medical Spaces
- Great Existing Tenants include Dollar General, Talecris, Rent A Center, & Dotty's Cafe
- Pylon & Digital Signage Available on Grand Ave
- Shadow Anchored by 70,000 SF Lewis Foods Store



Site Plan



Available Spaces

LEASE RATE: \$15.00 SF/YR

LEASE TYPE: NNN

TOTAL SPACE: 1,765 - 5,297 SF

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
C - 2605	Community Center	\$15.00 SF/yr	NNN	1,765 SF	Negotiable	Fully functional Medical office space with 5 treatment rooms, reception, employee areas, 20' of frontage, 200 amp electrical service, HVAC, Drop ceiling with grid, ceiling tile and lighting 1 ADA compliant bathroom
E - 2607	Community Center	\$15.00 SF/yr	NNN	3,920 SF	Negotiable	Former Bank facility 38 ft of frontage, Large back room, perfect for storage and/or office.400 amp electrical service, HVAC 1 Ton per 300 SF, Drop ceiling with grid, ceiling tile and lighting,2 ADA compliant bathrooms

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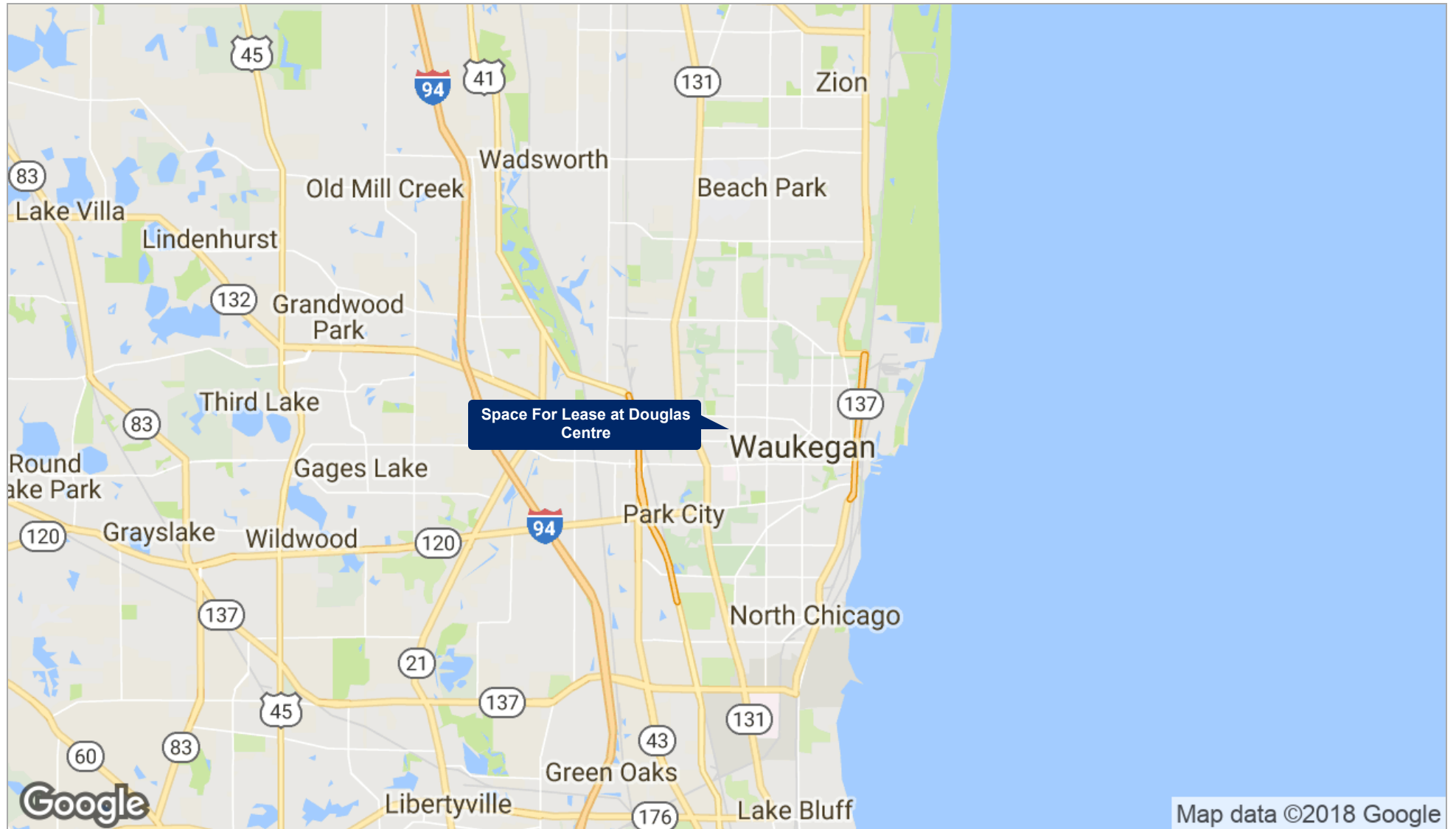
LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
J - 2617	Community Center	\$15.00 SF/yr	NNN	5,297 SF	Negotiable	Fully equipped +/- 5,297 SF restaurant space, perfect for a variety of restaurant users looking for a turn-key opportunity. All FF&E stays with the space and it has a full service kitchen.

