



DOWNTOWN-ADJACENT WAUKEGAN COMMERCIAL SITE FOR SALE

PROPERTY INFORMATION

- The former funeral home, encompassing ~6,556 square feet, includes both residential and office components, offering flexibility for separate operating, administrative, gathering, and support functions.
- Well suited for an owner-user or specialty-service operator, with potential for adaptive reuse by commercial, professional-service, community, or institutional users.
- ~27,453 square feet of land, with an attractive 4.2:1 land-to-building ratio, makes the site suitable for possible site redevelopment.
- Prominent Washington Street location benefiting from an IDOT-reported traffic count of ~17,100 vehicles per day.

ZONED

B2

ALDERMAN / WARD

Victor Felix / 4th Ward

PRICE UPON REQUEST

AREA INFORMATION

- Convenient to the Lake County Courthouse & Tower (0.3 miles) and Waukegan City Hall (0.3 miles), supporting government, legal, and professional-service activity.
- Located within walking distance of the Waukegan Metra station (0.5 miles), providing Union Pacific North Line commuter-rail service.
- Close to downtown public amenities and entertainment anchors, such as the Waukegan Public Library (0.3 miles), the historic Genesee Theatre (0.4 miles), and the College of Lake County Lakeshore Campus (0.5 miles).
- Recent nearby development and public investments include the College of Lake County Urban Farm Center—a \$20.8 million, 24,000-square-foot facility; a free, downtown public Wi-Fi service installation; and streetscape work in the Arts and Theatre District to improve accessibility and connections to downtown shops, restaurants, galleries and entertainment venues.
- Other nearby anchor tenants include Dunkin' (0.2 miles), Family Dollar (0.5 miles), Mama Jerk N Tings (0.4 miles).

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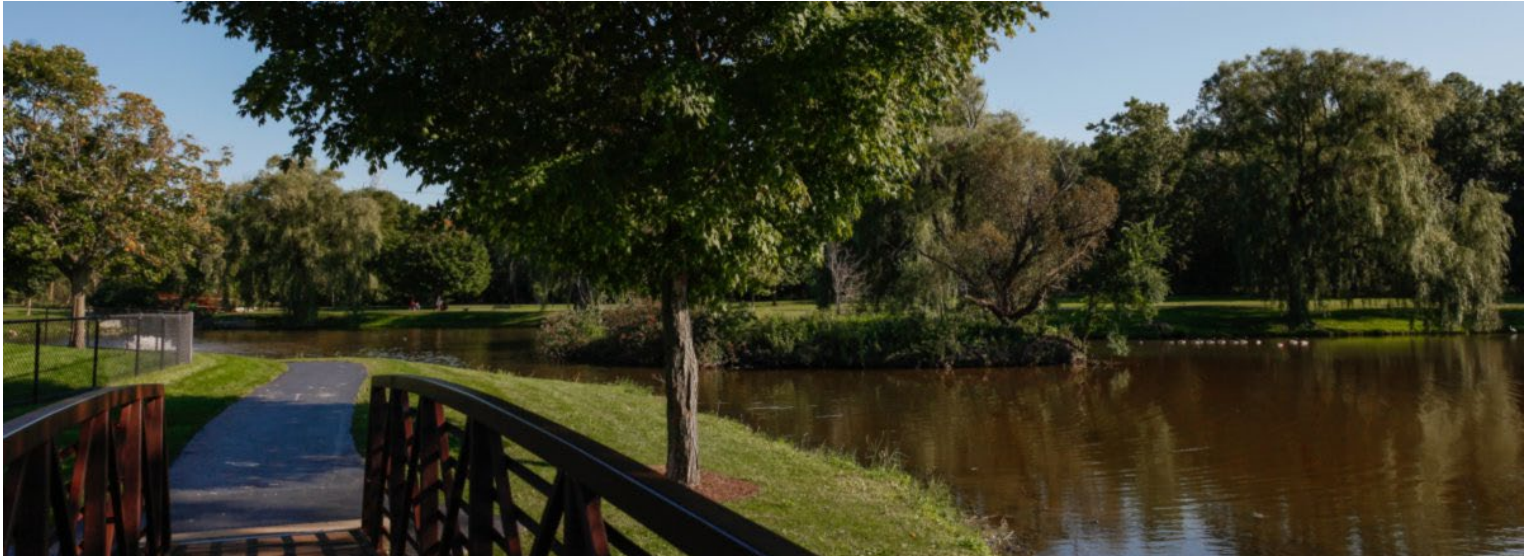
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Waukegan

Waukegan's lakefront, marina, and beaches are undeniably a major draw for residents; but the city is not just fun in the sun. The community has built a thriving art scene as well.

