

MARCUS & MILLICHAP  
PRESENTS

# FREESTANDING HEATH CLUB

WAUKEGAN, IL

OFFERING MEMORANDUM



PRIME  
CHICAGO MSA

ATTRACTIVE LEASING  
OPPORTUNITY

DENSE, AFFLUENT  
DEMOGRAPHICS

## FREESTANDING HEALTH CLUB

452 LAKEHURST RD, WAUKEGAN, IL 60085

### AVAILABLE FOR LEASE

#### CONFIDENTIAL LISTING

DO NOT DISTURB TENANT

NEARBY TENANTS:



### Offering Details

LEASE TYPE	NNN / As-Is
LEASE RATE	Negotiable
TOTAL GLA	45,167 SF
LOT SIZE	3.24 AC
YEAR BUILT	2009
PARCEL NUMBER	07-25-308-006
PARKING	±232 Spaces







HIGHLIGHTS & DEMOGRAPHICS

**AN EXCEPTIONAL LEASING OPPORTUNITY: A 45K+ SQUARE FOOT FREESTANDING HEALTH CLUB IN WAUKEGAN, IL. RESTING RIGHT OFF OF HIGHWAY 94, THIS OFFERING PRESENTS A WELL POPULATED LOCATION WITH CLOSE PROXIMITY TO OVER 129,898 VPD AND ALLOWS FOR EASY ACCESS TO AND FROM DOWNTOWN CHICAGO.**

Waukegan is a city in Lake County, Illinois. It is a suburb of Chicago and is located on the northeastern side of the Chicago Metropolitan area. The population was 88,182 at the 2020 census. Waukegan is the 5th largest city in Illinois by population.

RARE LEASING OPPORTUNITY

EASY ACCESS TO-AND-FROM CHICAGO METROPOLITAN

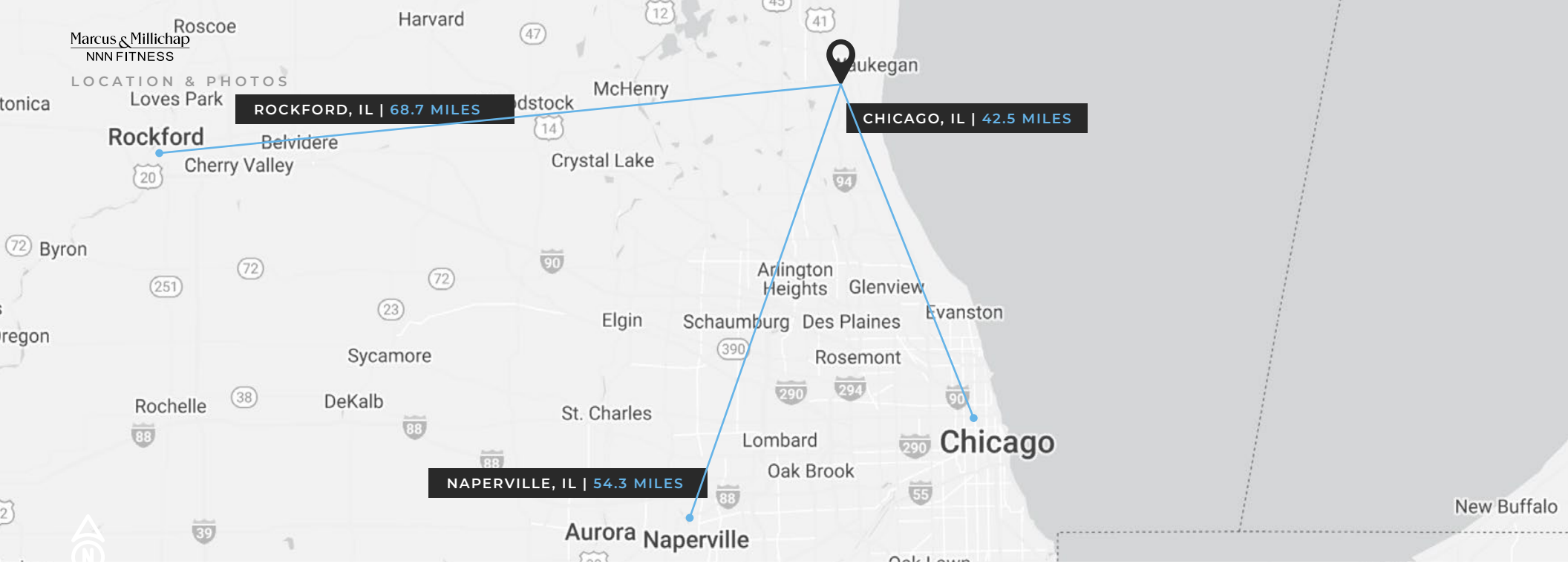
DENSE, AFFLUENT DEMOGRAPHICS

CLOSE PROXIMITY TO WALMART & ENTERTAINMENT VENUES

**Demographics**

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Population	9,431	61,976	181,383
2028 Projection	9,569	62,571	183,164
<b>HOUSEHOLDS</b>			
2023 Households	3,439	21,042	58,597
2028 Projection	3,494	21,270	59,239
<b>HOUSEHOLD INCOME</b>			
Avg Household Income	\$116,249	\$92,921	\$97,326
Median Household Income	\$87,733	\$66,877	\$68,736





# CHICAGO MSA

The Chicago Metropolitan Statistical Area (MSA) stands as a cornerstone of commerce, culture, and innovation in the Midwest region of the United States. Encompassing the iconic city of Chicago and its surrounding counties in Illinois, Indiana, and Wisconsin, this dynamic metropolitan area. At the heart of the Chicago MSA lies a rich tapestry of educational institutions, including the prestigious University of Chicago, Northwestern University, and the University of Illinois at Chicago.

