



- » **Affluent Population Base** - Over 56,700 people with an average household income of \$106,400 within a three mile radius.
- » **High Traffic Counts** - 20,800 cars daily along Highway 45; 22,600 cars daily along Washington Street.
- » **High quality retail appearance** - The property features excellent curb appeal, stronger than much of the area product.
- » **Highway 45 Road Improvements** – Highway 45 has recently been upgraded from two to four lanes to improve regional connectivity. This improvement will directly increase traffic counts.
- » **Shadow Center to College of Lake County (Main Campus), Lake County Vocational School and University Center of Lake County.**

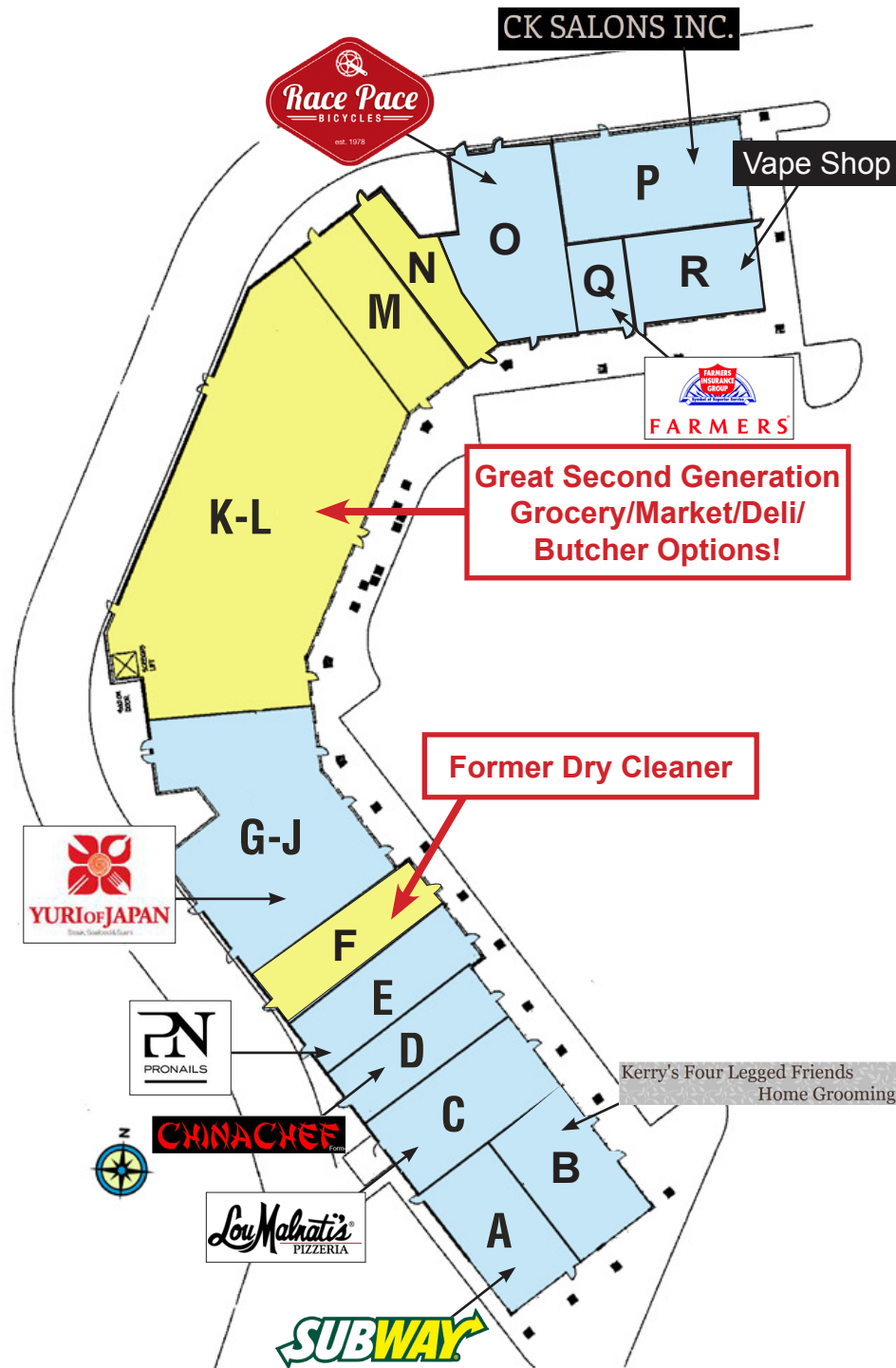
34500 N HIGHWAY 45

Third Lake, Illinois

WATERSTONE PLACE

Available for Lease

SPACE	TENANT	SIZE (sf)
