



- » **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.
- » **Electronic Monument Signage** – Highly visible electronic monument sign available for all tenants to feature promotions, seasonal specials, sales galore!
- » **Shadow Center to College of Lake County (Main Campus), Lake County Vocational School and University Center of Lake County.**

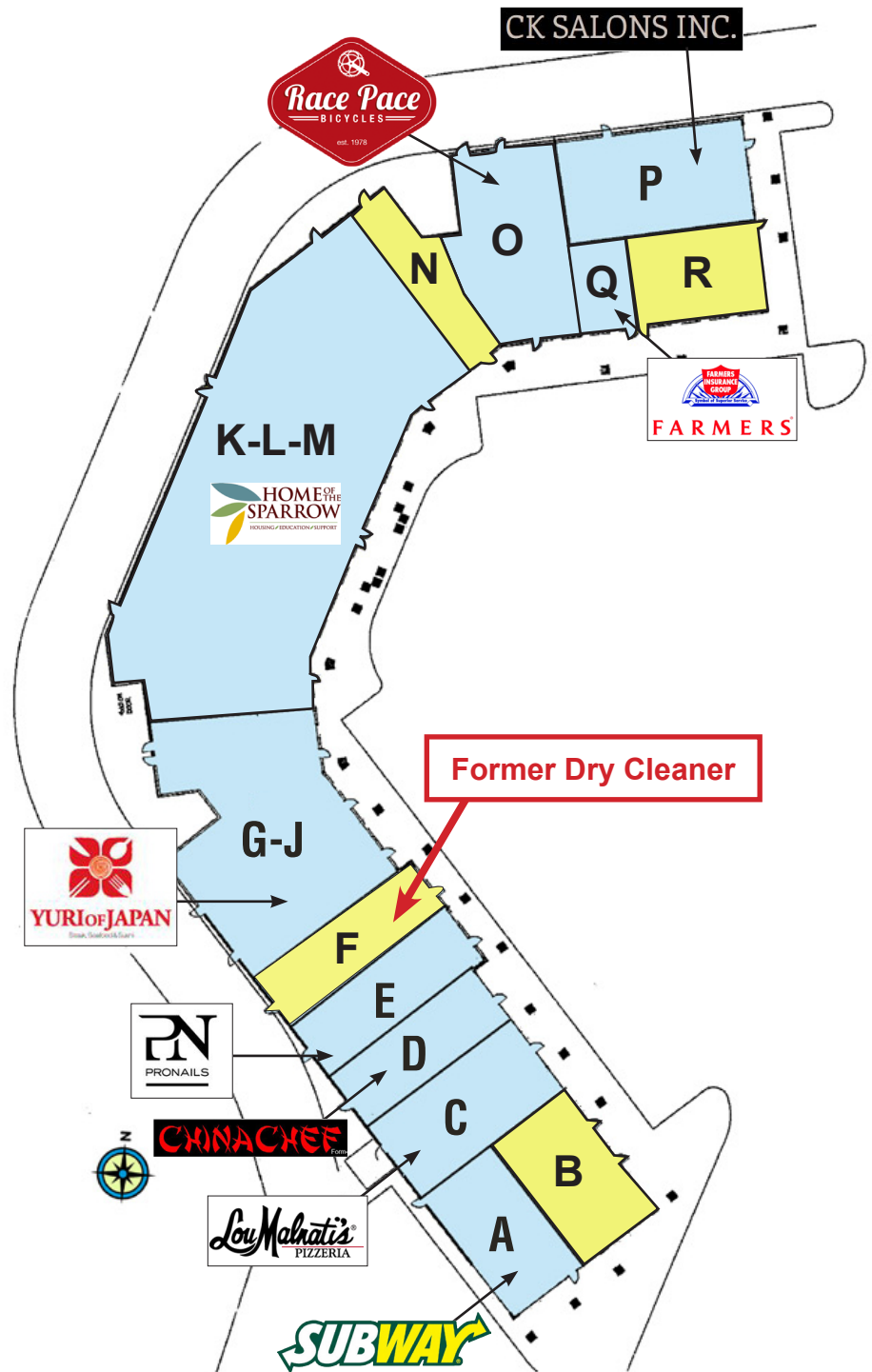
34500 N HIGHWAY 45

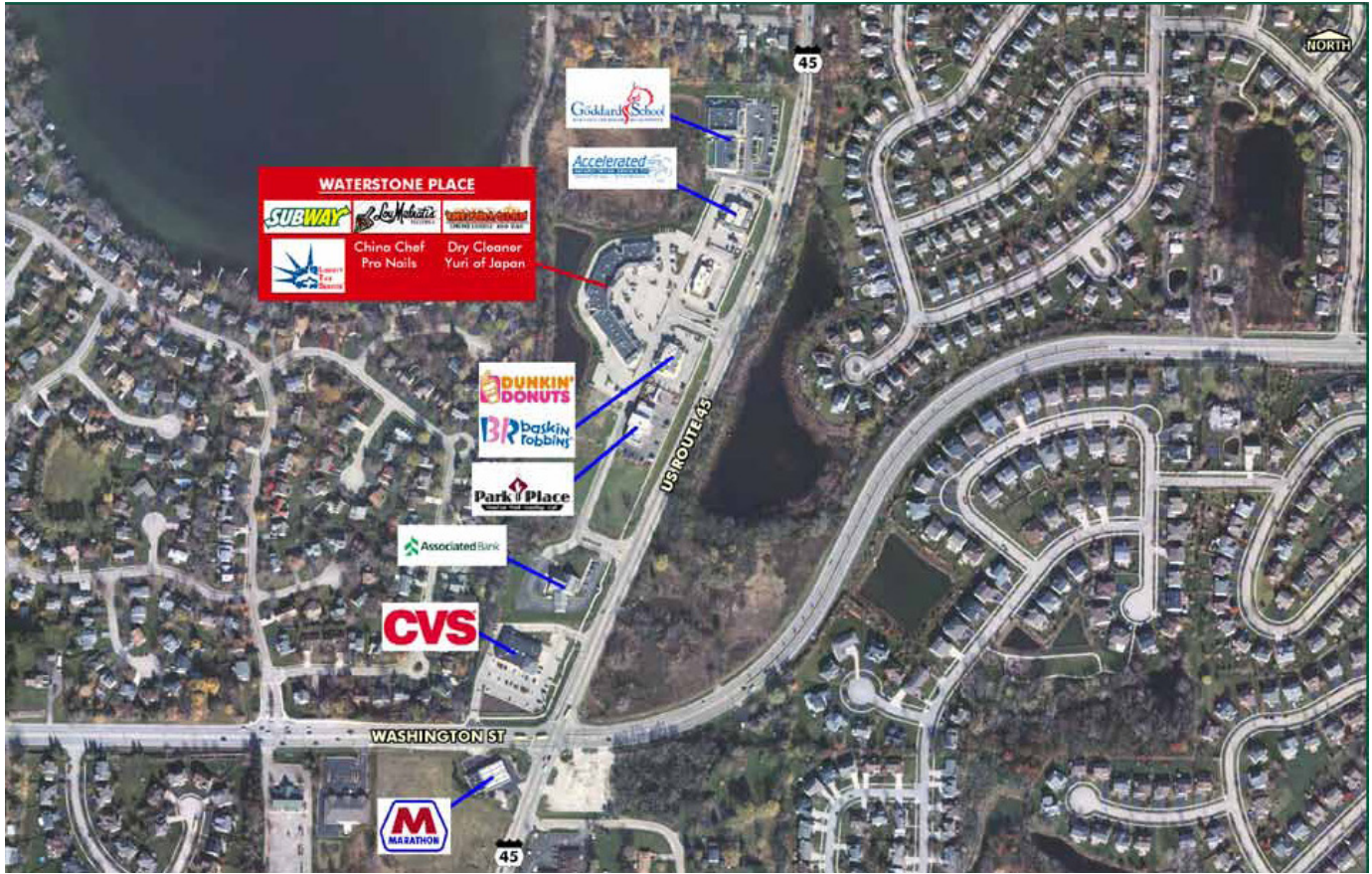
Third Lake, Illinois

WATERSTONE PLACE

Available for Lease

SPACE	TENANT	SIZE (sf)
A	Subway	1,800 SF
B	Available	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-M	Home of the Sparrow	10,418 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	Available	1,169 SF
TOTAL		30,085 SF



