

FOR LEASE

2603-2709 GRAND AVE

DOUGLAS CENTER

Waukegan, IL 60085

PRESENTED BY:

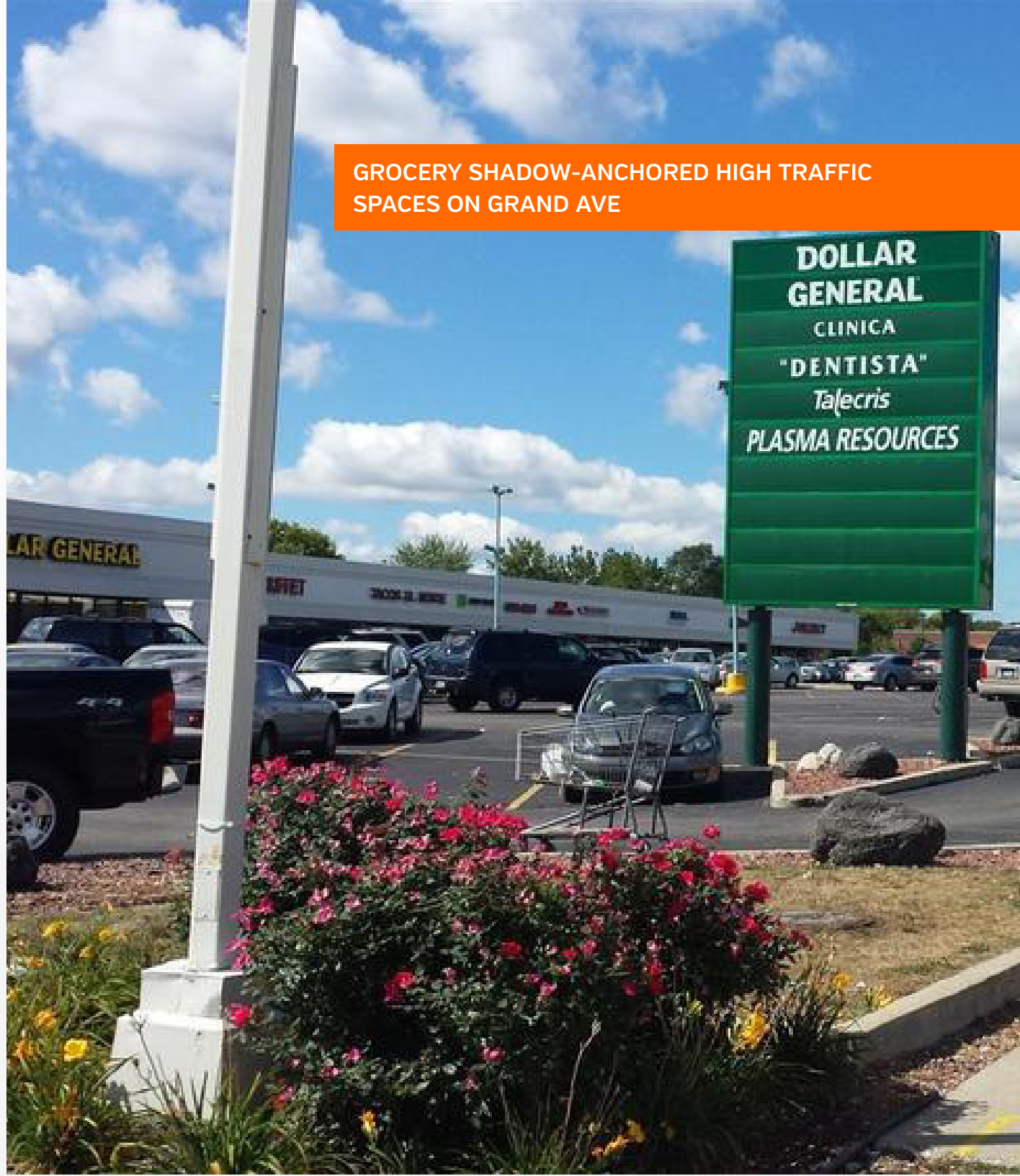
WAYNE CAPLAN

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GROCERY SHADOW-ANCHORED HIGH TRAFFIC
SPACES ON GRAND AVE





OFFERING SUMMARY

LEASE RATE:	\$15.00 - 18.00 SF/yr [NNN]
BUILDING SIZE:	66,345 SF
AVAILABLE SF:	1,326 - 6,623 SF
ZONING:	B2
MARKET:	Chicago North
SUBMARKET:	Waukegan