A	Subway	1,800 SF
B	Kerry's Four Legged Friends	1,391 SF
C	Lou Malnati's Pizzeria	1,697 SF
D	China Chef Restaurant	1,300 SF
E	Nail Pro	1,325 SF
F	Available	1,361 SF
G/J	Yuri of Japan	3,534 SF
K-L	Available	8,975 SF
M	Available	1,443 SF
N	Available	1,200 SF
O	Race Pace Cyclery	2,070 SF
P	CK Salons	2,327 SF
Q	Farmers Insurance	493 SF
R	Vape Store	1,169 SF
TOTAL		30,085 SF



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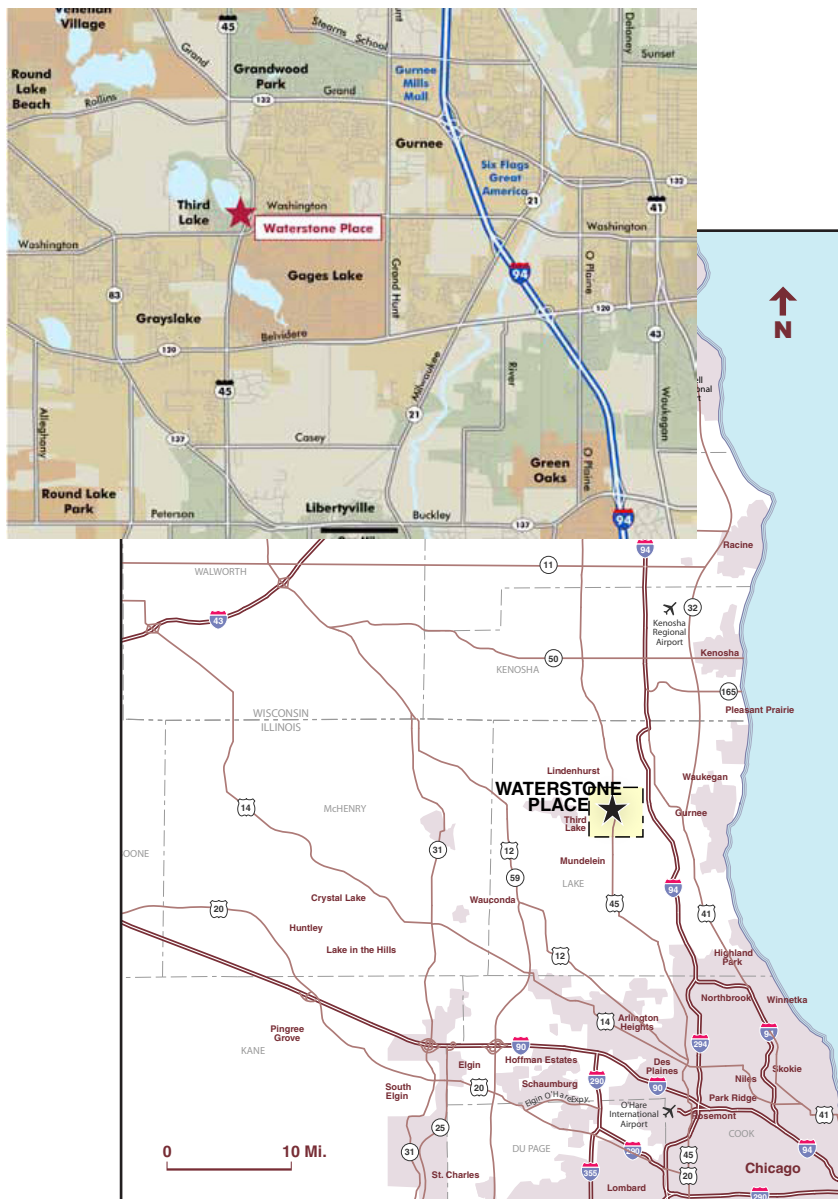


34500 N HIGHWAY 45

Third Lake, Illinois

WATERSTONE PLACE

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LOCATION

The village of Third Lake is located in the northern portion of Lake County, west of Interstate 94 approximately 40 miles north of downtown. Immediately surrounding communities include Gurnee, Grayslake, Libertyville and Lindenhurst.

