

# WAUKEGAN MEDICAL PLAZA

1616 Grand Ave. , Waukegan, IL 60085



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,925,000
<b>AVAILABLE SF:</b>	437 - 12,500 SF
<b>LEASE RATE:</b>	\$16.00 SF/yr (MG)
<b>LOT SIZE:</b>	3.08 Acres
<b>BUILDING SIZE:</b>	25,512 SF
<b>RENOVATED:</b>	1998
<b>ZONING:</b>	B-3
<b>PRICE / SF:</b>	\$75.45

## PROPERTY OVERVIEW

Outstanding opportunity for Owner-User or Investor.

Centrally located to downtown Waukegan and between Vista East and Lake Behavioral West Hospitals.

Highly Visible, well lit large monument sign on Grand Ave

State of the art Video Security System; secure medical grade key lock system throughout building.

## PROPERTY HIGHLIGHTS

- Available First Floor : 437 - 6,759 rsf; Second Floor : 860 - 5,660 rsf; Can Combine Suites.
- Suite 106 :1,250 rsf - Fully Built out Dental Suite, 5 Operatories, Reception, Kitchen; Suite 201 : 1,250 rsf - Medical Suite, 5 Exams, Lab, Reception
- Wide range of approved uses are permitted by code; Ideal for Professional or Medical Tenants. Immediate Care, Adult Day Care, Rehab, Sleep Center, Surgery Center, blood bank, eating disorder clinic, pulmonary practice, school for children or adults with special needs, veterans rehab
- Pace Bus stop at building; 100+ parking spaces
- Dry, secure basement storage; Building finishings in oak, ceramic & marble.
- For showings call Patrice or Nataliya at 773-875-5540