PROPERTY OVERVIEW

Join Dollar General, Talecris Plasma Resources, Rent-A-Center, Dotty's Cafe, La Michoacana Ice Cream, H&R Block & other quality tenants in this approx. 66,000 SF neighborhood shopping center on high-profile Grand Ave. [IL 132] in Waukegan, IL. 1326, 3,920 & 5,297 SF spaces available in Vanilla Box condition ready for new businesses. The 5297 SF space is divisible to +/- 1300-3900 SF spaces. Shadow anchored by Lewis Foods Supermarket Center, the property is well situated and positioned for any retail/office use. Great visibility from Grand Ave. Over 27,000 Vehicles Per Day traffic count. Recent tenant additions include CM Chicken and Serenity Home Health Services. The property boasts building pylon and large digital billboard signage right on Grand Ave. Several spaces ready to go for new tenants of various sizes.

LOCATION OVERVIEW

Douglas Center is situated on the heavily trafficked Grand Ave [IL Rt. 132] which is one of the main retail/commercial corridors in the city of Waukegan. Most major retailers are situated within close proximity to this location. It is close to I-94, I-41, Green Bay Road and downtown Waukegan.

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LEASE HIGHLIGHTS

- 1326, 3920 & 5,297 SF Spaces For Lease at Douglas Centre
- Great Existing Tenants include Dollar General, Talecris, Rent-A-Center, & Dotty's Cafe
- Shadow Anchored by 70,000 SF Lewis Foods Store
- Pylon & Digital Signage Available on Grand Ave
- 5297 SF space is divisible to +/- 1300-3900 SF
- Second Generation Retail/Office Spaces Ready for New Tenants
- Immediate Availability

