

For Sale - 4.33 Acres Available Exceptional Car Wash Opportunity

Route 45 & Grand Avenue
Lindenhurst, IL 60046



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Property Specs

Address Route 45 & Grand Avenue, Lindenhurst, IL 60046

County Lake

Acres 4.33

Zoning GC - General Commercial

Traffic Counts IL Route 45 19,900
Grand Avenue 18,900

Frontage 509' on Route 45

APN 06-13-200-011 06-13-201-004
06-13-201-001 06-13-201-005
06-13-201-002 06-13-201-006
06-13-201-003

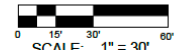
Taxes (2023) \$12,698.70

Sale Price \$1,600,000

- Highlights**
- Unincorporated Lake County - Need to annex into Lindenhurst
 - Good access to areas major transportation links (buses & expressways)
 - High Traffic Counts
 - 1-mile from Gurnee Mills
 - Stoplight corner
 - Site previously approved for Gas Station/Car Wash by Lindenhurst

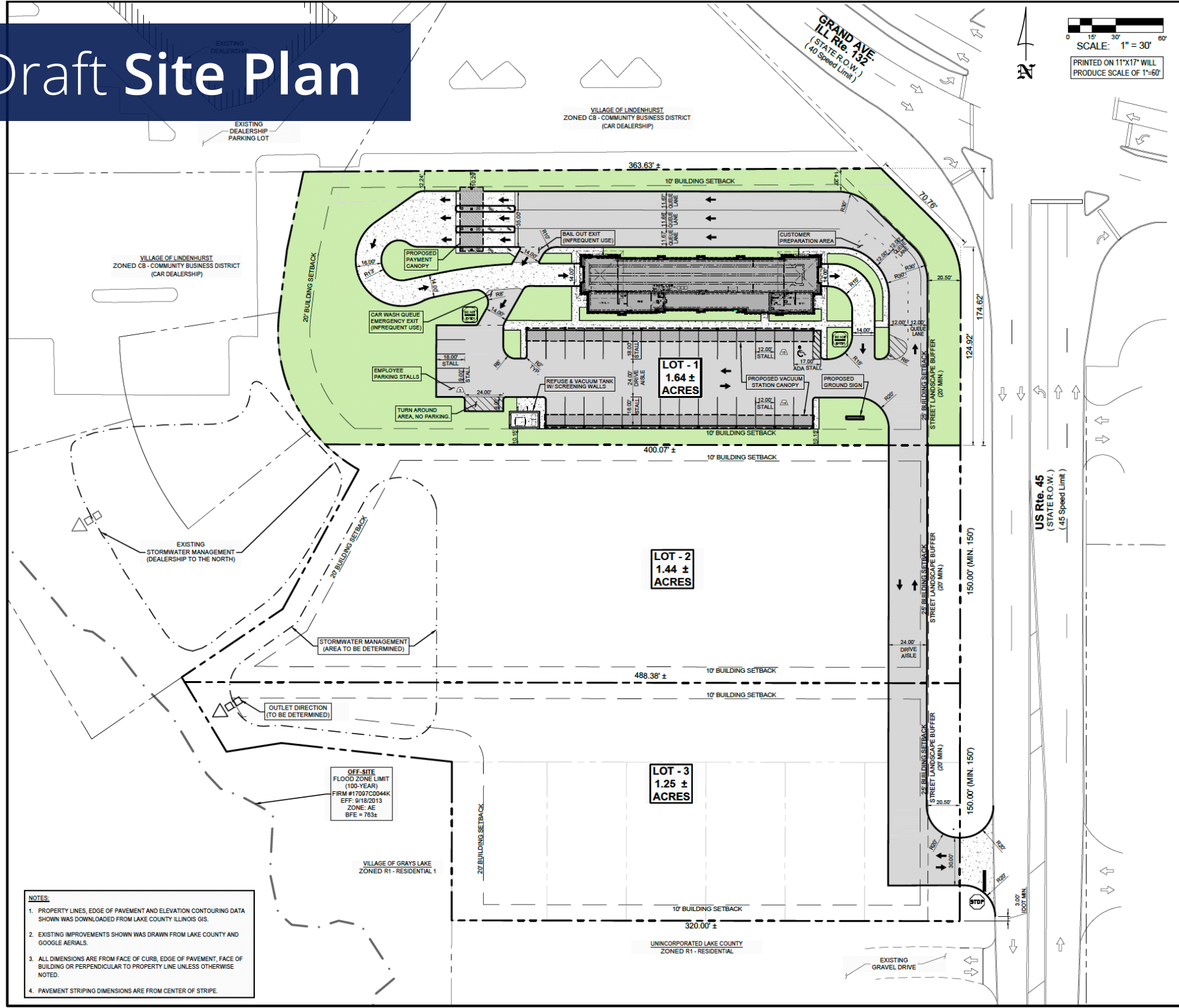


Draft Site Plan



SCALE: 1" = 30'