Retail Aerial Map

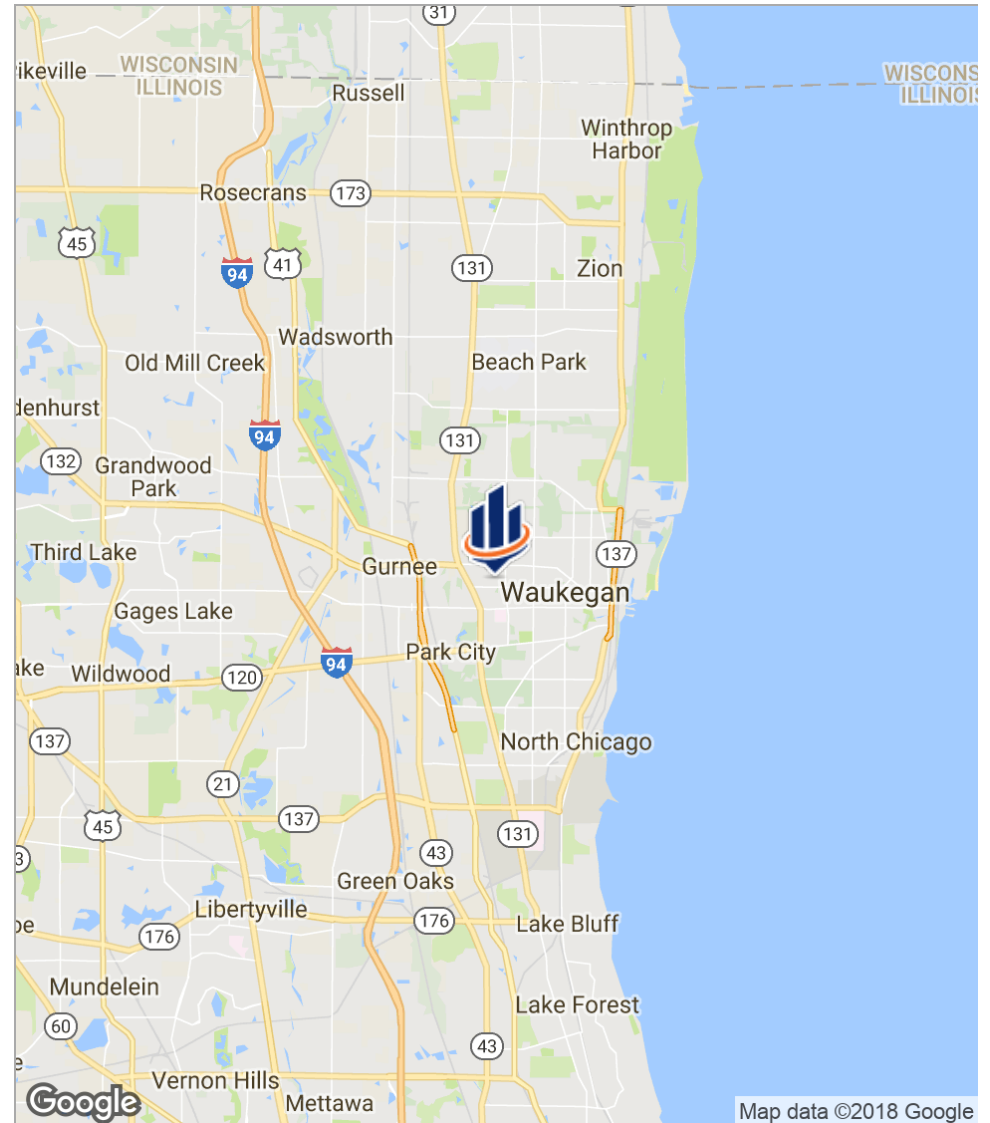


Regional Map





Location Maps



Additional Photos



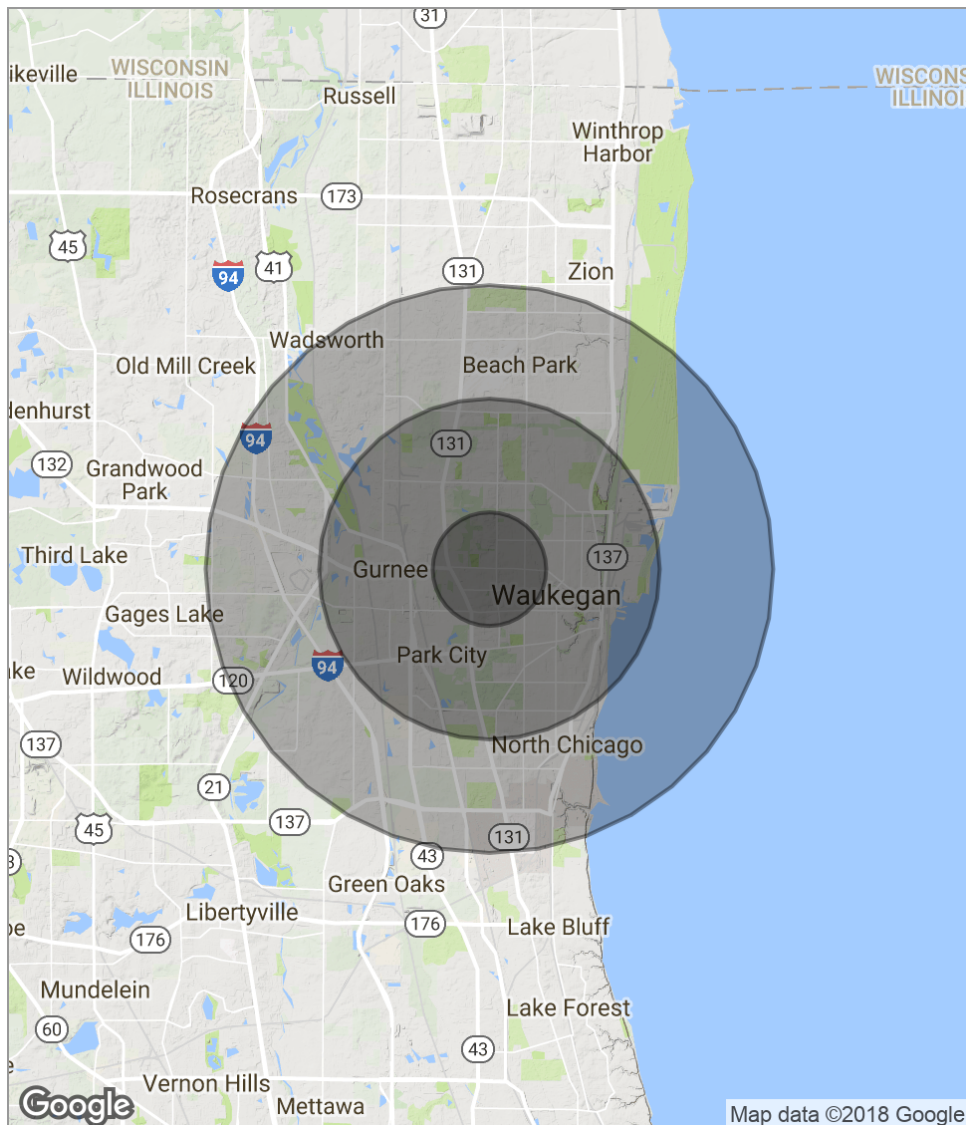
Restaurant Space Photos



Medical Space Photos



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,934	121,621	194,827
Median age	32.9	30.9	31.5
Median age (male)	32.3	30.1	30.6
Median age (Female)	33.2	31.5	32.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,331	39,791	63,474
# of persons per HH	2.8	3.1	3.1
Average HH income	\$57,265	\$57,105	\$62,603
Average house value	\$160,804	\$158,642	\$173,121

* Demographic data derived from 2010 US Census

Advisor Bio & Contact

WAYNE CAPLAN

Senior Vice President



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PROFESSIONAL BACKGROUND

Wayne Caplan is a Senior Vice President for SVN | Chicago Commercial, specializing in the sale and leasing of retail, investment and development properties. He has participated in commercial property transactions in excess of \$1 Billion including many high profile transactions in the Chicago area. Wayne recently achieved SVN's prestigious Partner's Circle status for both 2014 & 2016, and was ranked number 23 & 26 respectively, among all SVN advisors nationally in gross commission volume. He also was awarded both