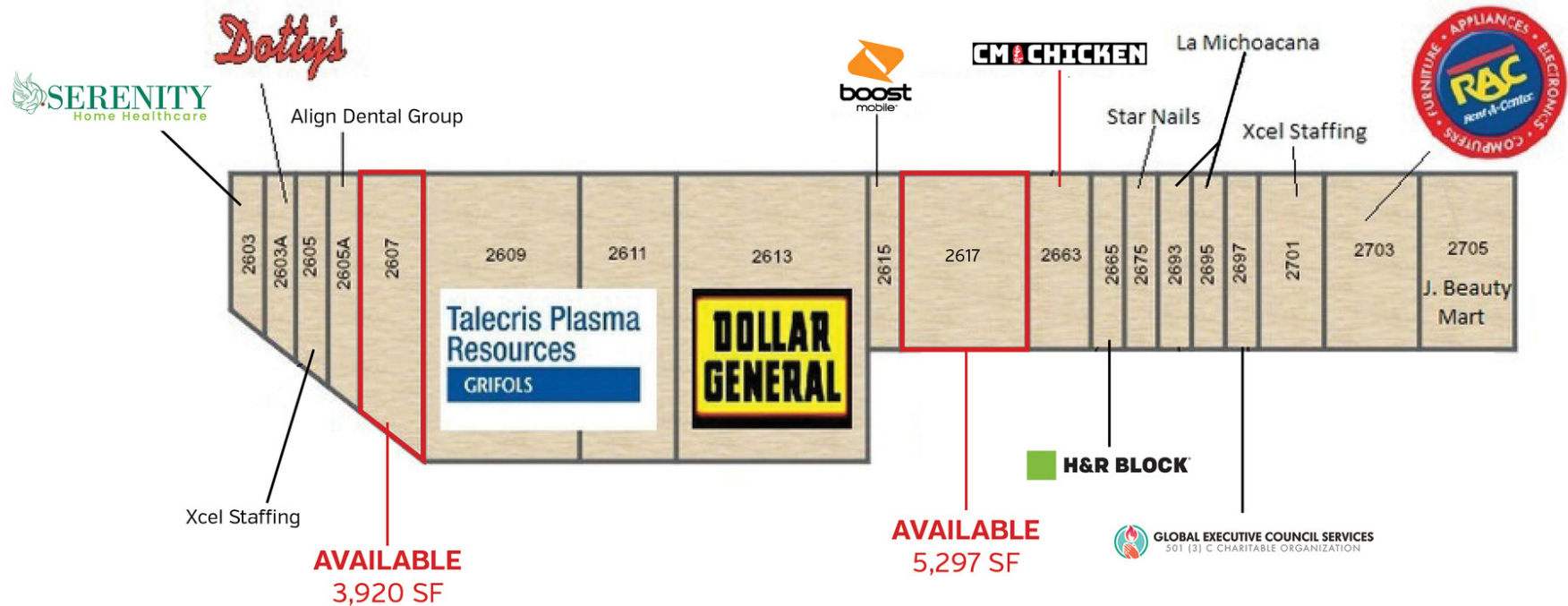


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LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,326 - 6,623 SF	LEASE RATE:	\$15.00 - \$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
E - 2607	Available	3,920 SF	NNN	\$15.00 SF/yr	38 ft of frontage Large back room, perfect for storage and/or office. 400 amp electrical service, distributed throughout the space HVAC 1 Ton per 300 SF, distributed throughout space Drop ceiling with grid, ceiling tile and lighting 2 ADA compliant bathrooms
J - 2617	Available	1,326 - 6,623 SF	NNN	\$15.00 SF/yr	Wide open 5297 Sf space Divisible to +/- 1326, 2652 & 3920 SF spaces Can combine with adjacent space to 6623 SF.

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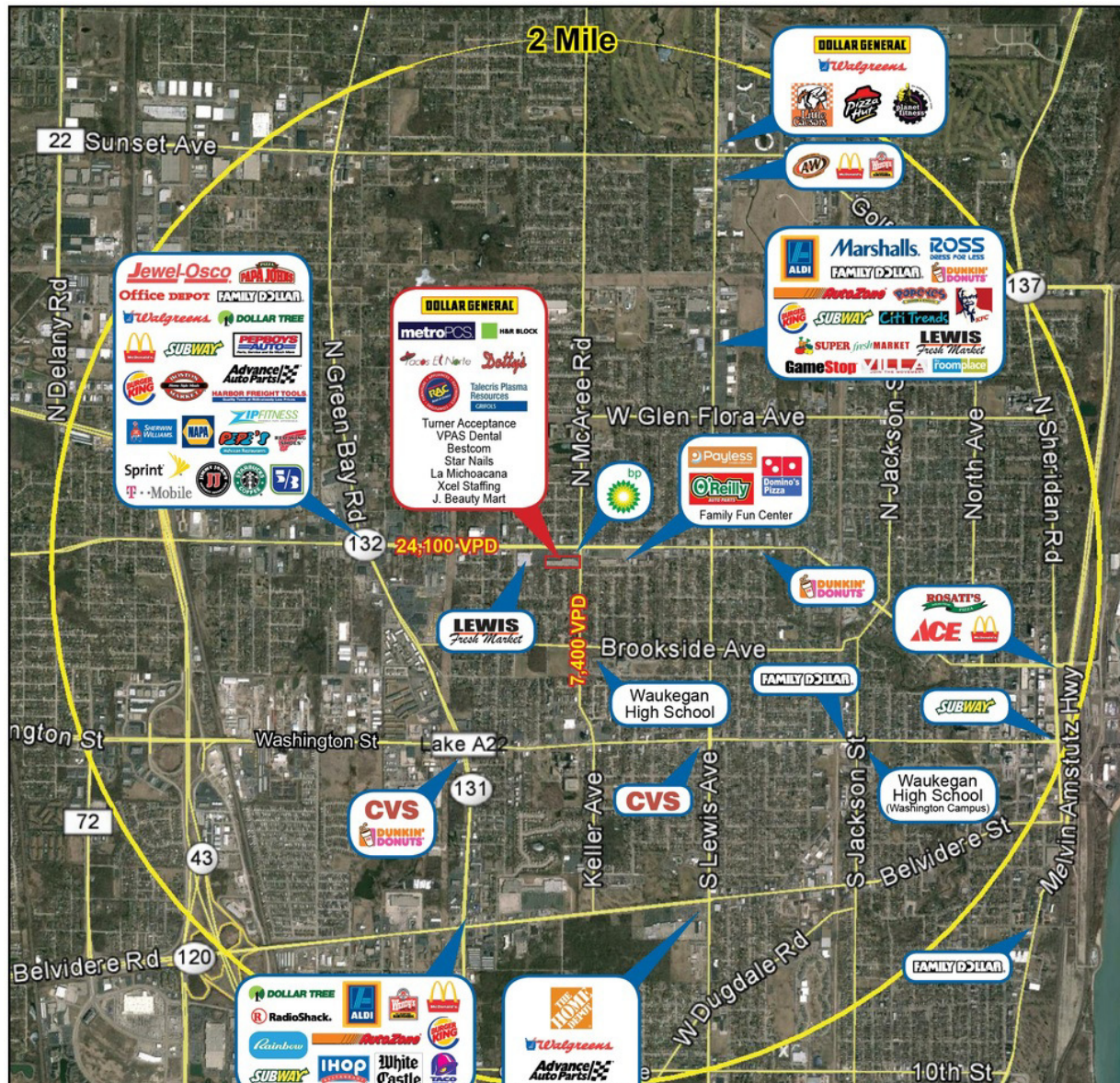


