

# 1,169 & 1,200 SF FOR LEASE

## **WATERSTONE PLACE**

34500 HIGHWAY 45 | THIRD LAKE, IL



9450 WEST BRYN MAWR AVENUE | SUITE 550  
ROSEMONT, IL 60018  
773.355.3000 (main)  
[www.lee-associates.com](http://www.lee-associates.com)

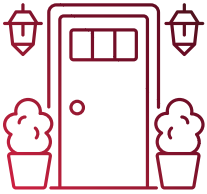
**RICK SCARDINO**  
Principal  
[rscardino@lee-associates.com](mailto:rscardino@lee-associates.com)  
773.355.3040

# PROPERTY HIGHLIGHTS

---



1,169 & 1,200 SF available for lease



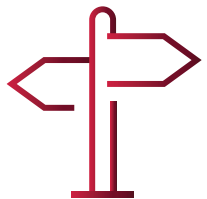
Excellent curb appeal, stronger than much of the area product



Over 51,800 people with an average household's income of \$135,059 within a three mile radius



Highway 45 has recently been upgraded from two to four lanes to improve regional connectivity - this improvement directly increases traffic counts



Highly visible electronic monument sign available for all tenants to feature promotions, seasonal specials, sales galore!



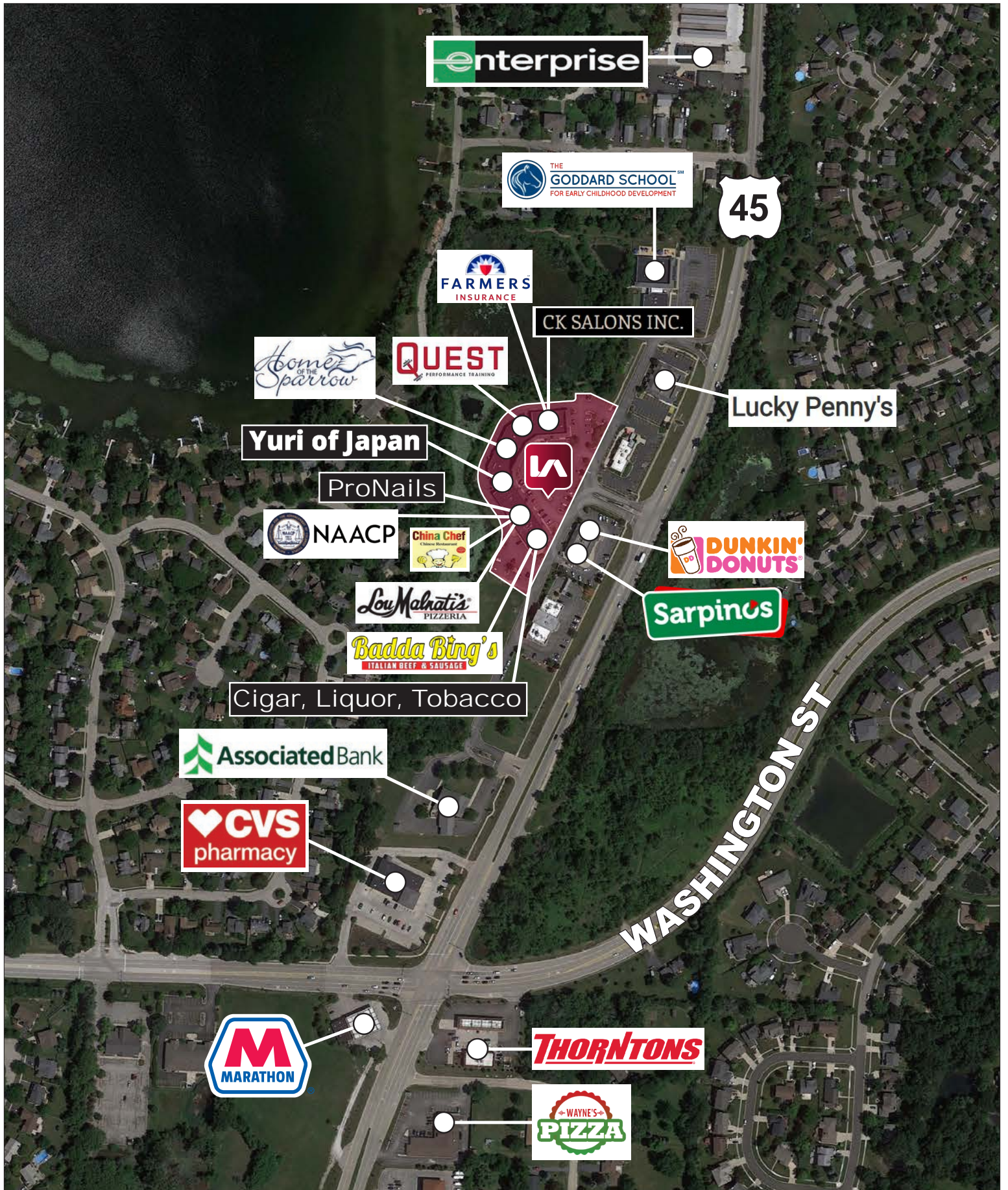
Shadow Center to College of Lake County (Main Campus), Lake County Vocational School and University Center of Lake County.