a Platinum and Gold Commercial Real Estate Award from the Chicago Association of Realtors for excellence in sales and leasing volume for 2014 and a Platinum award in 2016 for retail sales volume.

Wayne's clients range from small individual investors to large regional and national lending institutions, as well as REITs, life insurance companies, and national mixed-use developers. Additional Awards and Recognitions include being named Rookie of the Year for Inland Real Estate Sales in 2000, a top producer at Sheldon Good & Company for six years, and being among the top ten percent nationally of all 1800+ SVN advisors in gross commission volume for the past nine years. Active in advocacy for the commercial real estate industry, Wayne has served as the Council Chair of Political and Regulatory Affairs for SVN. Wayne is a longtime member of the International Council of Shopping Centers [ICSC]. He also served for many years on the Chicago Association of Realtors [CAR] "Commercial Forum" committee, of which he was the 2006 Committee Chair and has served on the prestigious Board of Directors of the 11,000+ member organization from 2008 - 2013. Wayne has also served on the Commercial Committee for the Illinois Association of Realtors [IAR] and has served as a member of the National Association of Realtors [NAR] board of directors and on both it's Commercial and Commercial Legislative & Regulatory Committees. Wayne currently serves on the ICSC Government Relations Committee for Illinois. He is also active in several Chicago neighborhood groups, and serves on the Board of Directors for The Near South Planning Board in Chicago, and Beth Hillel Congregation Bnai Emunah in Wilmette. Wayne is a contributor to charities such as the American Red Cross, The Jewish United Fund and Streetwise. Wayne lives in Glenview, IL with his wife and two sons.

Specialties: Investment Sales, Landlord Representation, Land and Development Consulting

EDUCATION

2003 - MBA - Finance & Real Estate - Northwestern University, Kellogg Graduate School of Management

1988 - BA - Computer Science - New York University

MEMBERSHIPS & AFFILIATIONS

2000 - Present - Member - International Council of Shopping Centers [ICSC]

2002 - Present - Member - National Association of Realtors [NAR]

2002 - Present - Member - Illinois Association of Realtors [IAR]

2002 - Present - Member - Chicago Association of Realtors [CAR]

1986 - Present - Member - Psi Upsilon Fraternity - Delta Chapter - New York University

Member - Beth Hillel Congregation Bnai Emunah - Wilmette, IL