



## PROPERTY DESCRIPTION

Pads available at the best development site in Lake County, IL, and one of the 10 fastest growing lake towns in America! Boasting  $\pm$ 1,300 FT of frontage, two easy-access corners, and visibility opposite Jewel-Osco, Menards, and more. Join Fox Lake's expanding retail hub, with almost 41,000 vehicles per day, and multiple points of access, at the corner of two of the area's most bustling thoroughfares. Amazing synergies, with some of the top brands in retail!

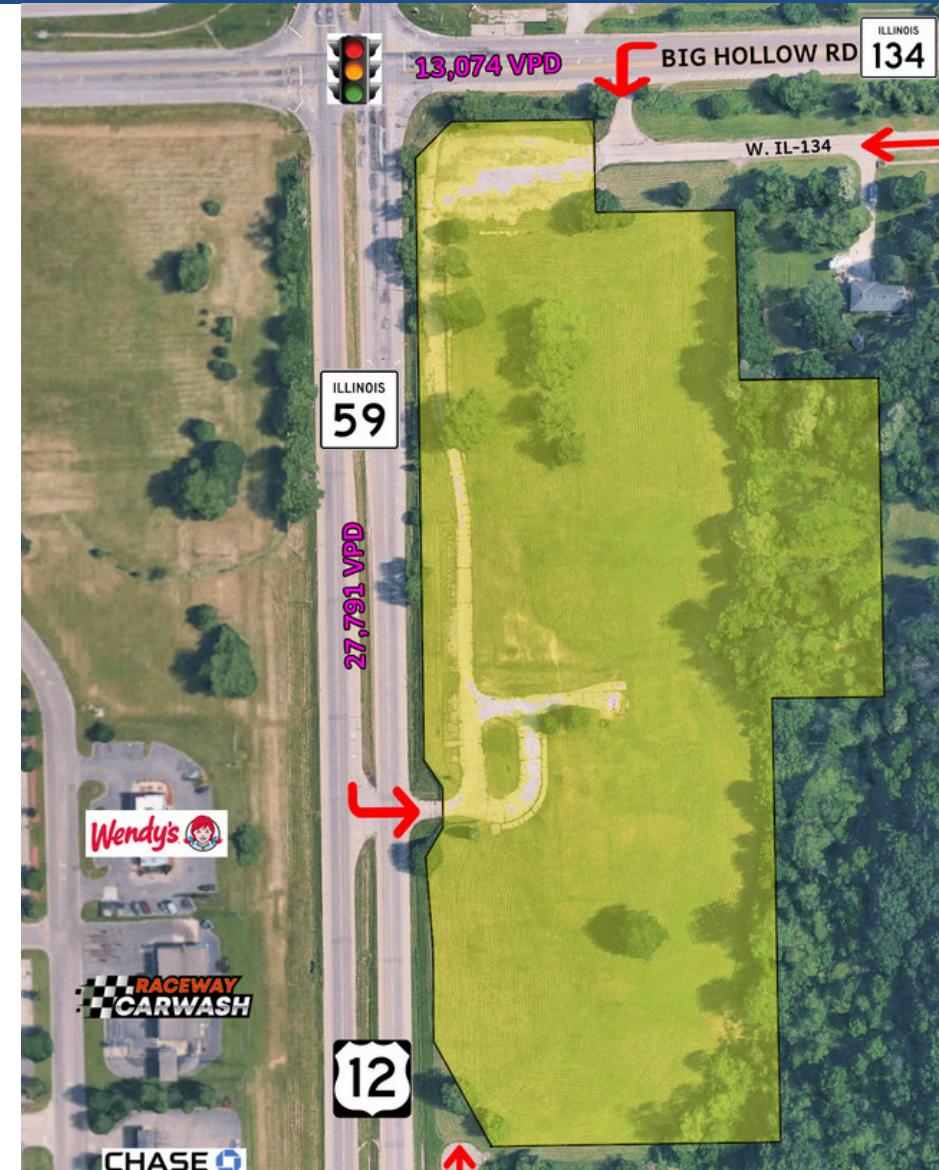
## PROPERTY FEATURES

- Perfect for retail, restaurants, automotive, hotel, and more
- Multiple points of access, with a curb-cut on Big Hollow Rd, a curb-cut/median-cut on Route 59, and a potential extension of the frontage road from the Home Depot & Sherwin Williams development to the South
- 107,000+ Residents within 5 Miles, +302 new apartments within  $\frac{1}{4}$  mile in '26/'27
- Located in Fox Lake's "South Business District," eligible for financial incentives, tax reimbursements, etc.
- Business-friendly municipality, for fast-tracked approvals
- Almost 1 MILLION visitors a year to the area!

