

# SALE / LEASE

## 7,785 GLA | RETAIL PROPERTY FOR LEASE OR SALE | WAUKEGAN, IL

610 S Genesee Waukegan, IL 60085



### PROPERTY DESCRIPTION

Coldwell Banker Commercial has been chosen to exclusively market this 8,200 SF property located in Waukegan, IL. The Gross Leasable area is 15,570 SF with the basement included and each floor being 7,785 SF. The property was occupied by Family Dollars who ran a successful business for over 10 years. Property offers ample parking and is on a busy intersection where new affordable housing is currently being developed which surrounds the property. The building has a full basement with high ceilings, Roof was completed in 2014, two HVAC units installed in 2007 totaling 20 tons.

### PROPERTY HIGHLIGHTS

- Private Parking
- Shell Condition Property
- Full Basement With High Ceilings

### LOCATION DESCRIPTION

Waukegan, is the most populous city in, and the county seat of Lake County, Illinois, United States. An industrial suburb of Chicago, Waukegan is situated approximately 26 miles north of Chicago's city limits, roughly 30 to 40 minutes from the North Side of the city.

### OFFERING SUMMARY

Sale Price:	\$650,000
Lease Rate:	\$7,136.00 per month (NNN) CAM \$2.34 Per Sq.Ft
Available SF:	7,785 SF
Lot Size:	0.63 Acres

**Paul Proano**  
312 860 4043

**Lisa Gagliano**  
773 818 1888

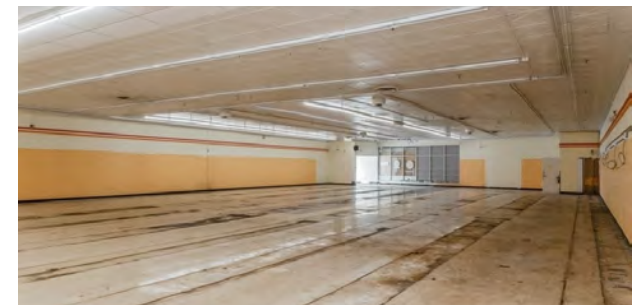
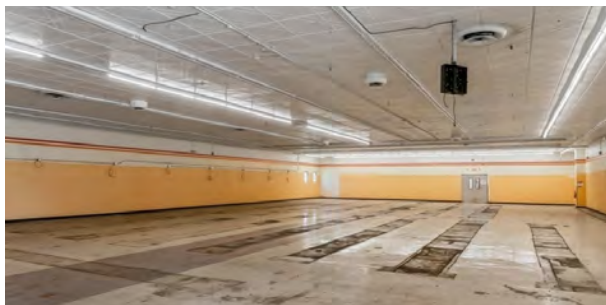


