



# PRIME END CAP 15,000SF ACE HARDWARE CENTER

3232 N. Lewis Avenue | Waukegan | ILLinois

**NEWMARK**

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**3232**  
NORTH LEWIS AVENUE

## HIGHLIGHTS

- High performing Ace Hardware and Dollar Tree anchored center on a heavily trafficked intersection
- Shares the same intersection with Jewel and Target which draws a lot of additional customers to the site
- Up to 130 feet of overall frontage on the available space
- Demising the space is a possibility in order to accommodate smaller uses
- High ceiling heights allow for a variety of different users

### SPACE

15,000SF

### NEARBY RETAILERS



## PRIME END CAP 15,000 SF FOR RETAIL, MEDICAL OR OFFICE

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mil
<b>Residential Population</b>	9,356	71,294	151,089
<b>Daytime Population</b>	5,893	52,169	125,276
<b>Average Annual Income</b>	\$11,524	\$69,641	\$69,199

### TRAFFIC COUNTS

<b>Lewis Avenue</b>	20,018 VPD
<b>York House Road</b>	12,600 VPD





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