

# MILLENNIUM PROPERTIES R/E *For Lease: Retail Storefront on Heavily-Trafficked IL-Route 120*

2850 Belvidere Road, Waukegan, IL

**\$25.00/SF NNN**



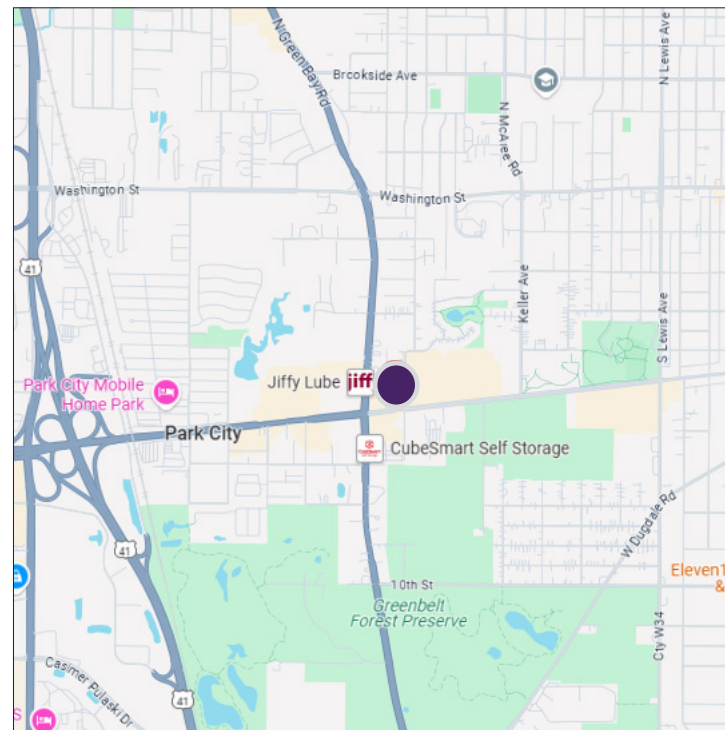
## Property Highlights

- 2,100 SF retail storefront (30' x 70')  
- Space can be divided
- Co-tenants with currency exchange, O'Brothers Bakery, Prepa Tax, Pasteria O'Brothers, Evergreen Club and El Ruby Hair Salon
- Monument signage opportunity
- Ample parking
- Over 200,000 daytime population within a 10-minute drive
- Less than a mile from Skokie Highway (Rte 41)
- Traffic count: 22,681 vehicles daily
- Interstate and Metra Rail access into Chicago and Kenosha
- Zoning: B-3
- Insurance (2025): \$3,444
- Taxes (2023): \$6,959

## Property Overview

Available for lease is a 2,100 SF square foot, retail storefront in Waukegan, IL. This space could be divided into 1,024 square foot and 969 square foot units. Retail in the area include McDonald's, JiffyLube, Red Roof Inn, Pizza Hut, Taco Bell, AutoZone, IHop and other dining and entertainment options. Situated on Belvidere Road, (IL-Rte 120), one of the main commercial corridors, the property benefits from easy access to the I-94 expressway, IL-Rte 41 and Green Bay Road. Nearby attractions include Great Wolf Lodge Water Park, Gurnee Mills shopping center, Illinois Beach Nature Preserve, Six Flags Great America and more.

Located 35 miles north of Chicago, Waukegan is the largest city and County Seat of Lake County. Located within the Chicago MSA, the city has a strong retail presence with HH incomes over \$80,000 in a one-mile radius.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	12,982	94,747	153,357
Households	4,141	31,660	51,598
Average Income	\$54,363	\$57,245	\$66,181

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