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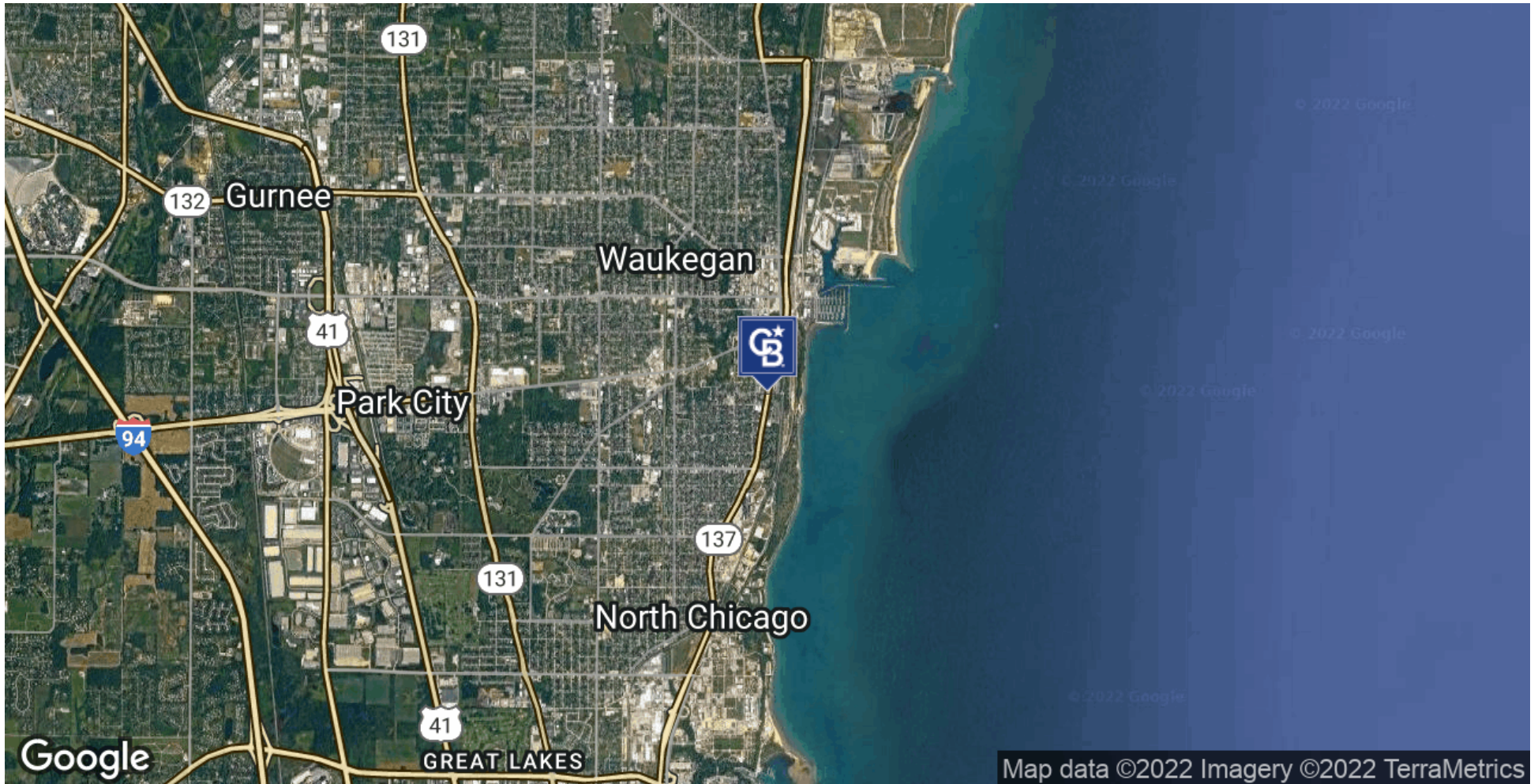
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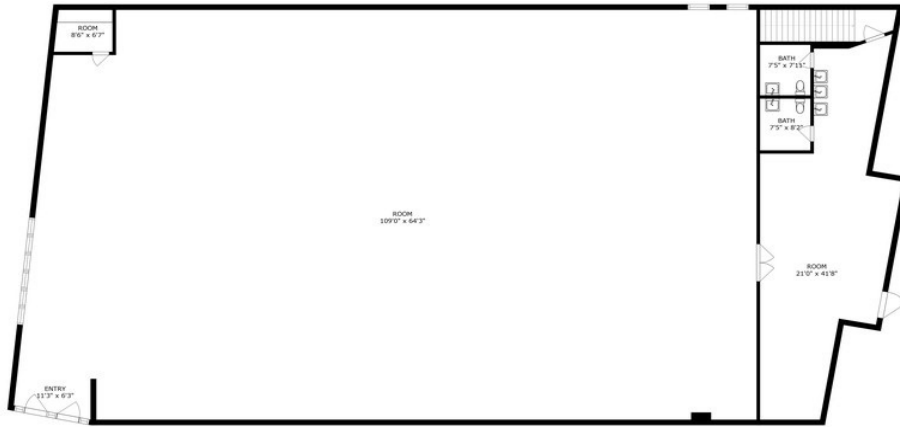