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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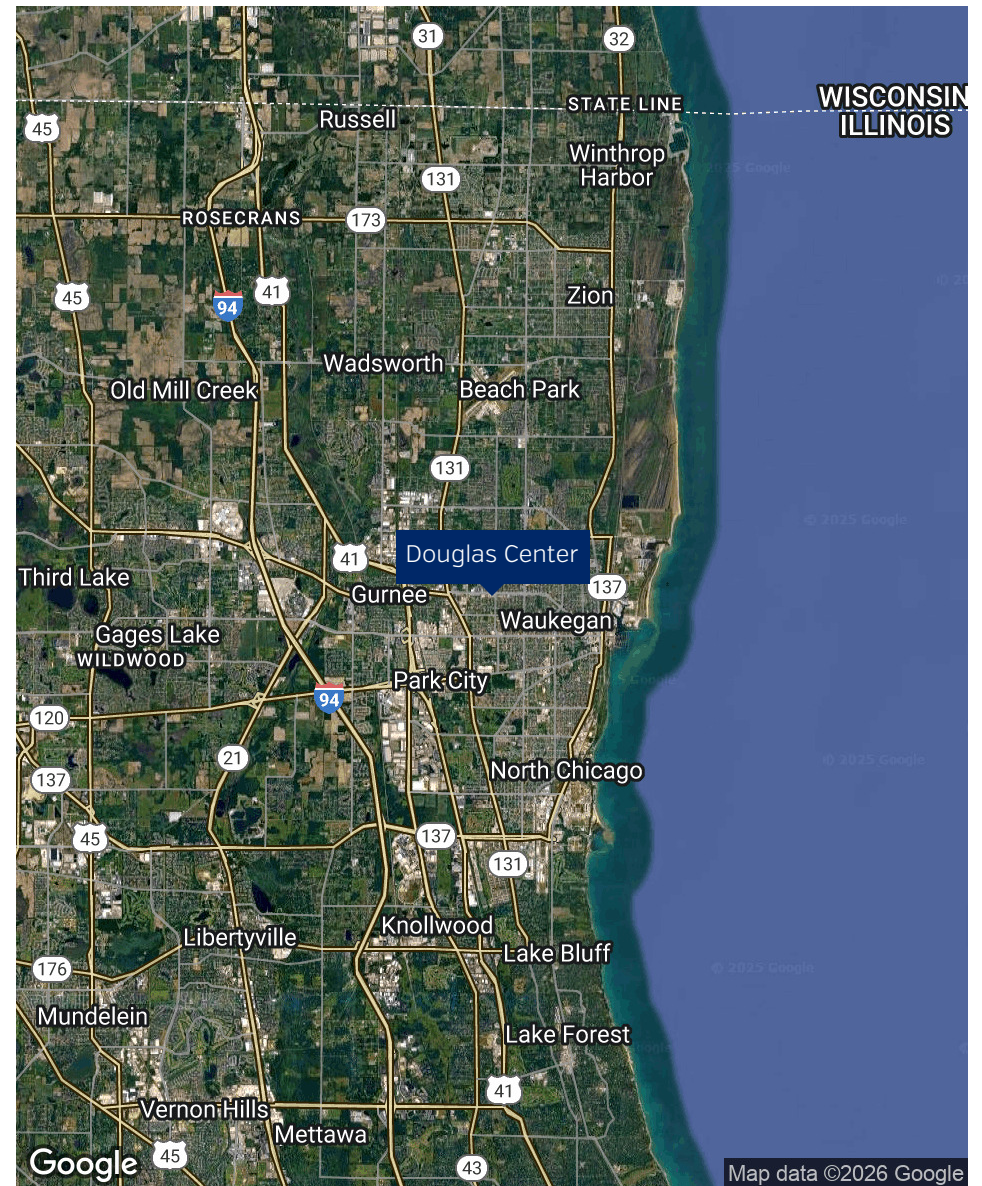
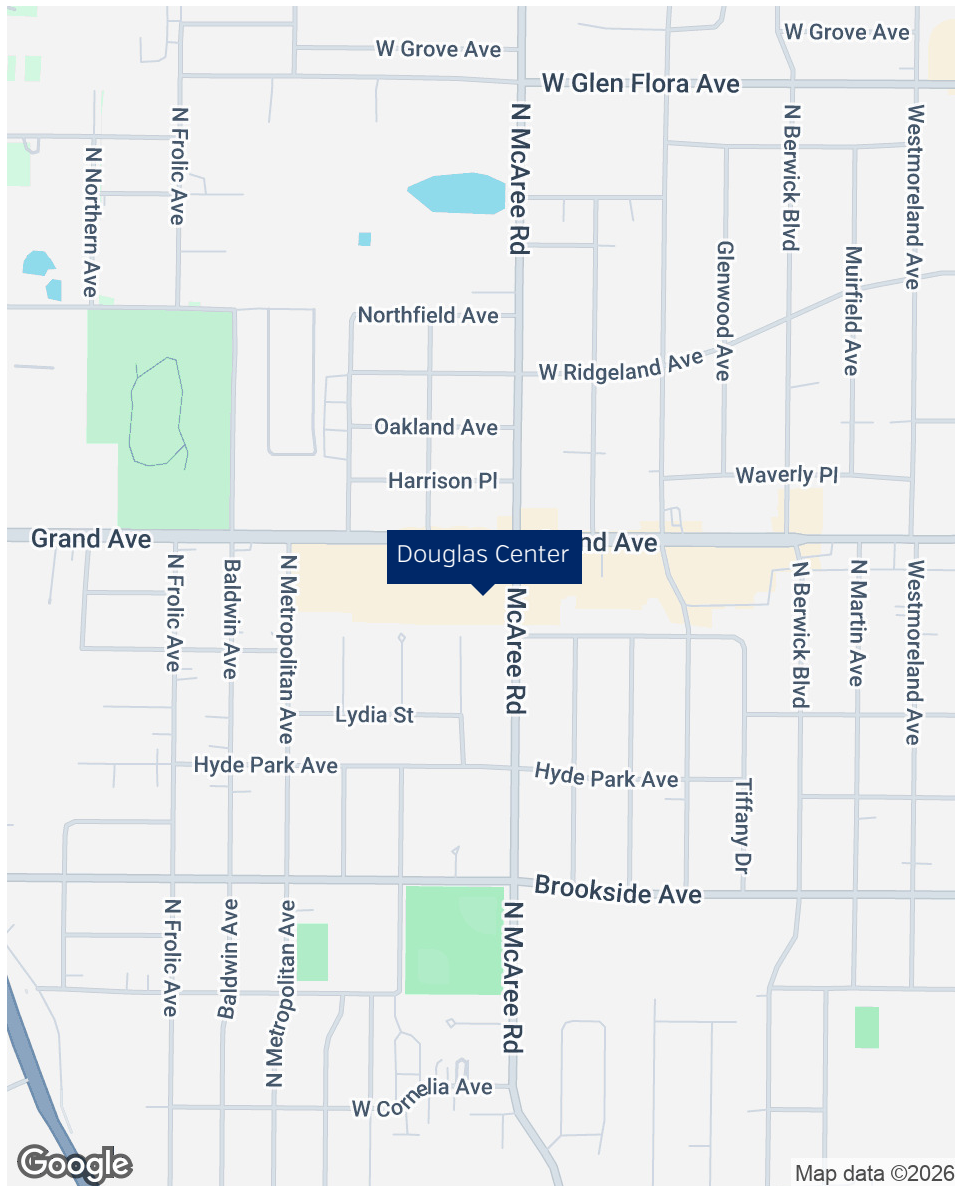
2615	Available	1,326 - 6,623 SF	NNN	\$18.00 SF/yr	+/- 1326 SF 2nd generation retail space Current cell phone store - ready to go for new tenant Can be combined with adjacent 5297 Sf space to total 6623 SF
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Pylon Signage