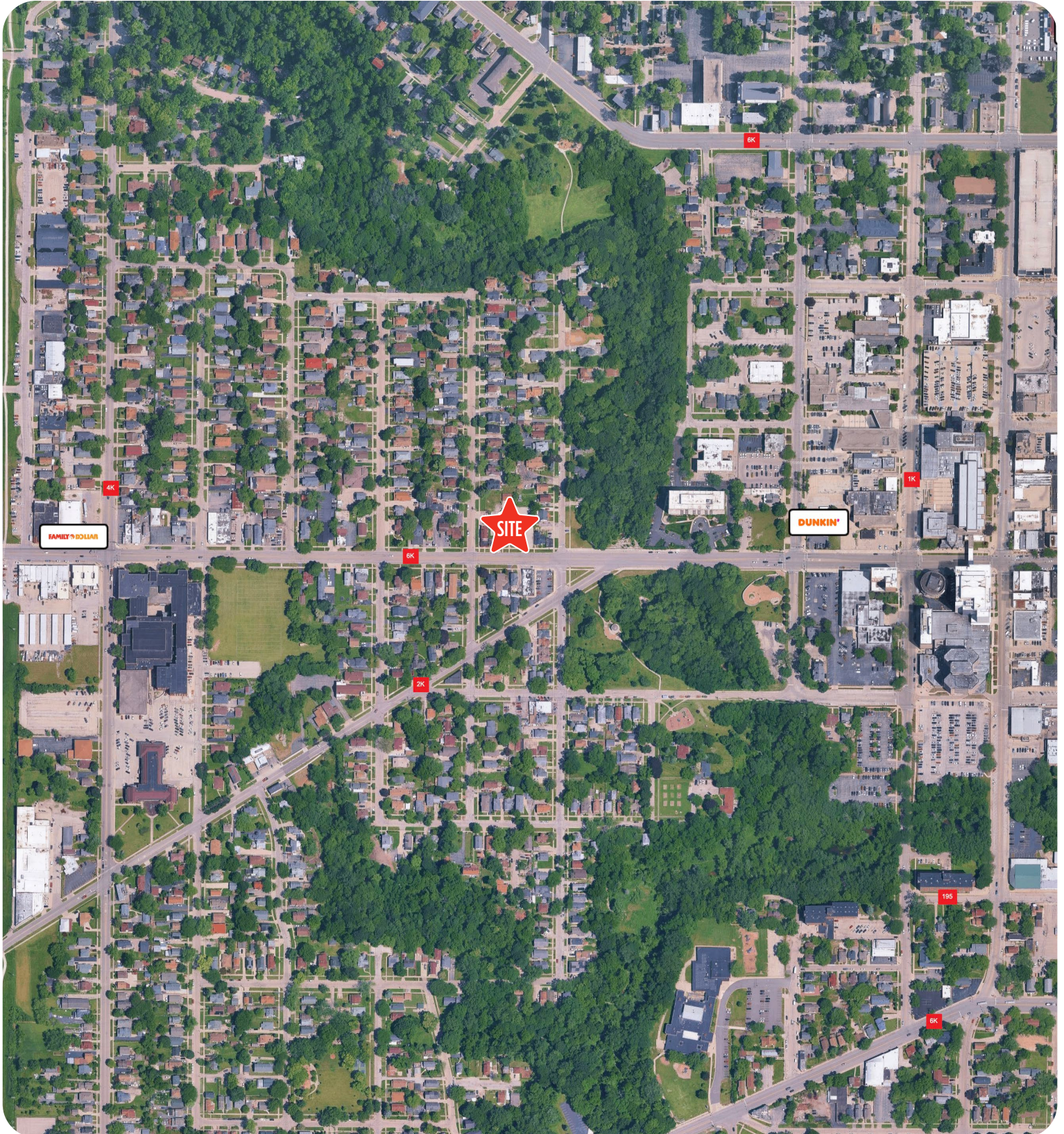
Once a center of shipping and manufacturing, the city has reinvented itself in the post-industrial age.

A massive lakefront revitalization project included an Arts and Theater District and the re-opening of the long-shuttered historic Genesee Performing Arts Theatre. The movie palace was built in 1927, sparing no expense in the hopes of drawing Chicagoans to the community. Despite its opulence and grandeur, competition from multiplex cinemas eventually led to its demise, forcing its closing in 1989. A decade later, the city purchased the building and invested \$23 million to return it to its former grandeur, re-opening in 2004.

Artspace transformed the historic Karcher Hotel, which also had fallen on hard times into a mixed-use arts facility. The facility includes space for artists, arts and nonprofit organizations, as well as retail and gallery space.

The city celebrates with a monthly "ArtWauk" which includes paintings, sculptures, dining, comedy, and music. The community also gets in the holiday spirit with its annual "Holiday Wauk" event.

Waukegan has an airport in addition to its marina and industrial port. The city's Metra station offers commuters convenient service to downtown Chicago via Metra's Union Pacific North Line.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

96,014

3 MILE

592,788

5 MILE

150,505

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$86,022

3 MILE

\$91,162

5 MILE

\$103,966