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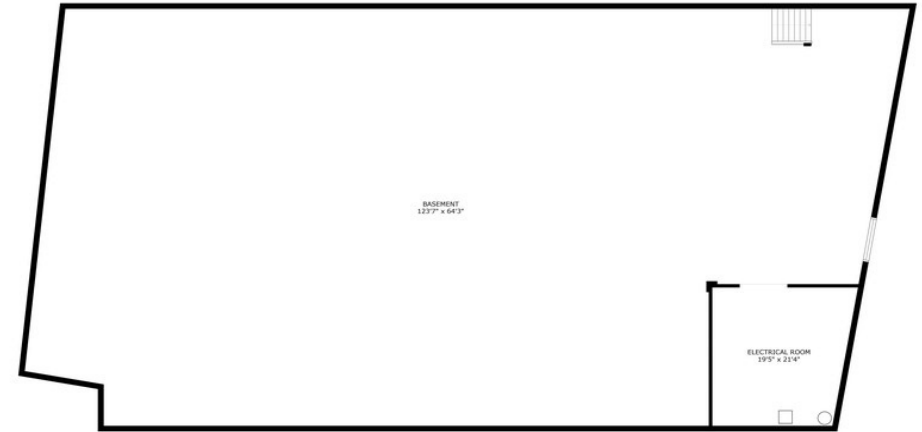
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Ground Level Floor Plan

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Basement Floor Plan

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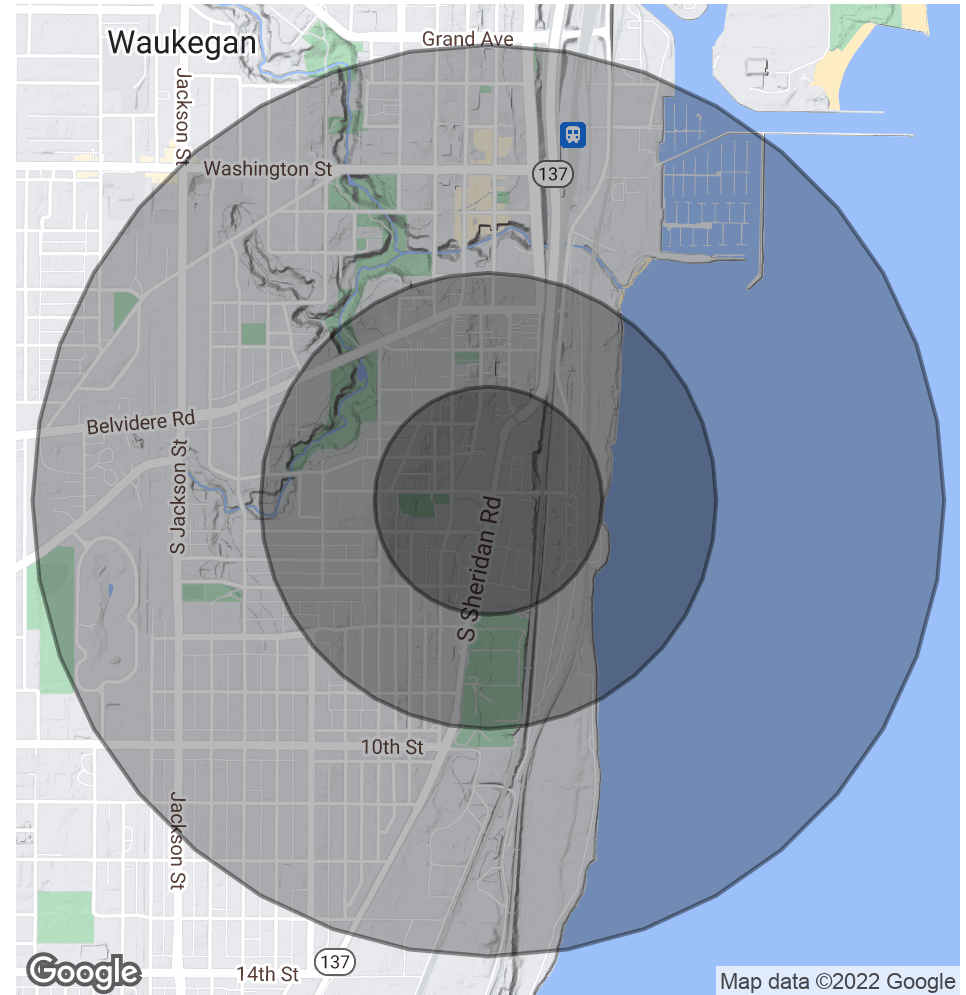
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,084	4,202	11,614
Average Age	20.5	27.5	33.0
Average Age (Male)	16.2	26.1	33.1
Average Age (Female)	26.5	28.0	32.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	443	1,647	4,308
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$24,977	\$37,868	\$46,919
Average House Value	\$200,653	\$105,126	\$140,816

\* Demographic data derived from 2020 ACS - US Census



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