Highway 45: 19,500 VPD  
Washington Street: 22,500 VPD

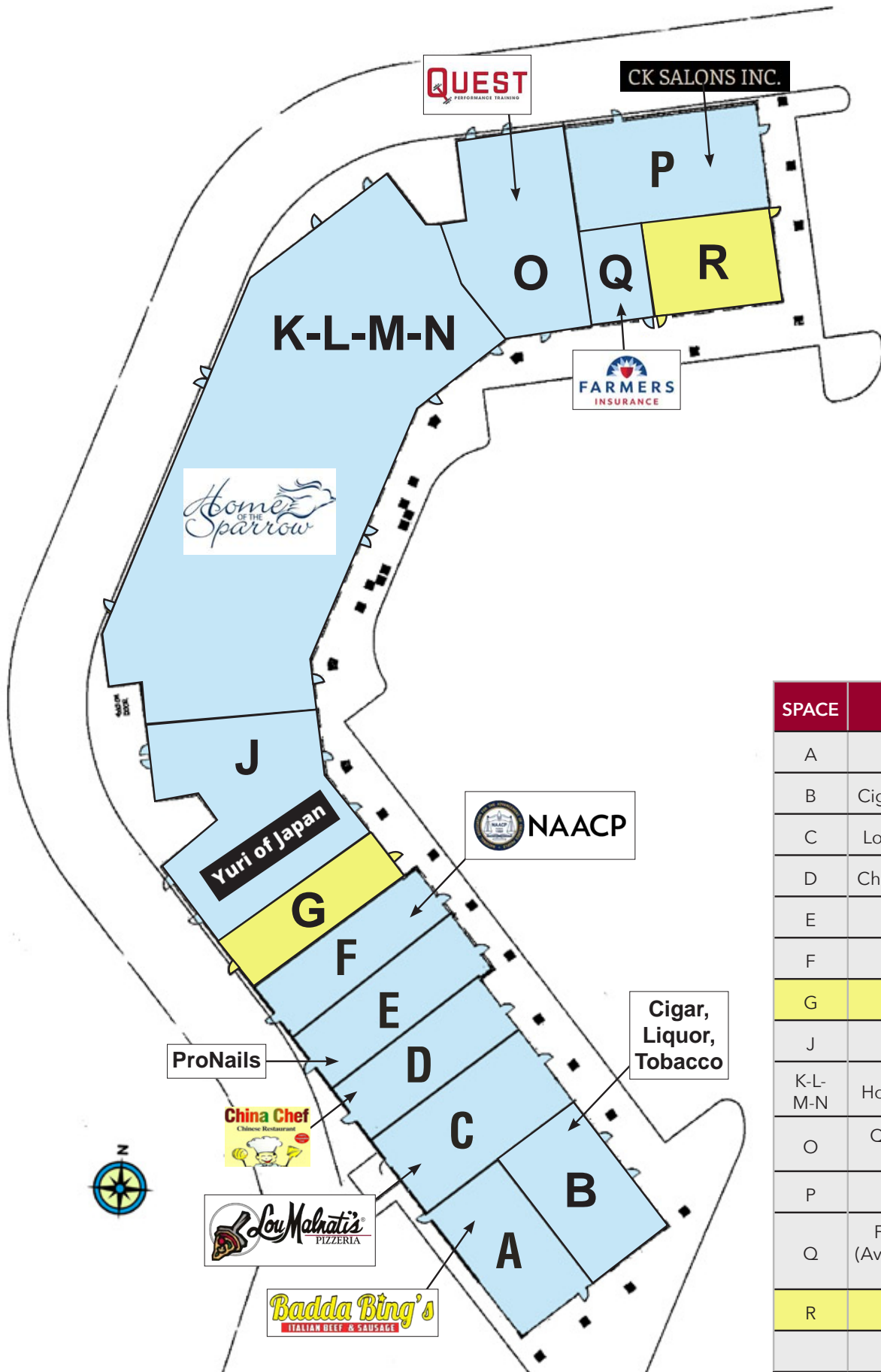


# RETAIL AERIAL





# SITE PLAN



SPACE	TENANT	SIZE (SF)
A	Badda Bing's	1,800
B	Cigar, Liquor, Tobacco	1,391
C	Lou Malnati's Pizzeria	1,697
D	China Chef Restaurant	1,300
E	Nail Pro	1,325
F	NAACP	1,361
G	AVAILABLE	1,200
J	Yuri of Japan	2,334
K-L-M-N	Home of the Sparrow	11,618
O	Quest Performance Training	2,070
P	CK Salons	2,327
Q	Farmers Insurance (Available with 90 days notice)	493
R	AVAILABLE	1,169
	<b>TOTAL</b>	<b>30,085</b>

# TENANT SNAPSHOT



## **BADDA BING'S** | [www.baddabings.com](http://www.baddabings.com)

Your favorite beefs, burgers, gyros, and hotdogs with quality in mind. Excellence from the grill to your hands.



