

FOUNTAIN SQUARE

601 S. LAKEHURST ROAD & 0 MCGAW ROAD | WAUKEGAN, IL 60085

Available

SALE | GROUND LEASE | BTS



- ▶ Pad sites available for sale, ground lease, or build-to-suit
- ▶ Directly adjacent to Full House Resorts' new American Place Casino (breaking ground in 2025)
- ▶ Several pads have the ability for drive-thru lanes
- ▶ Building envelopes are flexible with standalone or inline options
- ▶ Adjacent to 2.8 MM SF Industrial Development
- ▶ Surrounding retailers include Walmart, Home Depot, Aldi, Ross, Michaels, Marshalls and many more

AVAILABLE SPACE	LAND SIZE	POTENTIAL BUILDING SIZE	ASKING PRICE
Pad B:	Under Contract		
Pad C:	2.81 AC	±7,000 - ±21,000 SF	\$1.8M
Pad D:	2.04 AC	±13,000 - ±22,400 SF	\$1.3M

DEMOGRAPHIC SUMMARY			
	1 Mi	3 Mi	5 Mi
Estimated Population	8,917	74,933	177,125
Adj. Daytime Demographics	8,246	79,449	185,902
Estimated Households	3,296	25,731	59,160
Estimated Average Household Income	\$97,027	\$90,308	\$105,659