## PROPERTY SUMMARY

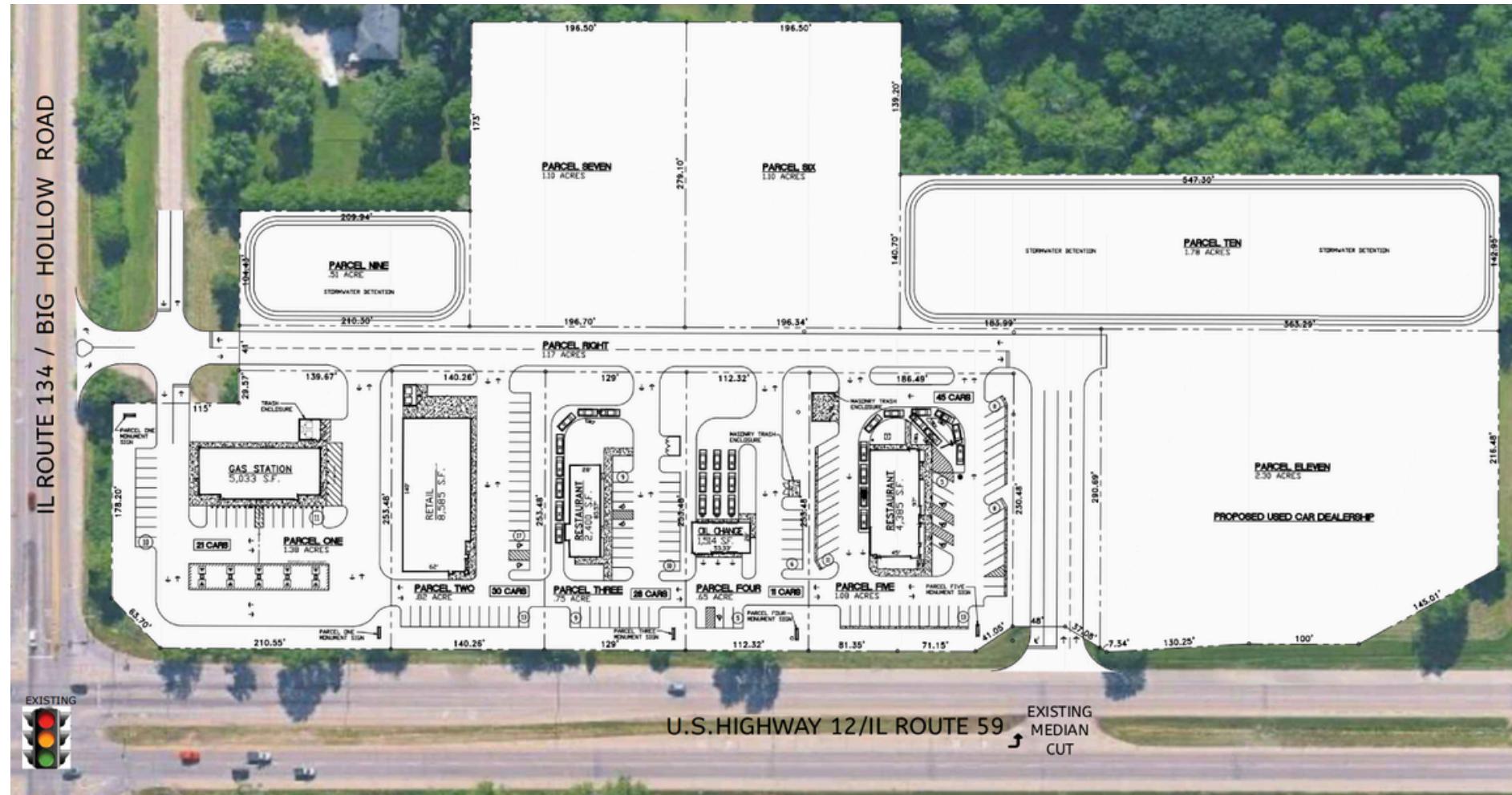
- Available | .75 - 3 acre sites
- Asking Price | Please Inquire
- Zoning | Will be rezoned for various retail/service uses
- Traffic Count | 40,865 VPD
- Average HH Income | \$103,800 (5 miles)
- Population | 107,518 (5 miles)
- # of Households | 38,928 (5 miles)

Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.

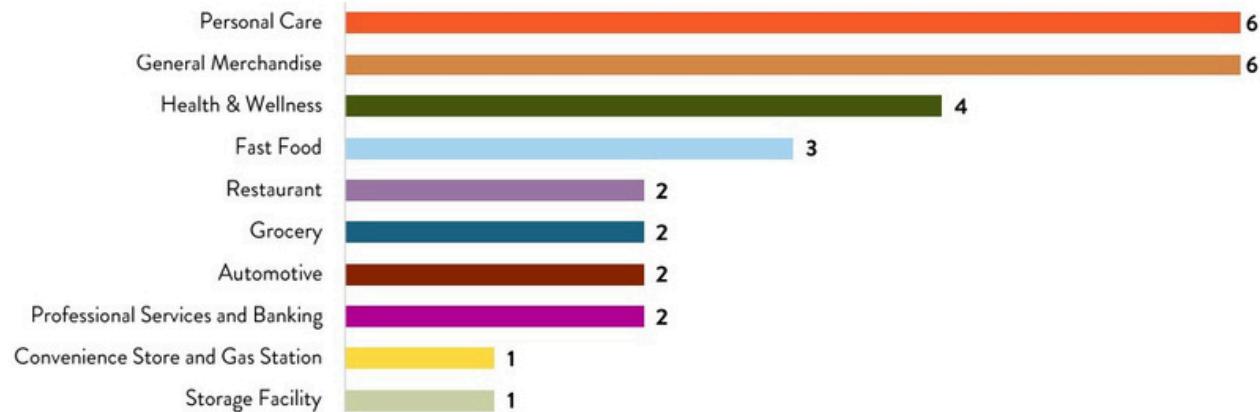


## ARCHITECTURAL RENDERING

(pad sizes negotiable)