PRINTED ON 11"x17" WILL PRODUCE SCALE OF 1"=60'



VILLAGE OF LINDENHURST
ZONED CB - COMMUNITY BUSINESS DISTRICT
(CAR DEALERSHIP)

VILLAGE OF LINDENHURST
ZONED CB - COMMUNITY BUSINESS DISTRICT
(CAR DEALERSHIP)

EXISTING
STORMWATER MANAGEMENT
(DEALERSHIP TO THE NORTH)

STORMWATER MANAGEMENT
(AREA TO BE DETERMINED)

OUTLET DIRECTION
(TO BE DETERMINED)

OFF-SITE
FLOOD ZONE LIMIT
(100-YEAR)
FRM #17087C0044K
EFF: 01/18/2013
ZONE: AE
BFE = 763±

VILLAGE OF GRAYS LAKE
ZONED R1 - RESIDENTIAL 1

UNINCORPORATED LAKE COUNTY
ZONED R1 - RESIDENTIAL

- NOTES:**
- PROPERTY LINES, EDGE OF PAVEMENT AND ELEVATION CONTOURING DATA SHOWN WAS DOWNLOADED FROM LAKE COUNTY ILLINOIS GIS.
 - EXISTING IMPROVEMENTS SHOWN WAS DRAWN FROM LAKE COUNTY AND GOOGLE AERIALS.
 - ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PERPENDICULAR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
 - PAVEMENT STRIPING DIMENSIONS ARE FROM CENTER OF STRIPE.

Demographics

1 Miles

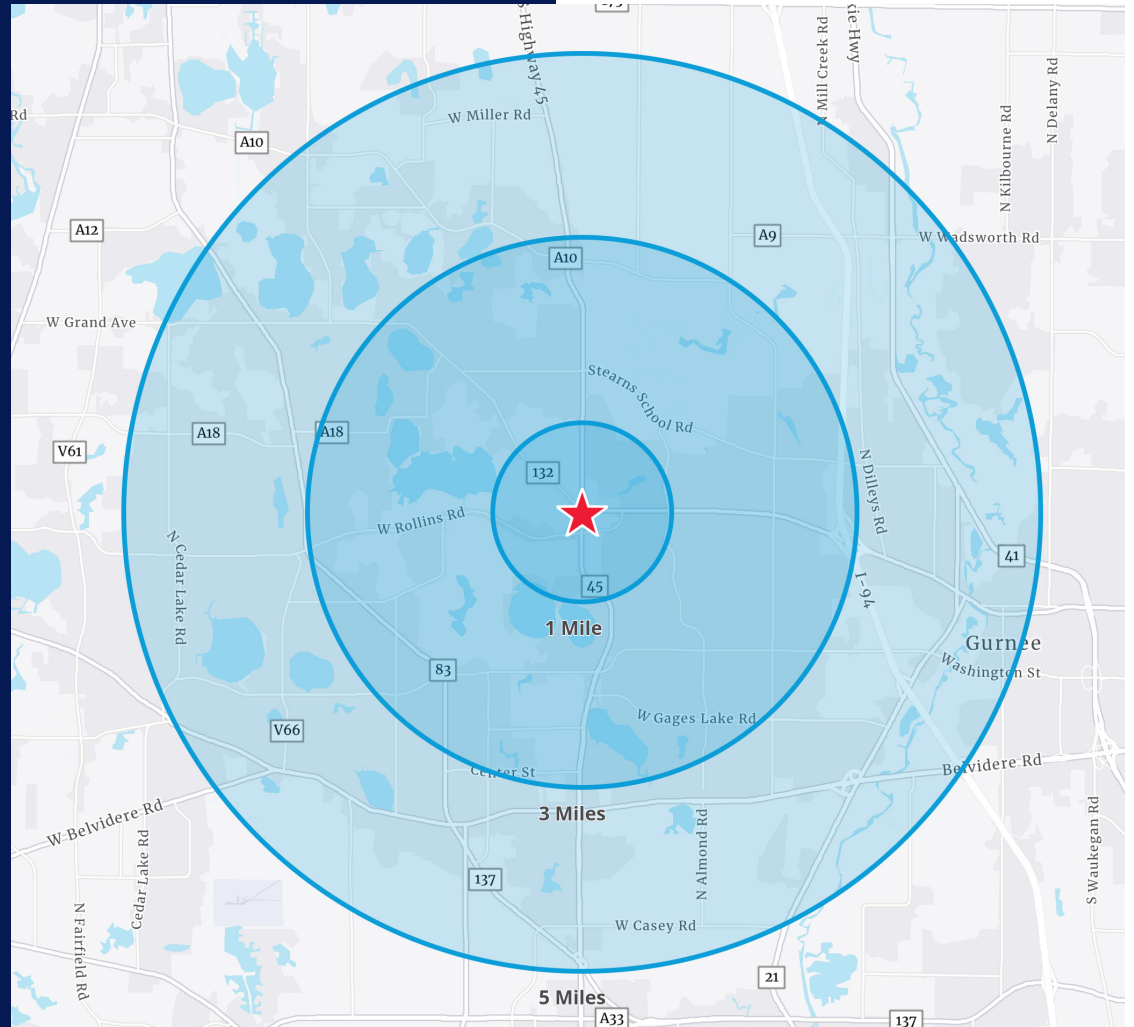
Population	6,730
Median Age	40.2
Avg. Income	\$126,274
Median Home Value	\$332,759