CHUCK WHITLOCK

chuck@baumrealty.com

312.275.3133



© 2024 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

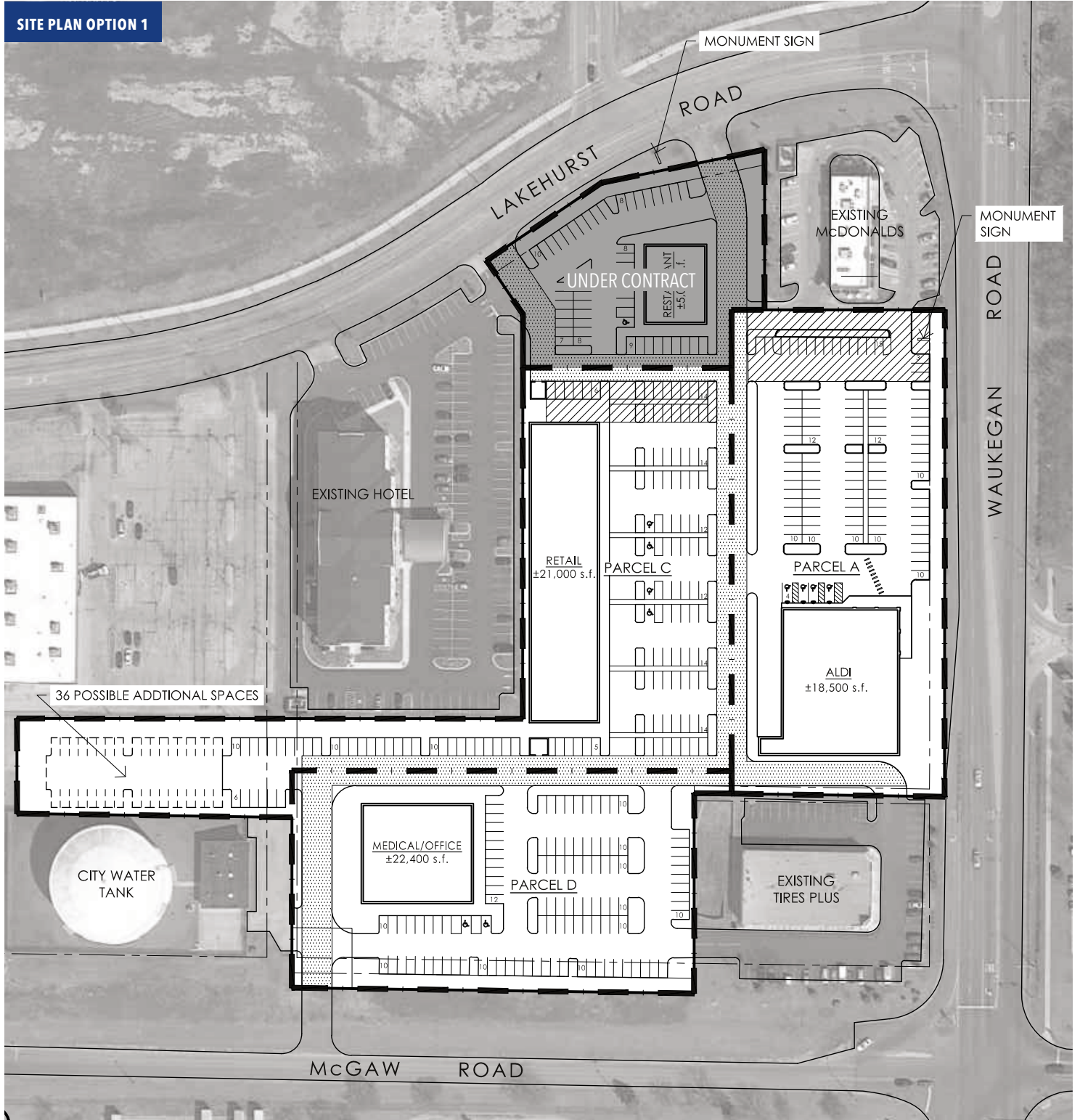
FOUNTAIN SQUARE

601 S. LAKEHURST ROAD & 0 MCGAW ROAD | WAUKEGAN, IL 60085

Available

SALE | GROUND LEASE | BTS

SITE PLAN OPTION 1



CHUCK WHITLOCK

chuck@baumrealty.com

312.275.3133



© 2024 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

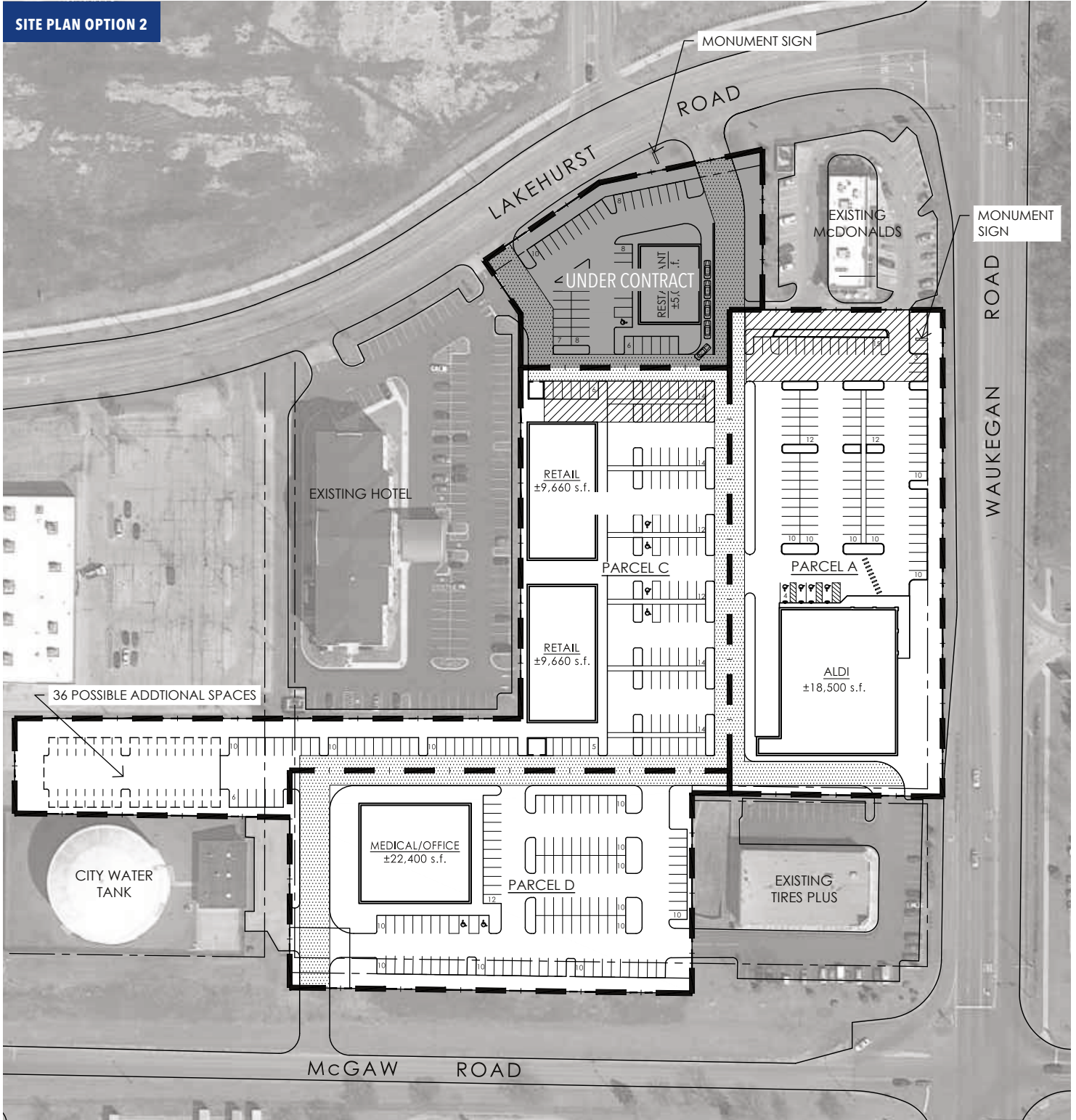
FOUNTAIN SQUARE

601 S. LAKEHURST ROAD & 0 MCGAW ROAD | WAUKEGAN, IL 60085

