

# PRIME END CAP 15,000SF ACE HARDWARE CENTER

3232 N. Lewis Avenue | Waukegan | ILLinois

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### HIGHLIGHTS

- High preforming 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

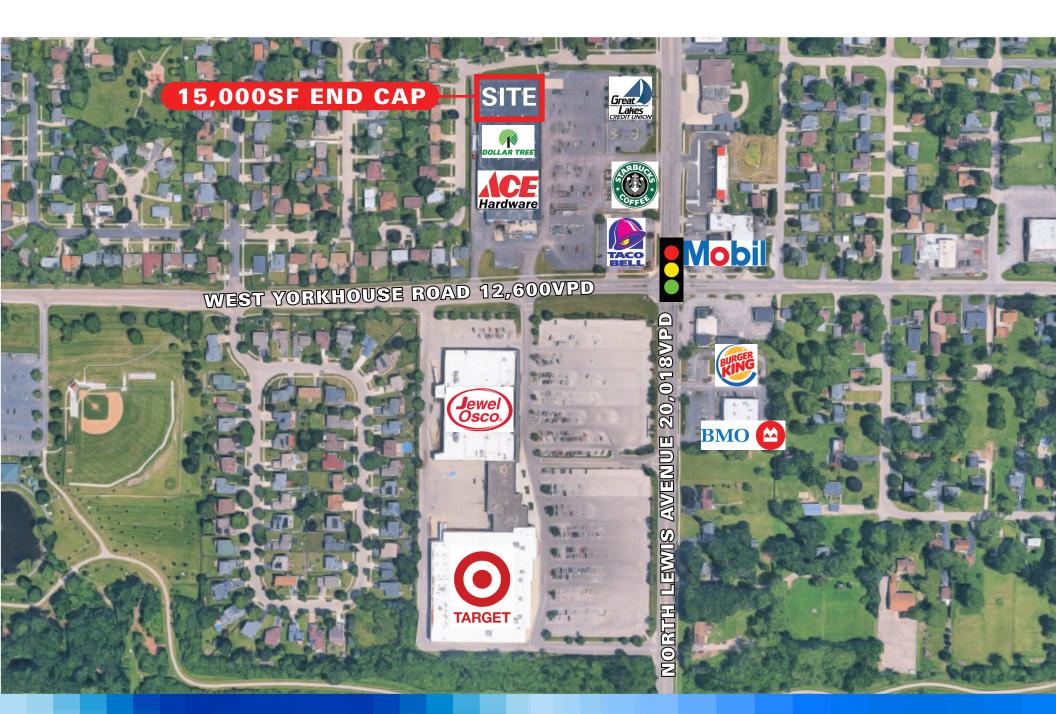
#### **DEMOGRAPHICS**

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

#### **TRAFFIC COUNTS**

Lewis Avenue	20,018 VPD
York House Road	12,600 VPD





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