



1901

NORTH LEWIS AVENUE

Positioned in a prime Waukegan location, **1901 N. Lewis** offers a highly accessible residential development opportunity just southeast of Sunset Avenue and Lake County Highway W34, and less than 2 miles from Downtown Waukegan.

The property is zoned R4 (General Residential) and benefits from tax-exempt status, making it ideal for multifamily, residential redevelopment, or community-oriented uses. Surrounded by established residential and multifamily demand drivers, the site features:

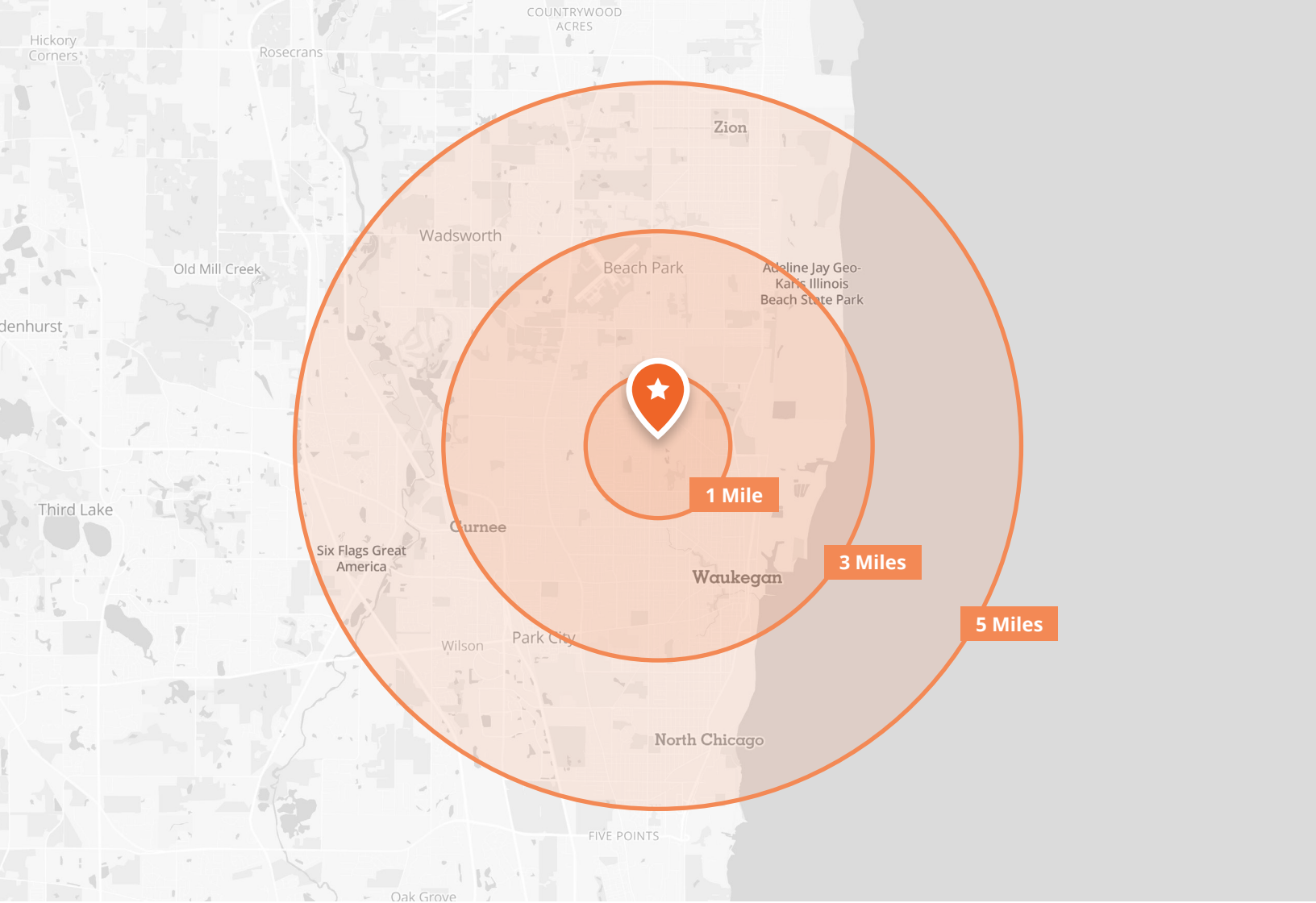
- Single family homes surrounding the property to the south and west
- Bonnie Brook Manor Luxury Apartments to the north
- 13,500 SF structure and parking lot on the property

Land Parcel Size	2.15 acres
Land Square Footage	93,724 sf
Building Square Footage	13,500 sf
Zoning	R4 (General Residential)
PIN	09-08-400-031
Sale Price	Call for Pricing

**FOR MORE
INFORMATION**

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Demographics

	1 Mile	3 Miles	5 Miles
Population	18,840	90,775	164,000
Total Households (HH)	6,357	30,441	56,833
Median Age	32	33	33
Median Rent	\$1,041	\$1,003	\$1,044
Average HH Income	\$97,607	\$92,295	\$100,339

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