Chicago MSA is home to a plethora of Fortune 500 and Fortune 1000 companies, solidifying its status as a global economic powerhouse. Major corporations such as Boeing, McDonald's, Walgreens Boots Alliance, and AbbVie call the Chicago area home, contributing to its robust economy and diverse industry sectors, including finance, manufacturing, healthcare, and technology.

With its strategic location at the crossroads of the nation's transportation network, including major highways, railroads, and O'Hare International Airport, Chicago serves as a vital hub for logistics and distribution, making it an attractive destination for businesses seeking access to domestic and international markets.

**3RD LARGEST ECONOMY**

IN THE USA

**10 MILLION**

2020 MSA POPULATION

**31+ FORTUNE 500**

COMPANIES & REGIONAL HQ'S

**64 FORTUNE 1000**

COMPANIES & REGIONAL HQ'S

**\$822+ B**

GDP 2022

**3RD LARGEST**

MSA IN THE USA

The Chicago MSA boasts a highly skilled and educated workforce, drawn from its world-class universities and diverse population base. This talented labor pool, coupled with a business-friendly environment and robust infrastructure, positions the region as a premier destination for corporate headquarters, innovation centers, and industrial facilities.

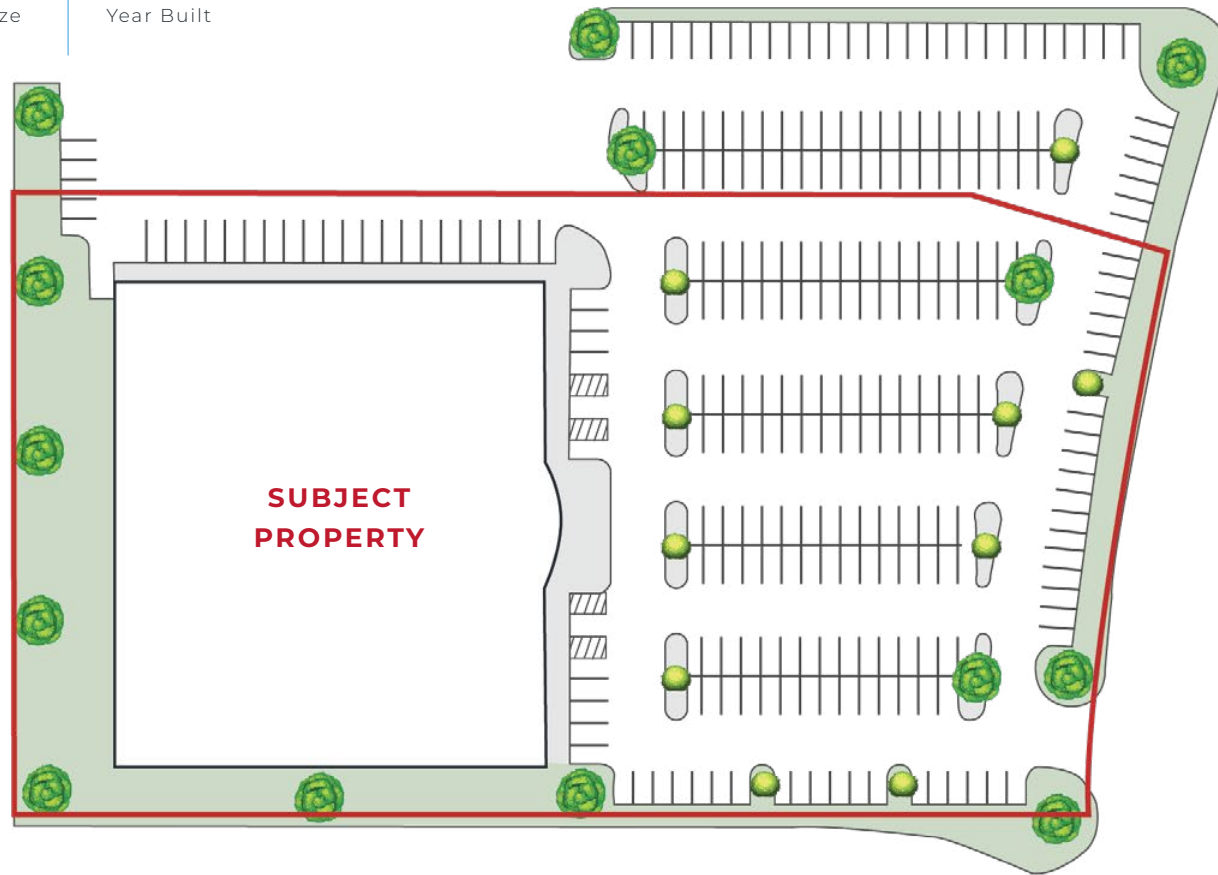
In addition to its economic prowess, the Chicago MSA offers a vibrant cultural scene, with world-renowned museums, theaters, sports teams, and culinary delights that attract millions of visitors each year.



**45,167 SF**  
GLA

**3.24 AC**  
Lot Size

**2009**  
Year Built





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# FREESTANDING HEATH CLUB

WAUKEGAN, IL

## OFFERING MEMORANDUM



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