## **CHINA CHEF RESTAURANT**

Local China kitchen restaurant.



## **CIGAR, LIQUOR, TOBACCO**

Local alcohol and tobacco store.



## **CK SALONS** | [www.cksalonsinc.com](http://www.cksalonsinc.com)

We are a full-service, privately owned salon and spa proudly serving our customers for 18 years. Our team of licensed stylists, estheticians and nail technicians are exceptionally trained with extensive experience and loyal clients who are testimony to their skill, commitment and passion. When you walk through our doors, you'll have that "at home" feeling of warmth, comfort, and sophistication surrounded by friends. When you leave, you'll feel relaxed, pampered and polished. Our goal is to exceed your expectations with each and every appointment and help you to be your own kind of beautiful at CK Salons.



## **FARMERS INSURANCE** | [www.farmers.com](http://www.farmers.com)

The Farmers Insurance Group of Companies was built to last, with a firm foundation of reliable businesses and a dedication to continual improvement. What began as a simple Car insurance company for farmers has become a multi-line, multi-company insurer and financial services group with a solid reputation for doing the right thing for the right reason.



## **HOME OF THE SPARROW** | [www.hosparrow.org](http://www.hosparrow.org)

Home of the Sparrow opened its doors as a homeless shelter in 1987. Today, Home of the Sparrow not only provided Transitional Shelter, but also Affordable Housing and Rapid Re-Housing combined with Supportive Services that address the core issues of homelessness. Home of the Sparrow's mission is: To Provide Hope, Opportunity and Support that empowers women and children as they journey from homelessness to self-sufficiency.



## **LOU MALNATI'S PIZZERIA** | [www.loumalnatis.com](http://www.loumalnatis.com)

Considered the oldest family name in Chicago pizza, Lou Malnati's is as rich in history as its pizza is in flavor. Lou Malnati got his start in the 1940's working in Chicago's first deep dish pizzeria. Lou and his wife Jean opened the first Lou Malnati's Pizzeria in 1971. Malnati's success comes from our commitment to quality. Every Lou Malnati's pizza is handmade from scratch using the finest and freshest ingredients. And our family's secret recipe for flaky, buttery crust has been passed down from generation to generation. You'll know with every bite that each pizza was made with care and special attention.



## **NAACP** | [www.naacp.org](http://www.naacp.org)

Civil rights organization in the United States, formed in 1909 as an interracial endeavor to advance justice for African Americans. NAACP's mission is to ensure the political and educational equality of minority group citizens and eliminate race prejudice. The NAACP works to remove all barriers of racial discrimination through democratic processes.



## **NAIL PRO**

Local nail salon.



## **QUEST PERFORMANCE TRAINING** | [www.questperformancetraining.com](http://www.questperformancetraining.com)

At Quest we offer a unique style of training that fits all fitness levels. These group workouts are filled with fun functional moves that get the heart rate up and increases mobility and strength. Workouts consist of rotating from HIIT circuits to strength movements as well.



## **YURI OF JAPAN** | [www.yurirestaurantthirdlakeil.com](http://www.yurirestaurantthirdlakeil.com)

At Yuri of Japan, you can expect to find delicious menu options that please your taste buds and leave you satisfied. Our Japanese steakhouse features a variety of Japanese cuisines and specialty sauces made by chefs who have more than 30 years in the industry. With their knowledge, experience, and dedication to preparing outstanding meals, we guarantee you'll be coming back for more! Watch one of our talented chefs prepare, cook and plate your meals just inches away from the table. Stop by and let us serve you.

# DEMOGRAPHICS

[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)