Adjacent Lewis Fresh Market



Aerial View of Douglas Centre



Exterior View

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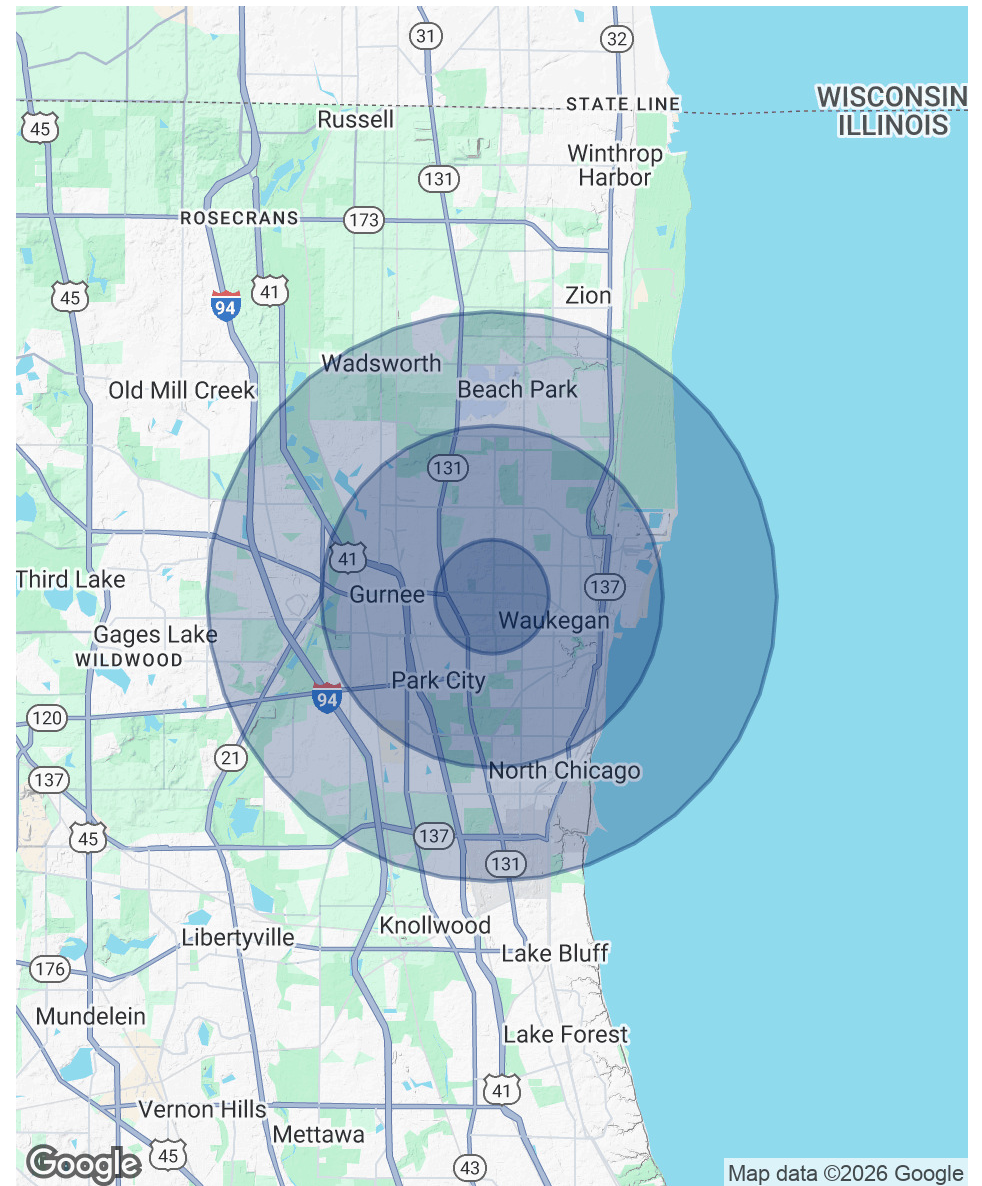
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,934	121,621	194,827
AVERAGE AGE	32.9	30.9	31.5
AVERAGE AGE (MALE)	32.3	30.1	30.6
AVERAGE AGE (FEMALE)	33.2	31.5	32.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,331	39,791	63,474
# OF PERSONS PER HH	2.8	3.1	3.1
AVERAGE HH INCOME	\$57,265	\$57,105	\$62,603
AVERAGE HOUSE VALUE	\$160,804	\$158,642	\$173,121

