

RETAIL FOR LEASE OR SALE

S.E.C Rt. 120 & Rt. 45

Grayslake, IL

AVAILABILITIES

- Retail/Medical For Lease up to 11,000 SF
- Build to Suit also available (Site is 54,729 SF)
- Inline or freestanding drive-thru

KEY HIGHLIGHTS

- Located at the southeast corner signaled intersection of Route 120 and Route 45
- 11,000 SF building with drive-thru potential on 54,729 SF of land
- Cross-easement with Anthology Senior Living, and with Circle K/Shell
- Will cross easement with new retail building containing Starbucks and Popeyes
- Affluent demographics; average household incomes over \$122,000 in a 3 Mile radius
- Located approximately 0.3 Miles from Northwestern Medicine Grayslake Outpatient Center.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	5,301	41,396	131,021
Median Age:	39.3	40.4	39.1
Households:	1,997	15,049	45,693
Avg. HH Income	\$107,265	\$122,281	\$118,402



PETER C. CACCIATORE
 Designated Managing Broker
 Subject Property is Agent Owned

(312) 264-6027
 pcacciatore@jos-cacciatore.com
 www.jos-cacciatore.com

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MARKET AERIAL



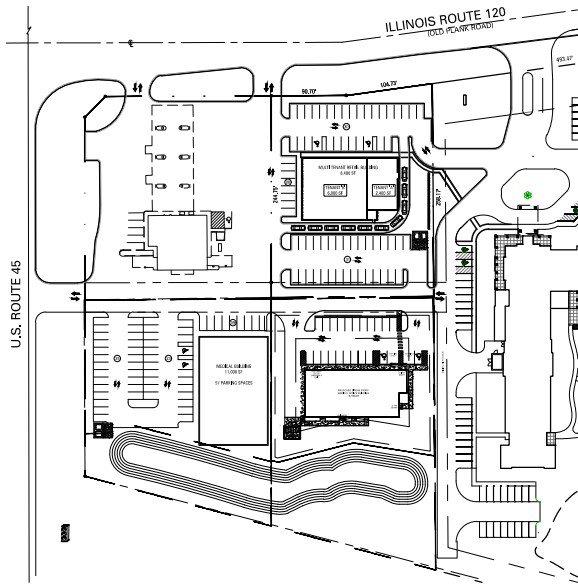
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CONCEPT PLAN

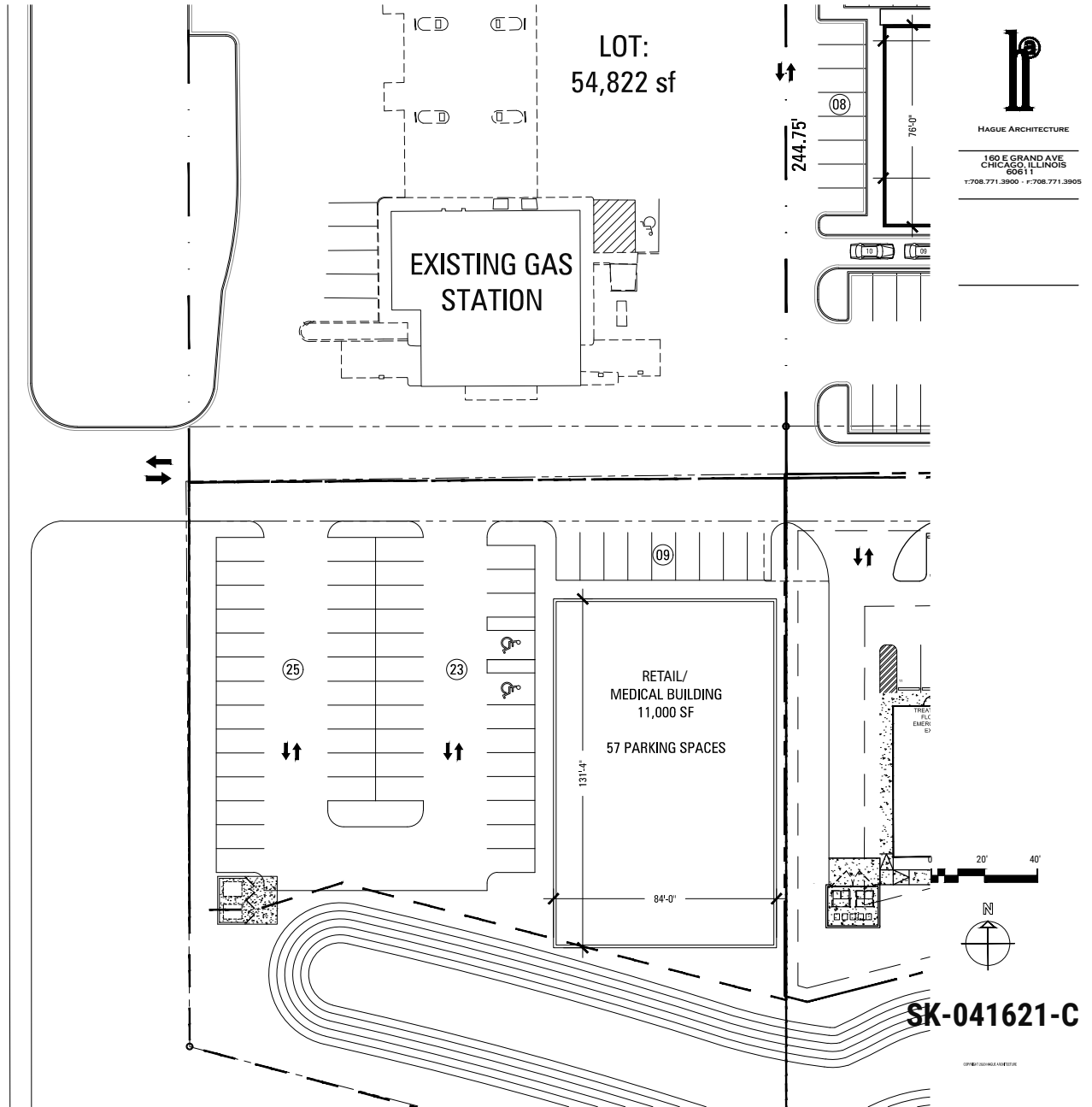
SITE DATA:
LOT 3
RETAIL/MEDICAL BUILDING: 11,000 SF
57 PARKING SPACES
5.2/1000 PARKING RATIO



GRAYSLAKE COMMONS

ROUTE 45 & ROUTE 120
GRAYSLAKE, ILLINOIS

U.S. ROUTE 45



HAGUE ARCHITECTURE
160 E GRAND AVE
CHICAGO, ILLINOIS
60611
T:708.771.3900 • F:708.771.3905

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