

35400 N. Green Bay Rd., Waukegan, IL

NOW: \$795,000



Property Highlights

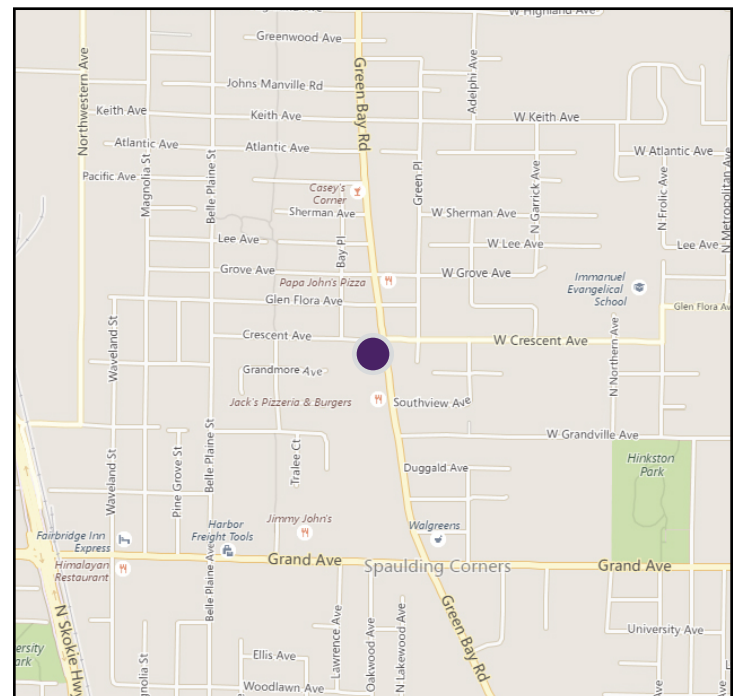
- 2.47 acre development site
- 245' of frontage on Green Bay Rd, 378' on Crescent Ave
- Located at stoplit corner
- Potential to be annexed by either Gurnee or Waukegan
- Nearby lots are zoned B3, general commercial by Waukegan
- Nearby businesses include Jewel, medical offices, bank & restaurants
- Traffic Count: 30,200 cars daily on Green Bay Rd.
- In unincorporated Lake County
- Owner will help with zoning change
- Taxes (2017): \$9,452

Property Overview

A 2.47 acre redevelopment site is available for sale at the corner of Green Bay Rd and Crescent Ave. The site was previously used as a warehouse and has ample frontage on both Green Bay and Crescent. Part of unincorporated Lake County, the site is zoned residential, but surrounding Waukegan properties are zoned for general commercial use. A number of retail properties, banks, medical offices and a Jewel grocery store are near this site. The current owner will help with obtaining a zoning change.

Green Bay Rd. is a major thoroughfare for both Waukegan and Gurnee. Retail and office properties are clustered along this commercial corridor, serving nearby residents.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	10,996	102,468	163,987
Growth 2017-2022	1.39%	0.51%	0.23%
Households	4,024	33,886	54,481
Median Income	\$46,896	\$49,610	\$57,004



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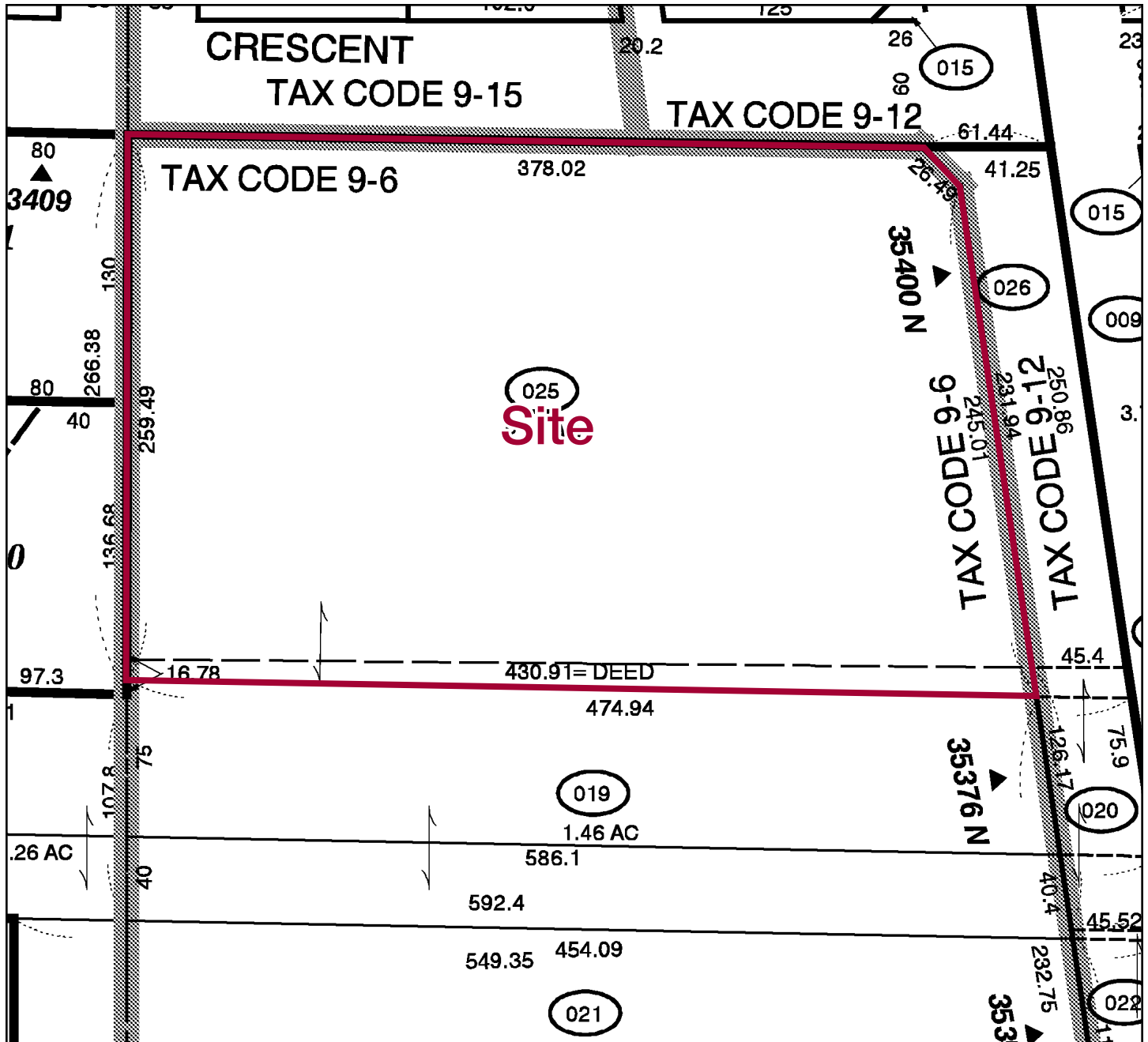
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Plat Map



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