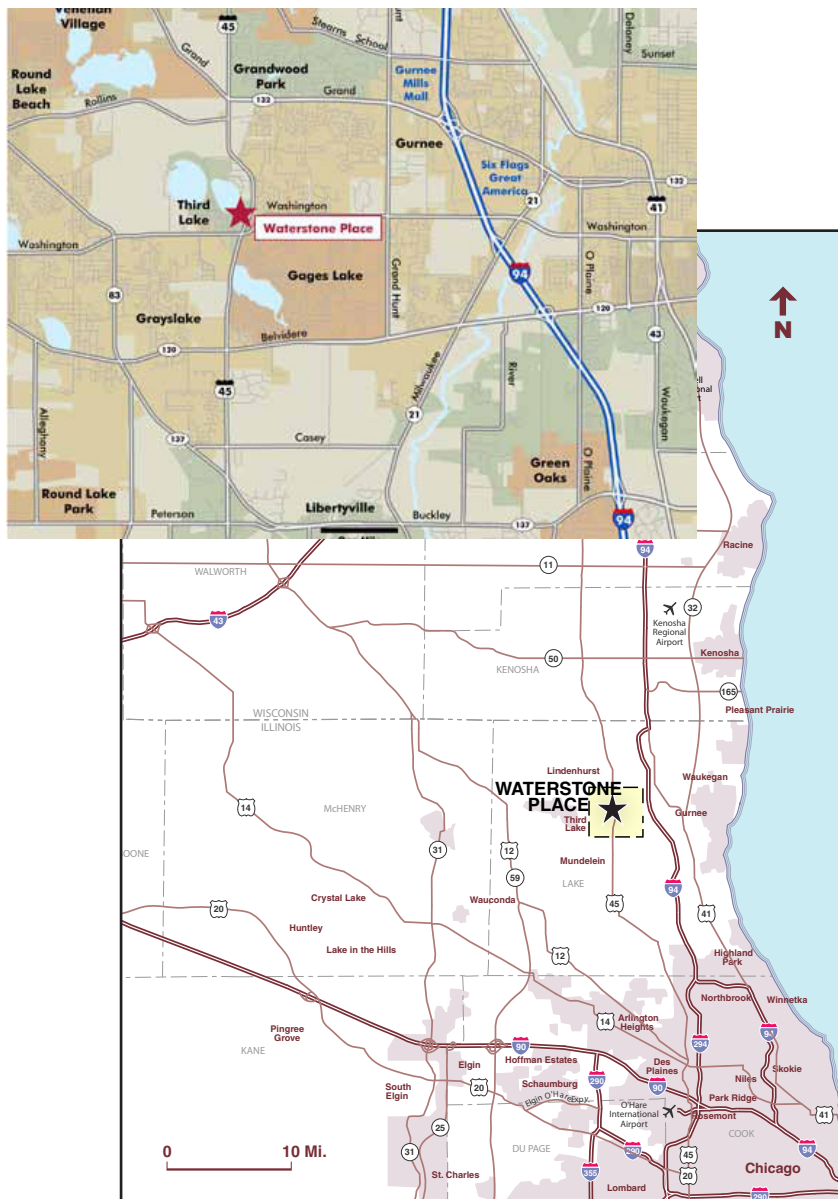


34500 N HIGHWAY 45

Third Lake, Illinois

WATERSTONE PLACE

Available for Lease



LOCATION

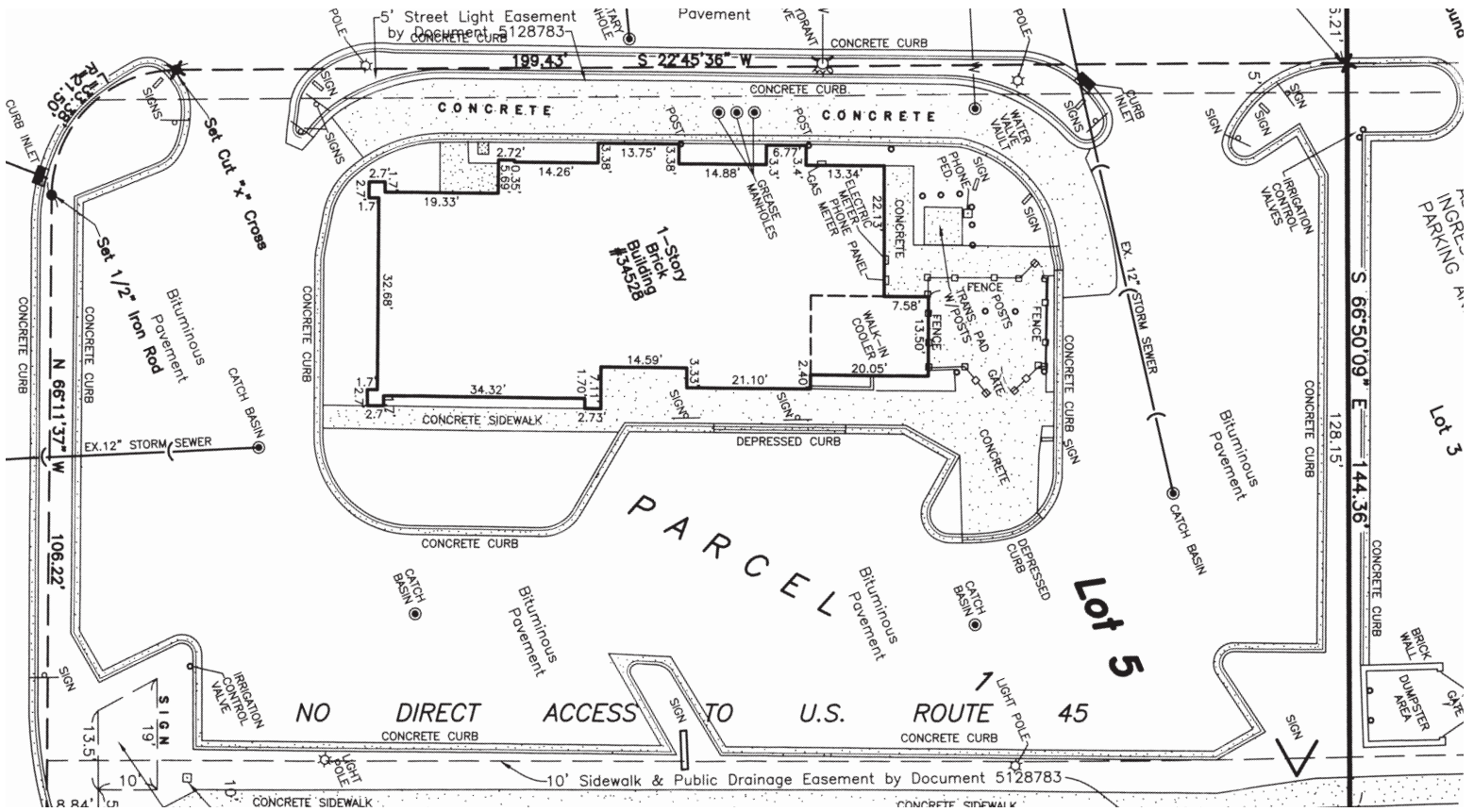
The village of Third Lake is located in the northern portion of Lake County, west of Interstate 94 approximately 40 miles north of downtown. Immediately surrounding communities include Gurnee, Grayslake, Libertyville and Lindenhurst.

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

Survey for Vacant Hardee's Building



AVAILABLE:
FULLY
REMODELED!