RETAIL MARKET

Third Lake is directly southwest of the region's dominant retail center of gravity, the Grand Avenue corridor which is located approximately three miles to the northeast. The corridor's primary development is the Gurnee Mills Mall, a super-regional shopping center, whose key tenants include Sears Grand, Bass Pro Shops, Kohl's, Burlington Coat Factory, Bed Bath & Beyond, Marcus Theaters, and Marshall's. There are several other shopping centers in proximity to Gurnee Mills Malls. Other national retailers in this corridor that totals 3.5 million square feet include Best Buy, Home Depot, OfficeMax, Target, Cost Plus World Market, Old Navy, Pier 1, Menards, PetSmart, Party City, Michaels, Walmart and Sam's Club. The Third Lake / Grayslake retail corridor can be characterized as a neighborhood and service-oriented corridor made popular by such dominant retailers as Piggly Wiggly, Jewel/Osco, Ace Hardware and Walgreens.

DEMOGRAPHICS

	3-MILE	5-MILE	7-MILES
2015 Est. Population	51,457	132,136	243,593
2015 Est. Households	18,998	46,711	86,652
2015 Est. Average Income	\$109,017	\$99,905	\$97,261
2015 Est. Employees	25,938	50,890	97,904

FOR MORE INFORMATION:

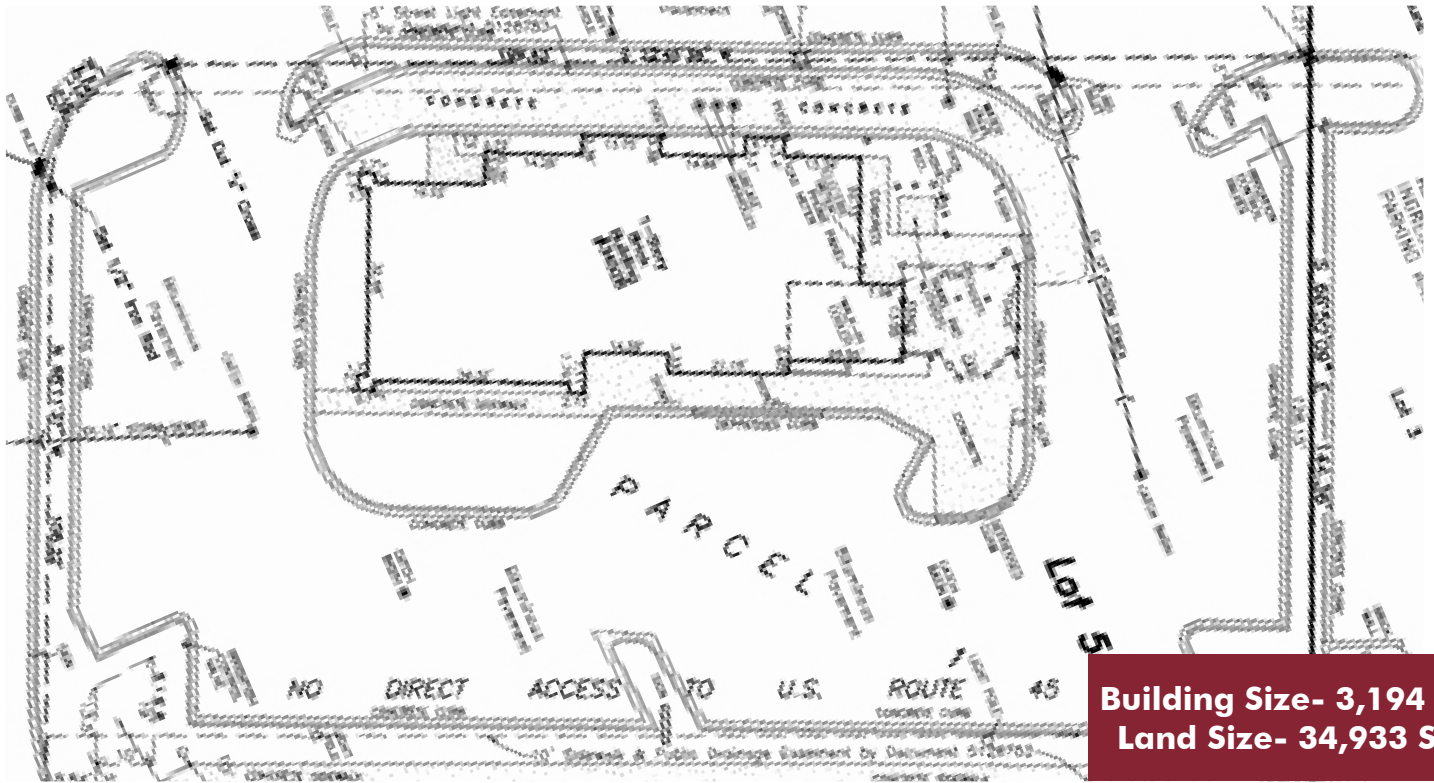
A. RICK SCARDINO

Principal

(773) 355-3040 direct

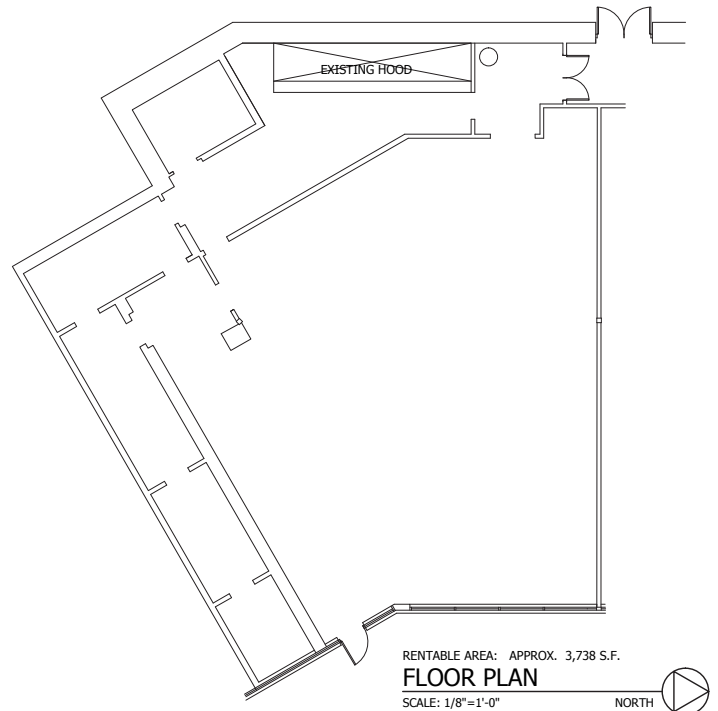
rscardino@lee-associates.com

Survey for Vacant Hardee's Building



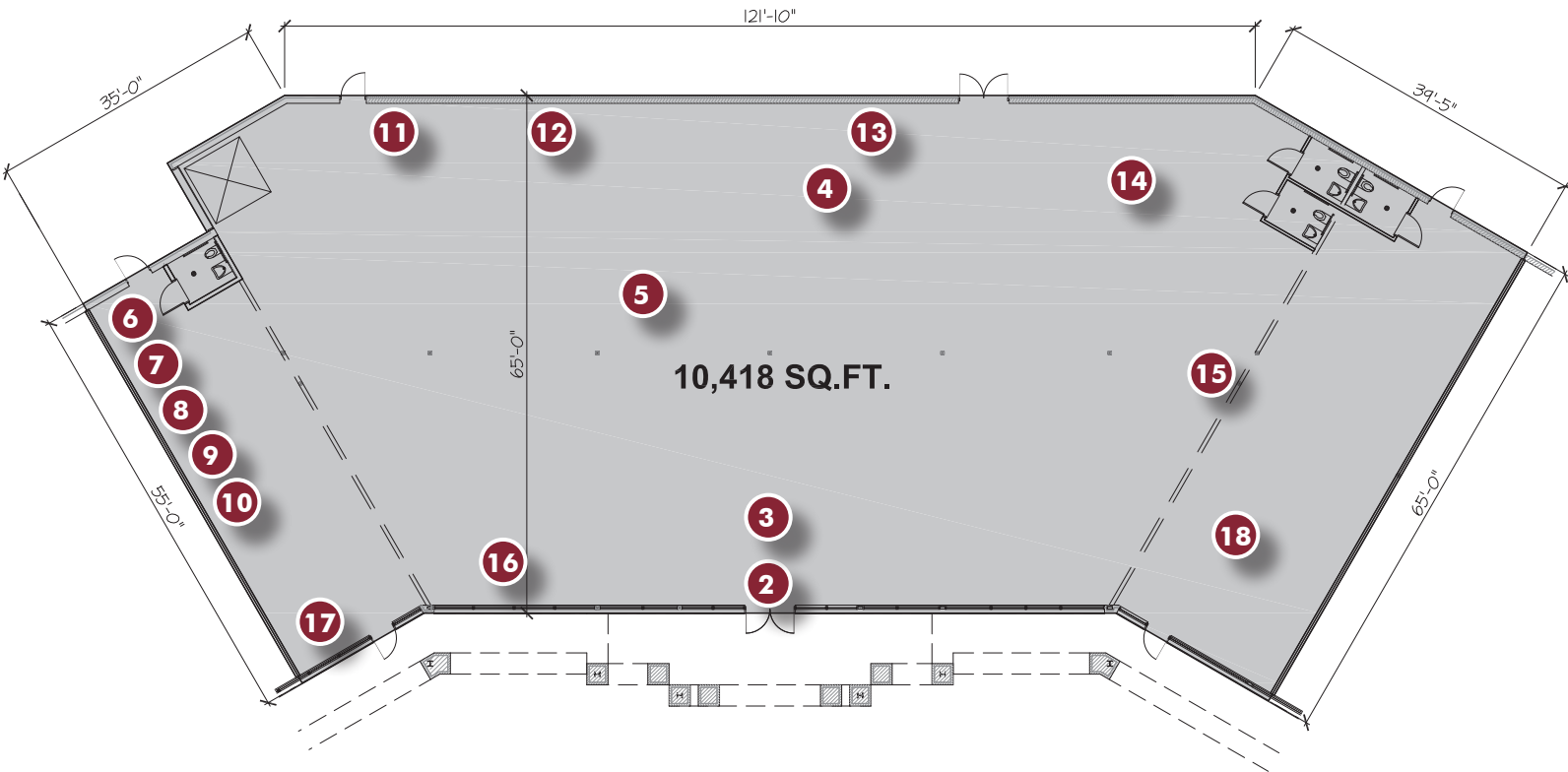
Building Size- 3,194 SF
Land Size- 34,933 SF