## US-12 &amp; BIG HOLLOW RETAIL BUSINESS COMPOSITION



There are 29 businesses occupying commercial real estate in the centers near the Big Hollow Road and US-12 intersection. The greatest share of businesses are personal care and general merchandise (41%). Combining sit-down restaurants with fast-food businesses, dining establishments account for 17% of businesses.

Source: SB Friedman, Village of Fox Lake  
SB Friedman Development Advisors, LLC



## EXPANDING RETAILERS IN LAKE COUNTY

The Study Area compares favorably to the demographic profiles desired by expanding retailers

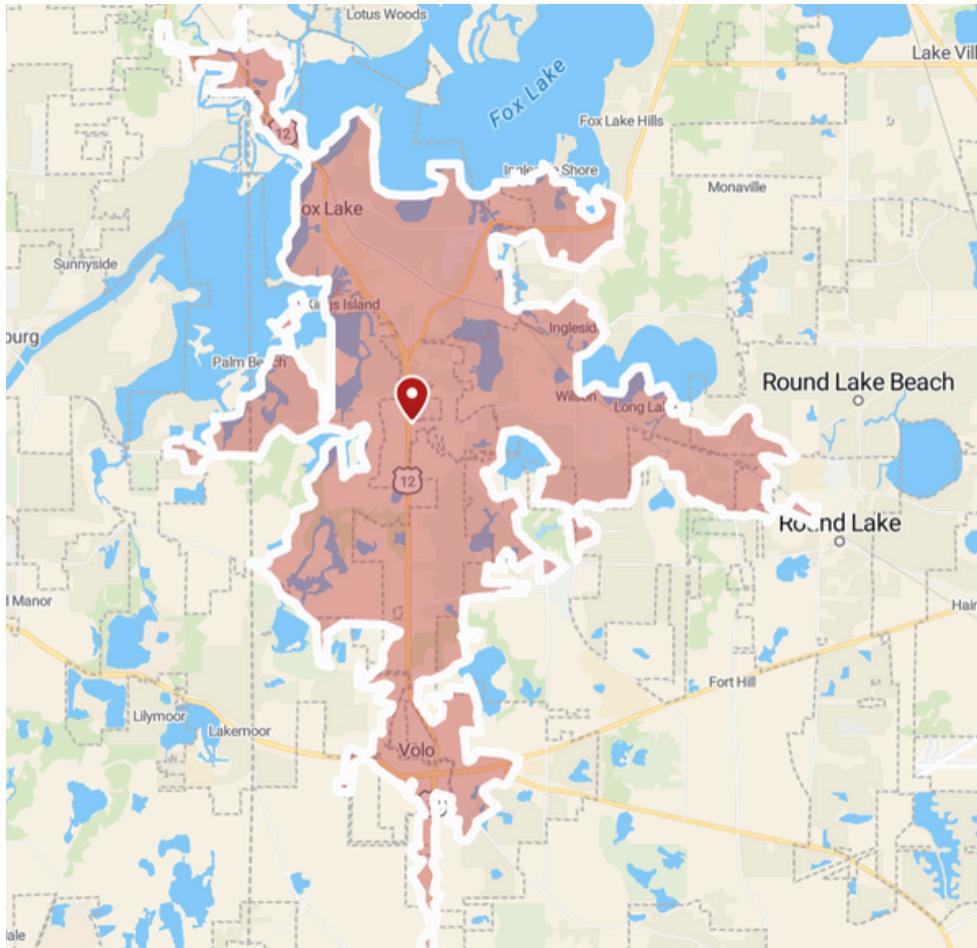


	RESTAURANT	HEALTH & WELLNESS	OTHER	FOX LAKE STUDY AREA
AVERAGE HOUSEHOLD INCOME	\$50,000+	\$75,000+	\$55,000+	\$100,500 in Residential Market Area
AVERAGE DAILY TRAFFIC COUNTS	30,000+	25,000+	25,000+	23,800-26,600 (US-12) * 10,050-13,200 (Big Hollow)
SQUARE FEET	<b>600-1,200</b> Square feet for small format	<b>1,000-3,000</b> Square feet for small format	<b>1,400-3,000</b> Square feet for small format	Could potentially accommodate a variety of small and large footprint commercial users
	<b>4,500-7,000</b> Square feet for large format	<b>3,500-25,000</b> Square feet for large format	<b>12,000-28,000</b> Square feet for large format	

\*Approximately 40,000 VPD, combined

## DRIVE TIMES FROM THE SITE

5 minute drive



10 minute drive

