

1310 N. Lewis Ave., Waukegan, IL

\$440,000



Property Highlights

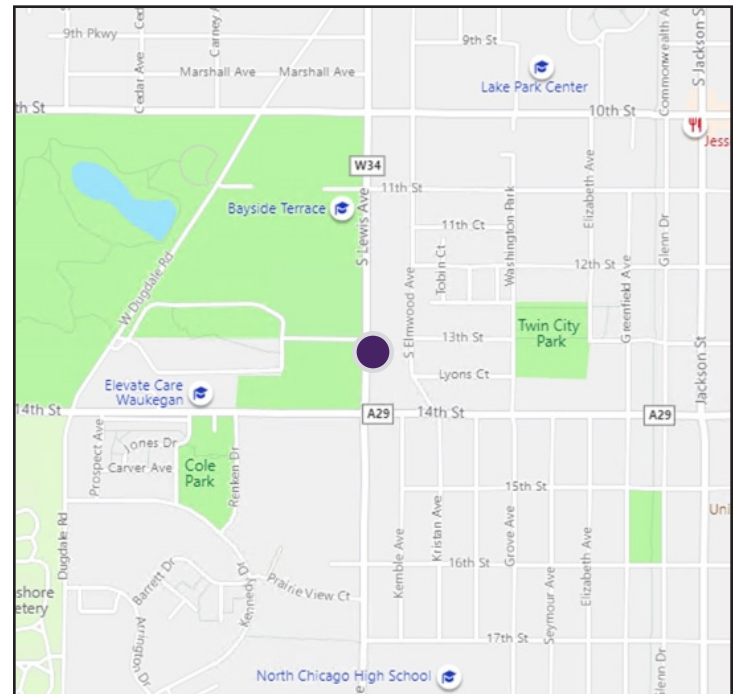
- 2,400 SF single tenant restaurant with a lease through May 2022
- Restaurant includes gaming machines
- Gross annual income is \$45,600
- Net income approx. \$30,325
- Great opportunity for investor
- Land area approx. 19,200 SF
- Nearby businesses include Marshalls, Subway, Lewis Fresh Market, Aldi, AutoZone, several restaurants and more
- Traffic count; 22,454 cars daily
- Taxes: \$14,100

Property Overview

A 2,400 square single tenant restaurant on N. Lewis Road in Waukegan, IL is available for sale. The property is leased through May 2022 and includes a gaming license (poker machines). The gross annual income of the business after CAM reimbursement is \$45,600. The net income is approximately \$30,325. This property has great potential for an investor. Nearby businesses include Marshalls, Subway, Lewis Fresh Market, Aldi, AutoZone, several restaurants and more.

Located on Lake Michigan 35 miles north of Chicago, Waukegan is the largest city in Lake County. The city has a revitalized downtown and is the ninth largest city in the state.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	19,751	96,572	161,086
Households	6,260	30,412	51,021
Average Income	\$39,886	\$47,131	\$51,562



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