1 MILE

3 MILES

5 MILES



ESTIMATED POPULATION

7,045

51,804

131,369



NUMBER OF HOUSEHOLDS

2,383

19,558

47,602



HOUSEHOLD INCOME

\$159,007

\$135,059

\$128,173

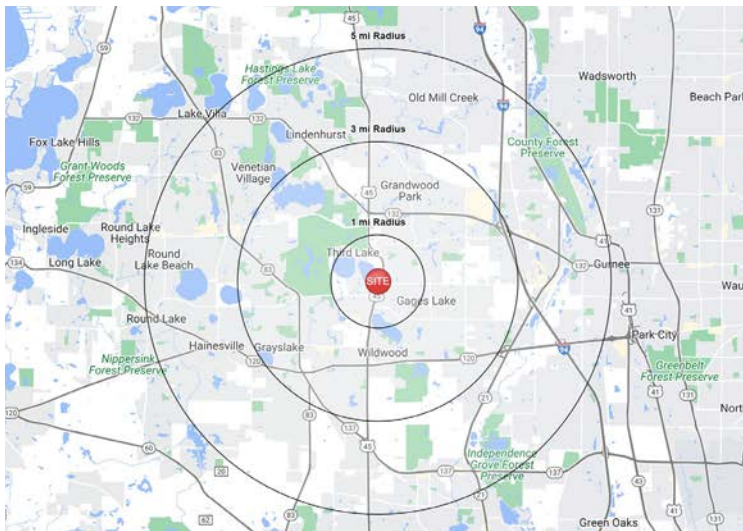


DAYTIME POPULATION

4,988

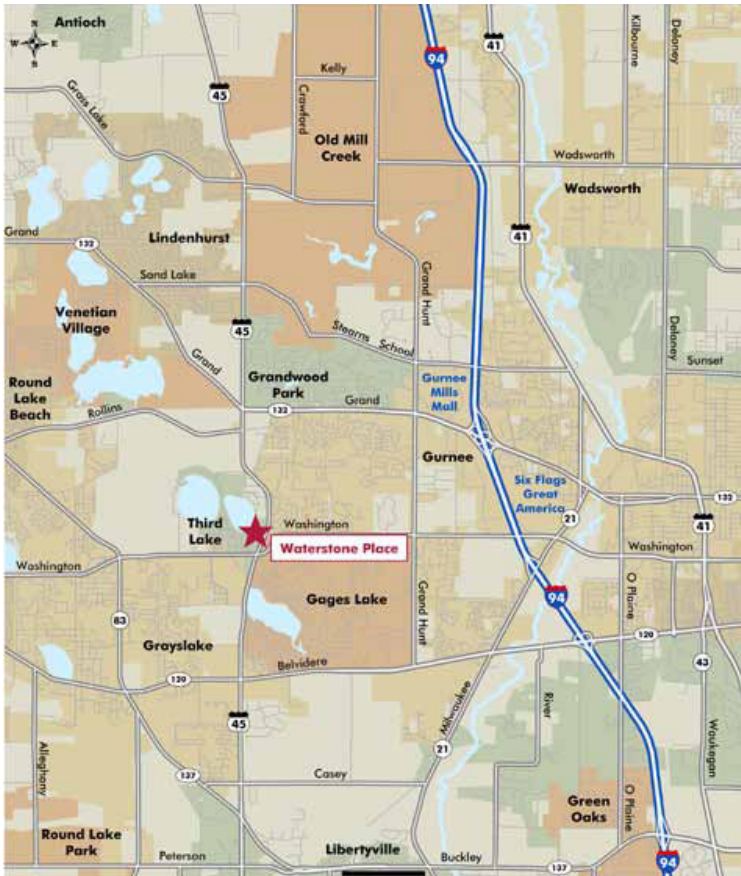
33,623

75,895





# OPPORTUNITY IDENTIFICATION



## LOCATION

The village of Third Lake is located in the northern portion of Lake County, west of Interstate 94 approximately 40 miles north of downtown. Immediately surrounding communities include Gurnee, Grayslake, Libertyville and Lindenhurst.

## RETAIL MARKET

Third Lake is directly southwest of the region's dominant retail center of gravity, the Grand Avenue corridor which is located approximately three miles to the northeast. The corridor's primary development is the Gurnee Mills Mall, a super-regional shopping center, whose key tenants include Sears Grand, Bass Pro Shops, Kohl's, Burlington Coat Factory, Bed Bath & Beyond, Marcus Theaters, and Marshall's. There are several other shopping centers in proximity to Gurnee Mills Malls. Other national retailers in this corridor that totals 3.5 million SF include Best Buy, Home Depot, OfficeMax, Target, Cost Plus World Market, Old Navy, Pier 1, Menards, PetSmart, Party City, Michaels, Walmart and Sam's Club. The Third Lake / Grayslake retail corridor can be characterized as a neighborhood and service-oriented corridor made popular by such dominant retailers as Piggly Wiggly, Jewel/Osco, Ace Hardware and Walgreens.



# 1,169 & 1,200 SF FOR LEASE

## **WATERSTONE PLACE**

34500 HIGHWAY 45 | THIRD LAKE



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

9450 WEST BRYN MAWR AVENUE | SUITE 550  
ROSEMONT, IL 60018  
773.355.3000 (main)  
[www.lee-associates.com](http://www.lee-associates.com)

**RICK SCARDINO**  
Principal

[rscardino@lee-associates.com](mailto:rscardino@lee-associates.com)  
773.355.3040