

# Executive Summary



## SALE OVERVIEW

SALE PRICE:	\$200,000
LEASE PRICE:	\$75,000/Yr NNN
LOT SIZE:	+/- 1.3 Acres
DAILY VEHICLE COUNT:	54,000
MARKET:	Chicago
SUB MARKET:	North Suburban
CROSS STREETS:	Grand Ave & Green Bay Road

## PROPERTY DESCRIPTION

Huge Price Reduction - Developer Closeout!!! Join Starbucks & Fifth Third Bank at the high traffic intersection of Grand Ave & Green Bay Road in north suburban Waukegan. This retail pad is adjacent to a high volume Starbucks and a Fifth Third Bank and is shadow anchored by a Jewel-Osco grocery anchored shopping center. High traffic, fully signalized intersection with huge 54,000 daily vehicle count. The site will accommodate a building size up to a max of +/- 10,000 SF depending on use. Available for sale at \$200,000 or ground lease at \$75,000/yr NNN. Build to suit available subject to offer.

## LOCATION OVERVIEW

The property is located at the high traffic fully signalized corner of Grand Ave & Green Bay Road in Waukegan, with a daily traffic count of 54,000 per day. Great co-tenancy with Jewel-Osco, Starbucks, Fifth Third Bank, Dollar Tree, and Advance Auto Parts to name a few. Waukegan, IL is a densely populated suburb of Chicago with diverse demographics and a population of approx. 200,000 within several miles of the site.

# Property Highlights

## PROPERTY HIGHLIGHTS

- Price Reduced 50% - Developer Closeout
- +/- 1.3 Acres Site at fully signalized intersection
- Shadow Anchored by Jewel-Osco
- Excellent Location at Major Intersection
- Adjacent to High Volume Starbucks & Fifth Third Bank
- Massive 54,000 Daily Traffic Counts
- Ample Shared Parking
- For Sale at \$200,000 or Ground Lease at \$75,000/yr NNN
- Build to suit available subject to offer