* Demographic data derived from 2020 ACS - US Census



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WAYNE CAPLAN

Senior Vice President

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PROFESSIONAL BACKGROUND

Wayne Caplan is a Senior Vice President for SVN | Chicago Commercial, specializing in the sale and leasing of retail, investment and development properties. He has participated in commercial property transactions in excess of \$1 Billion including many high profile transactions in the Chicago area. Wayne's clients range from small individual investors to large regional and national lending institutions, as well as REITs, life insurance companies, and national mixed-use developers. Awards and recognitions include being named Rookie of the Year for Inland Real Estate Sales in 2000, a top producer at Sheldon Good & Company for six years, and being among the top ten percent nationally of all 2000+ SVN advisors in gross commission volume for the past 13 years. Wayne has achieved SVN's prestigious Partner's Circle status for both 2014 & 2016, and was ranked number 23 & 26 respectively, among all SVN advisors nationally in gross commission volume. He also was awarded Platinum and Gold Commercial Real Estate awards from the Chicago Association of Realtors for excellence in sales and leasing volume numerous times. Wayne has been very active in volunteer leadership for the commercial real estate industry. He is a longtime member of the International Council of Shopping Centers [ICSC], the Chicago Association of Realtors [CAR], the Illinois Association of Realtors [IAR] and the National Association of Realtors [NAR]. He served for many years on the CAR "Commercial Forum" committee, of which he was the 2006 Committee Chair and has served on the prestigious Board of Directors of the 11,000+ member organization from 2008-2013.

Other appointments include serving on the Commercial Committee for IAR and as a member of the National Association of Realtors [NAR] board of directors as well as NAR's Commercial and Commercial Legislative & Regulatory Committees. Wayne currently serves on the ICSC Government Relations Committee for Illinois and on the Board of Directors for The Near South Planning Board in Chicago. Wayne is a contributor to charities such as the American Red Cross, The Jewish United Fund, Realtor's Relief Fund and Streetwise. Wayne lives in Glenview, IL with his wife and two sons.

Specialties: Retail Leasing, Investment Sales, Land and Development Consulting

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