**KELLER WILLIAMS CHICAGO-O'HARE**  
8750 W. Bryn Mawr,  
Ste. 110E  
Chicago, IL 60631

**PATRICE MARKS**  
Senior Director & Executive Vice President  
O: 847.409.7983  
patrice@kwcommercial.com

**NATALIYA GOVDYAK, M.B.A**  
Broker  
O: 773.875.5540  
ngovdyak@kwcommercial.com

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**OFFICE FOR SALE & LEASE**

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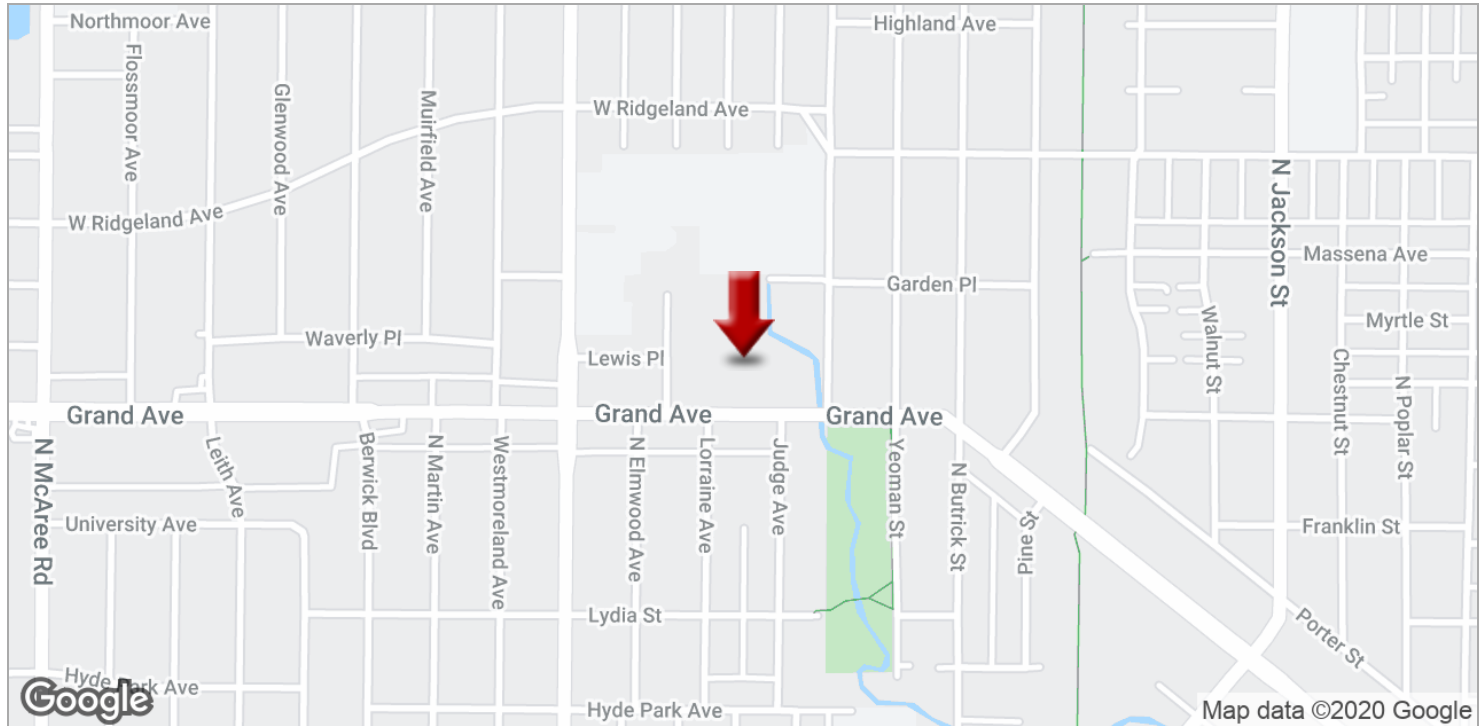
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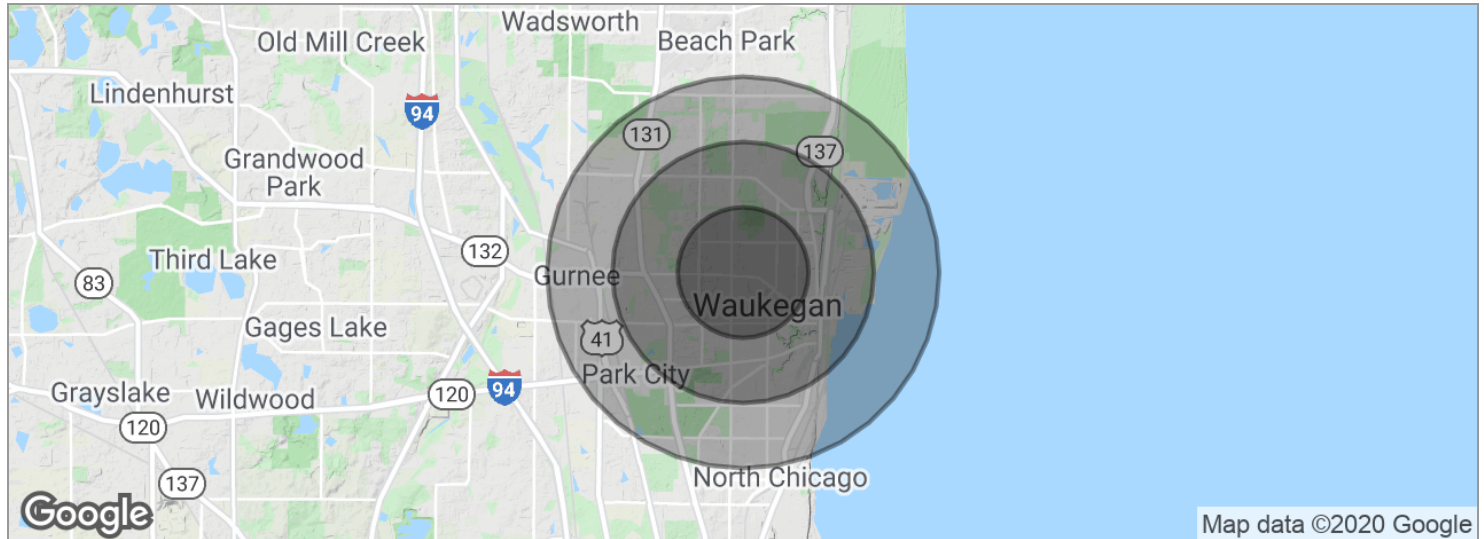
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	25,864	75,688	117,855
Median age	29.8	30.4	30.8
Median age (male)	27.4	29.7	30.3
Median age (Female)	30.7	30.8	31.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,059	24,088	38,105
# of persons per HH	3.2	3.1	3.1
Average HH income	\$52,896	\$53,826	\$54,729
Average house value	\$154,688	\$155,256	\$155,176

*\* Demographic data derived from 2010 US Census*

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