# Site Plan

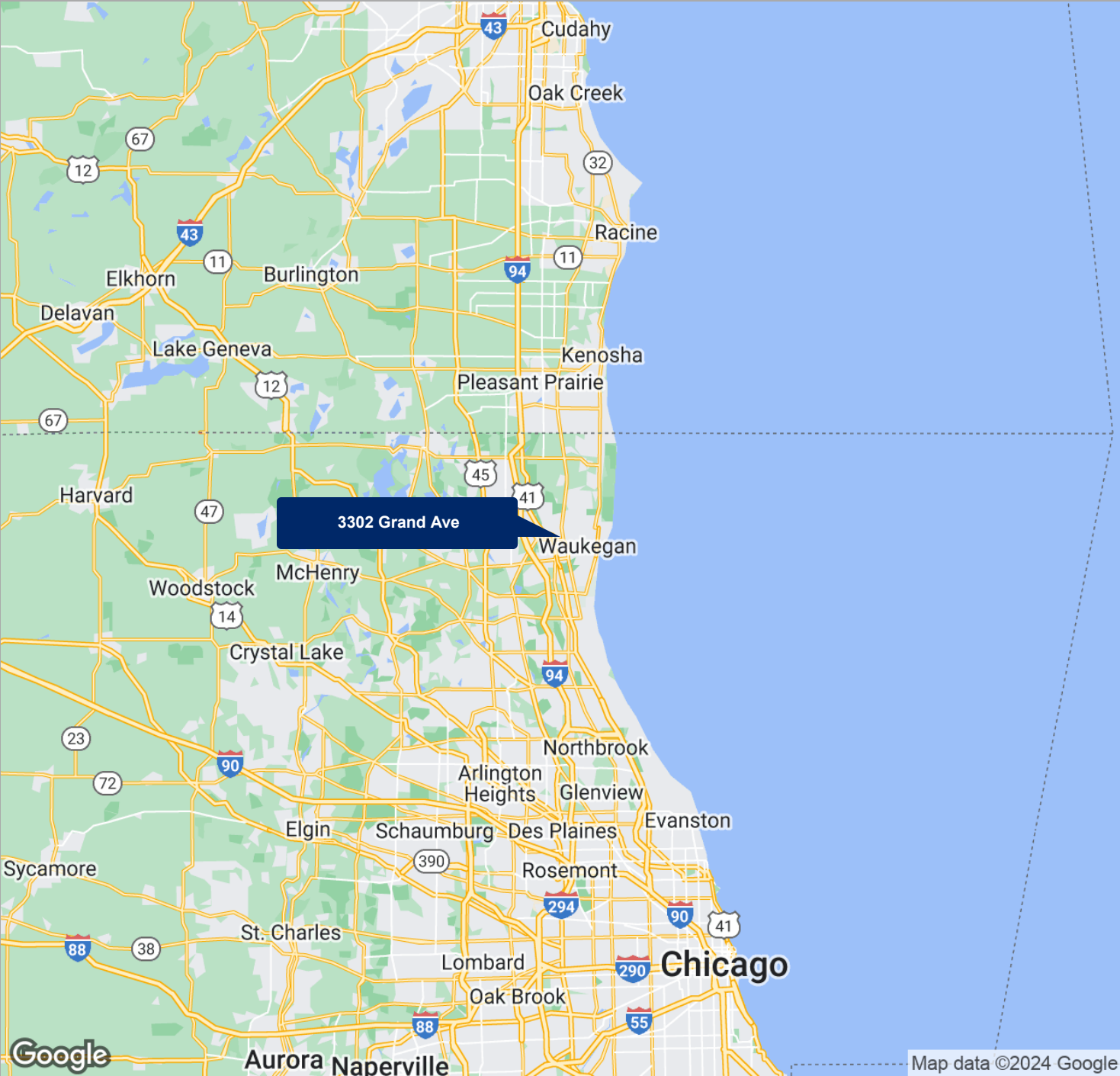


# Retailer Map

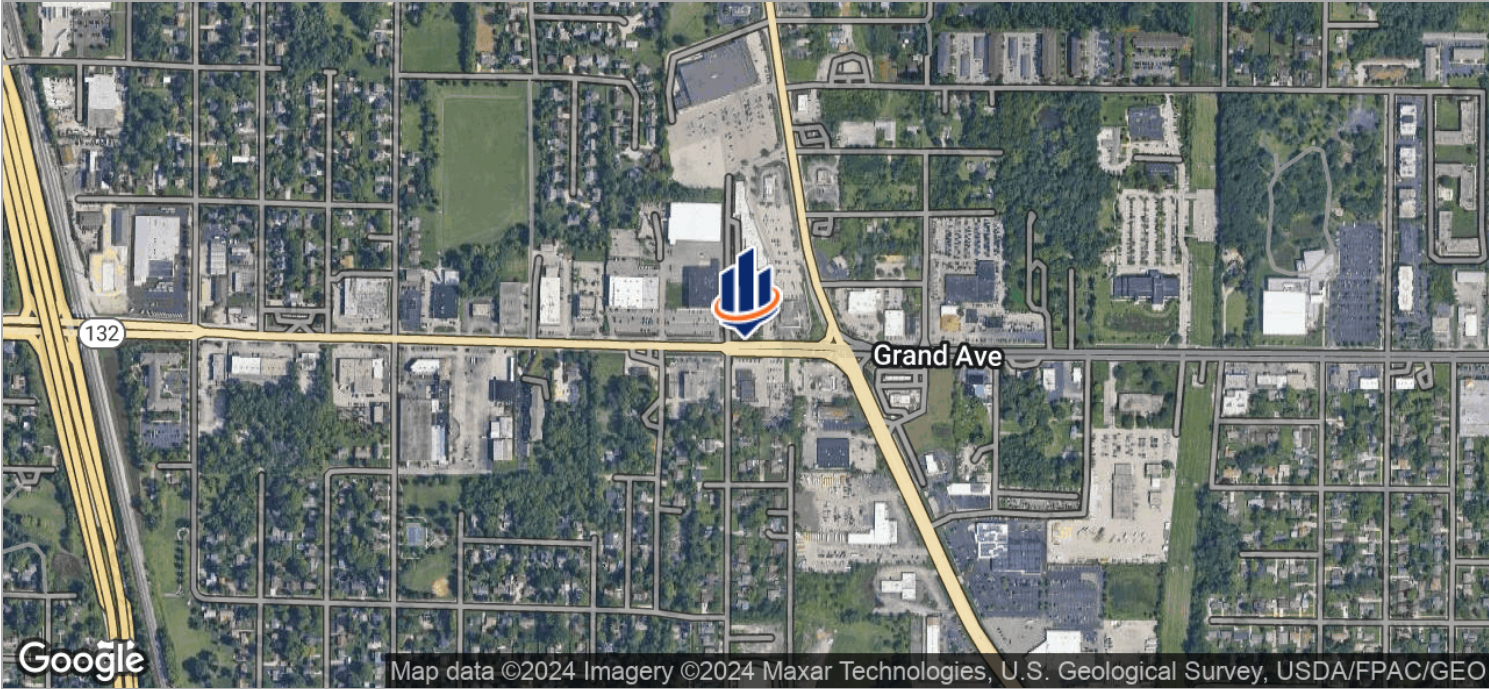




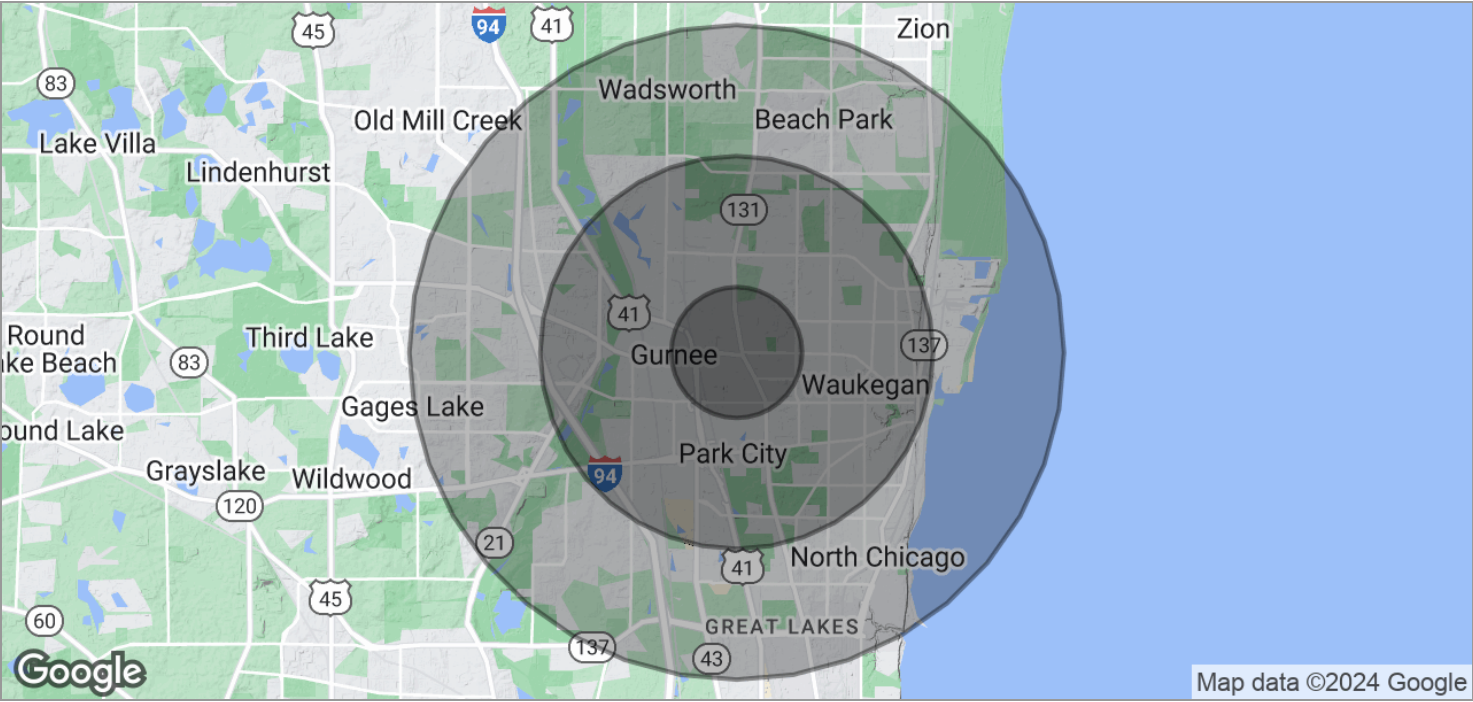
# Regional Map



# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,760	103,705	197,161
MEDIAN AGE	34.3	31.5	31.9
MEDIAN AGE (MALE)	34.0	30.2	31.0
MEDIAN AGE (FEMALE)	35.1	32.2	32.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,349	35,082	65,148
# OF PERSONS PER HH	2.7	3.0	3.0
AVERAGE HH INCOME	\$63,430	\$60,807	\$65,071
AVERAGE HOUSE VALUE	\$175,119	\$157,647	\$181,813



# Demographics Report

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Total households	4,349	35,082	65,148
Total persons per hh	2.7	3.0	3.0
Average hh income	\$63,430	\$60,807	\$65,071
Average house value	\$175,119	\$157,647	\$181,813

	1 MILE	3 MILES	5 MILES
Total population	11,760	103,705	197,161
Median age	34.3	31.5	31.9
Median age (male)	34.0	30.2	31.0
Median age (female)	35.1	32.2	32.5

*\* Demographic data derived from 2020 ACS - US Census*

# Advisor Bio & Contact 1



## Wayne Caplan

Senior Vice President  
SVN | Chicago Commercial

Wayne Caplan is a Senior Vice President for SVN | Chicago Commercial, specializing in the sale and leasing of retail, investment and development properties. He has participated in commercial property transactions in excess of \$1 Billion including many high profile transactions in the Chicago area. Wayne's clients range from small individual investors to large regional and national lending institutions, as well as REITs, life insurance companies, and national mixed-use developers. Awards and recognitions include being named Rookie of the Year for Inland Real Estate Sales in 2000, a top producer at Sheldon Good & Company for six years, and being among the top ten percent nationally of all 2000+ SVN advisors in gross commission volume for the past 13 years. Wayne has achieved SVN's prestigious Partner's Circle status for both 2014 & 2016, and was ranked number 23 & 26 respectively, among all SVN advisors nationally in gross commission volume. He also was awarded Platinum and Gold Commercial Real Estate awards from the Chicago Association of Realtors for excellence in sales and leasing volume numerous times. Wayne has been very active in volunteer leadership for the commercial real estate industry. He is a longtime member of the International Council of Shopping Centers [ICSC], the Chicago Association of Realtors [CAR], the Illinois Association of Realtors [IAR] and the National Association of Realtors [NAR]. He served for many years on the CAR "Commercial Forum" committee, of which he was the 2006 Committee Chair and has served on the prestigious Board of Directors of the 11,000+ member organization from 2008-2013.

Other appointments include serving on the Commercial Committee for IAR and as a member of the National Association of Realtors [NAR] board of directors as well as NAR's Commercial and Commercial Legislative & Regulatory Committees. Wayne currently serves on the ICSC Government Relations Committee for Illinois and on the Board of Directors for The Near South Planning Board in Chicago. Wayne is a contributor to charities such as the American Red Cross, The Jewish United Fund, Realtor's Relief Fund and Streetwise. Wayne lives in Glenview, IL with his wife and two sons.

Specialties: Retail Leasing, Investment Sales, Land and Development Consulting

## Memberships & Affiliations

2000 - Present - Member - International Council of Shopping Centers [ICSC]

2002 - Present - Member - National Association of Realtors [NAR]

2002 - Present - Member - Illinois Association of Realtors [IAR]

2002 - Present - Member - Chicago Association of Realtors [CAR]

1986 - Present - Member - Psi Upsilon Fraternity - Delta Chapter - New York University

Member - Beth Hillel Congregation Bnai Emunah - Wilmette, IL

Member - Board of Directors - The Near South Planning Board, Chicago, IL

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