Available

SALE | GROUND LEASE | BTS

SITE PLAN OPTION 2



CHUCK WHITLOCK

chuck@baumrealty.com

312.275.3133



© 2024 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

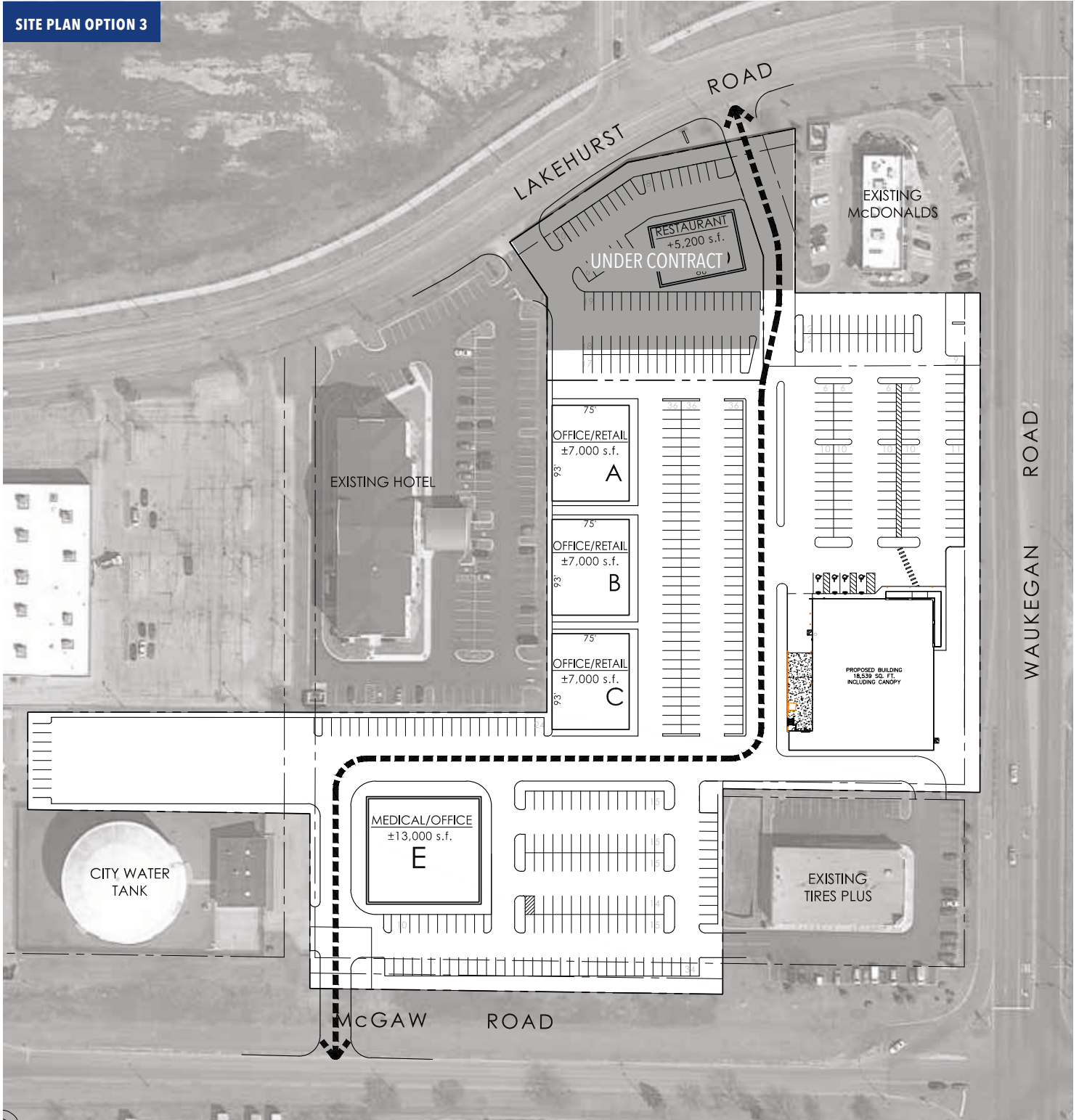
FOUNTAIN SQUARE

601 S. LAKEHURST ROAD & 0 MCGAW ROAD | WAUKEGAN, IL 60085

Available

SALE | GROUND LEASE | BTS

SITE PLAN OPTION 3



CHUCK WHITLOCK

chuck@baumrealty.com

312.275.3133



© 2024 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

601 S Lakehurst Rd
Waukegan, IL