3 Miles

Population	49,024
Median Age	40.7
Avg. Income	\$119,905
Median Home Value	\$303,052

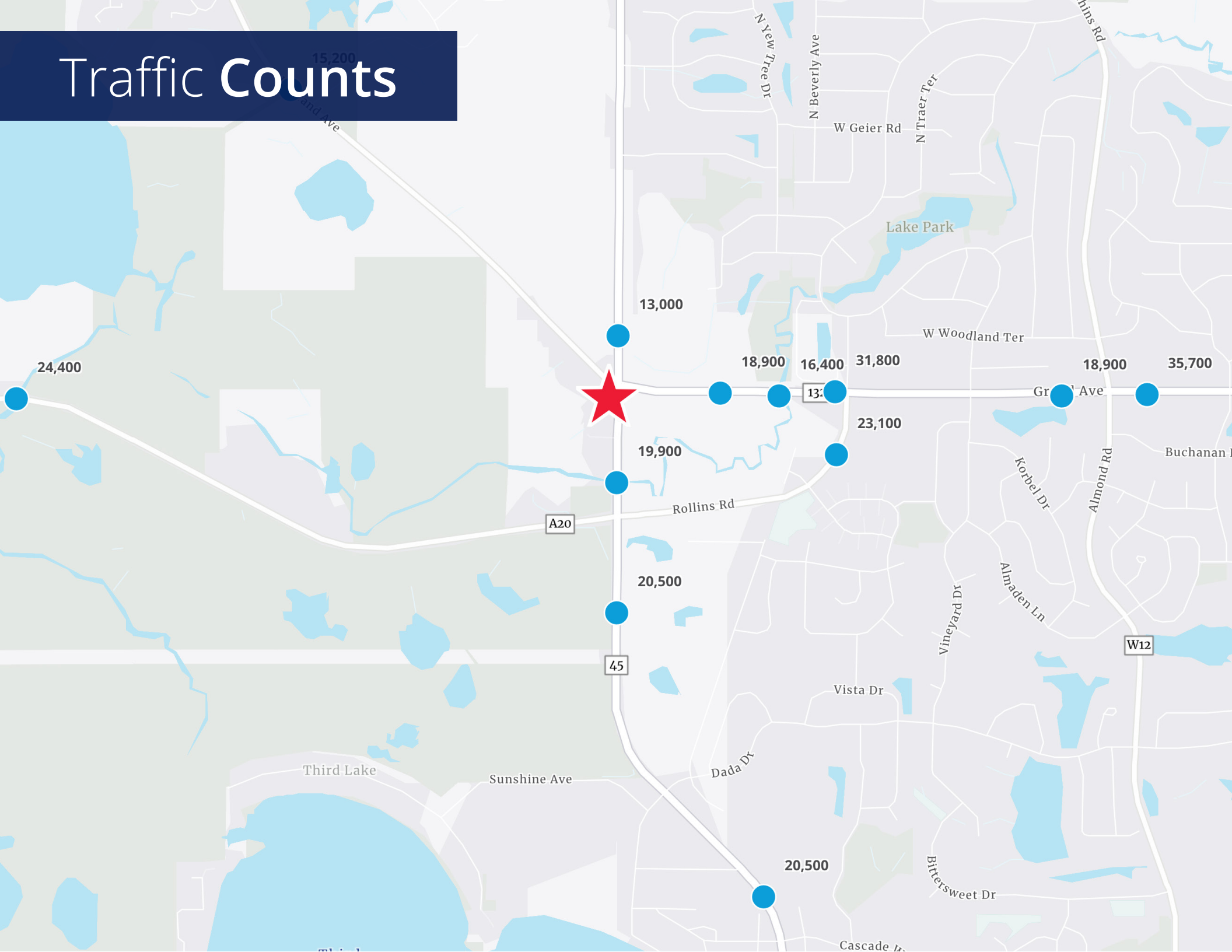
5 Miles

Population	124,461
Median Age	39.8
Avg. Income	\$108,424
Median Home Value	\$286,297



[Click for Details](#)

Traffic Counts



DEVELOPMENT OPPORTUNITY

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