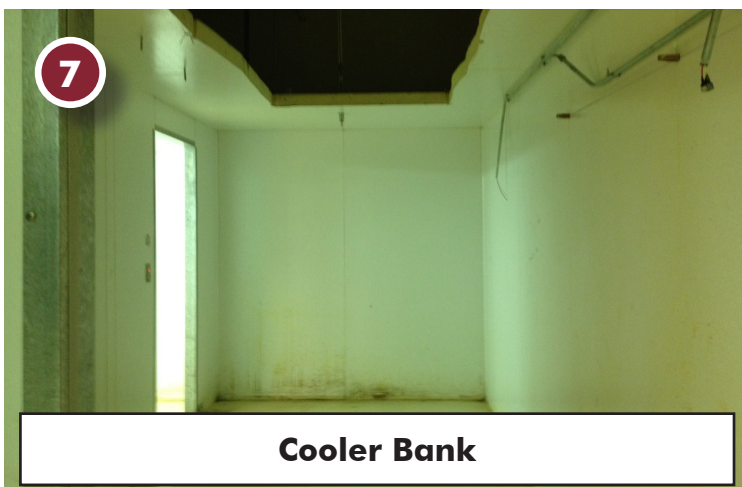
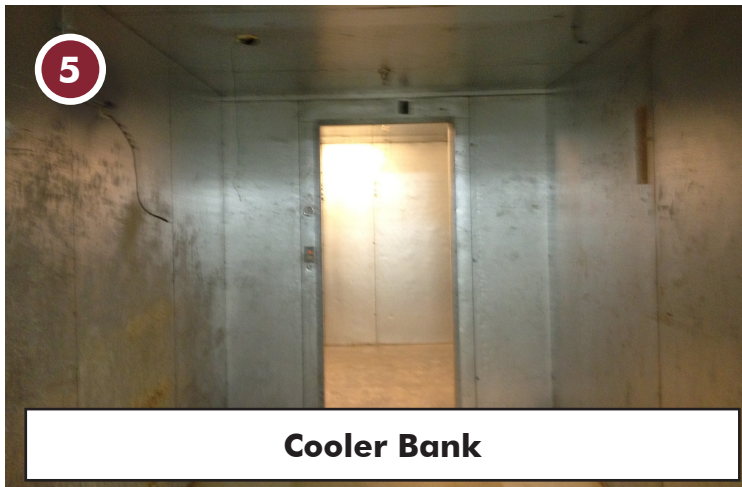
AVAILABLE:
FULLY
REMODELED!

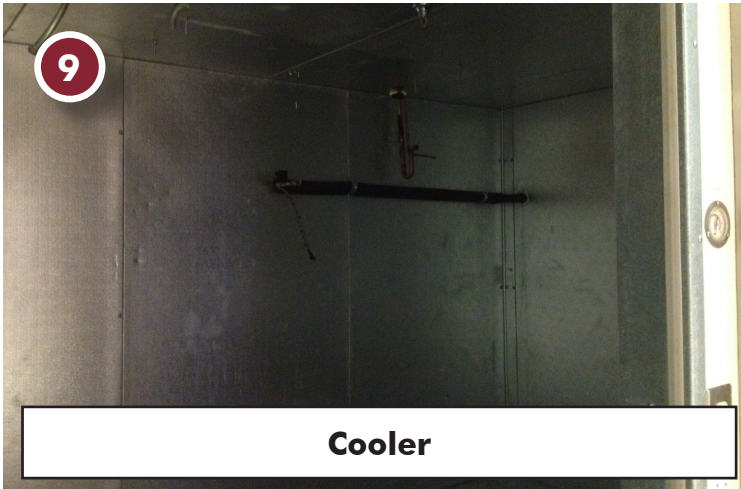


RENTABLE AREA: APPROX. 3,738 S.F.
FLOOR PLAN
 SCALE: 1/8"=1'-0" NORTH

Former Neighborhood Grocer









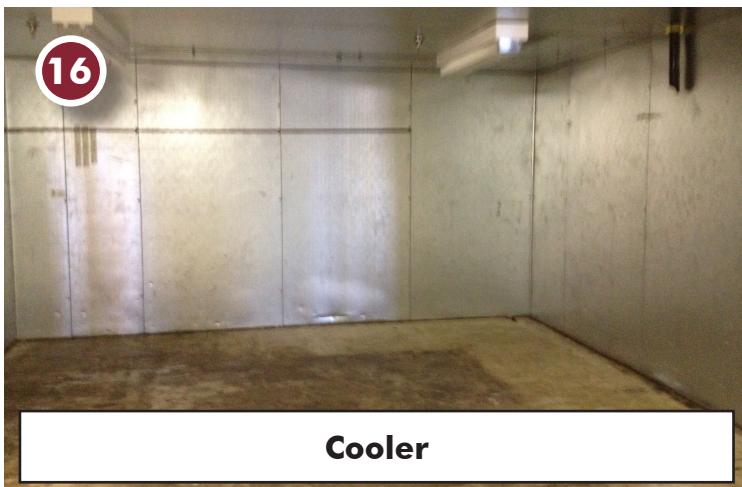
Interior Back Wall View



Former Reach in Area



Full Store View



Cooler



**Unit M From Rear of Space
Facing Storefront**