

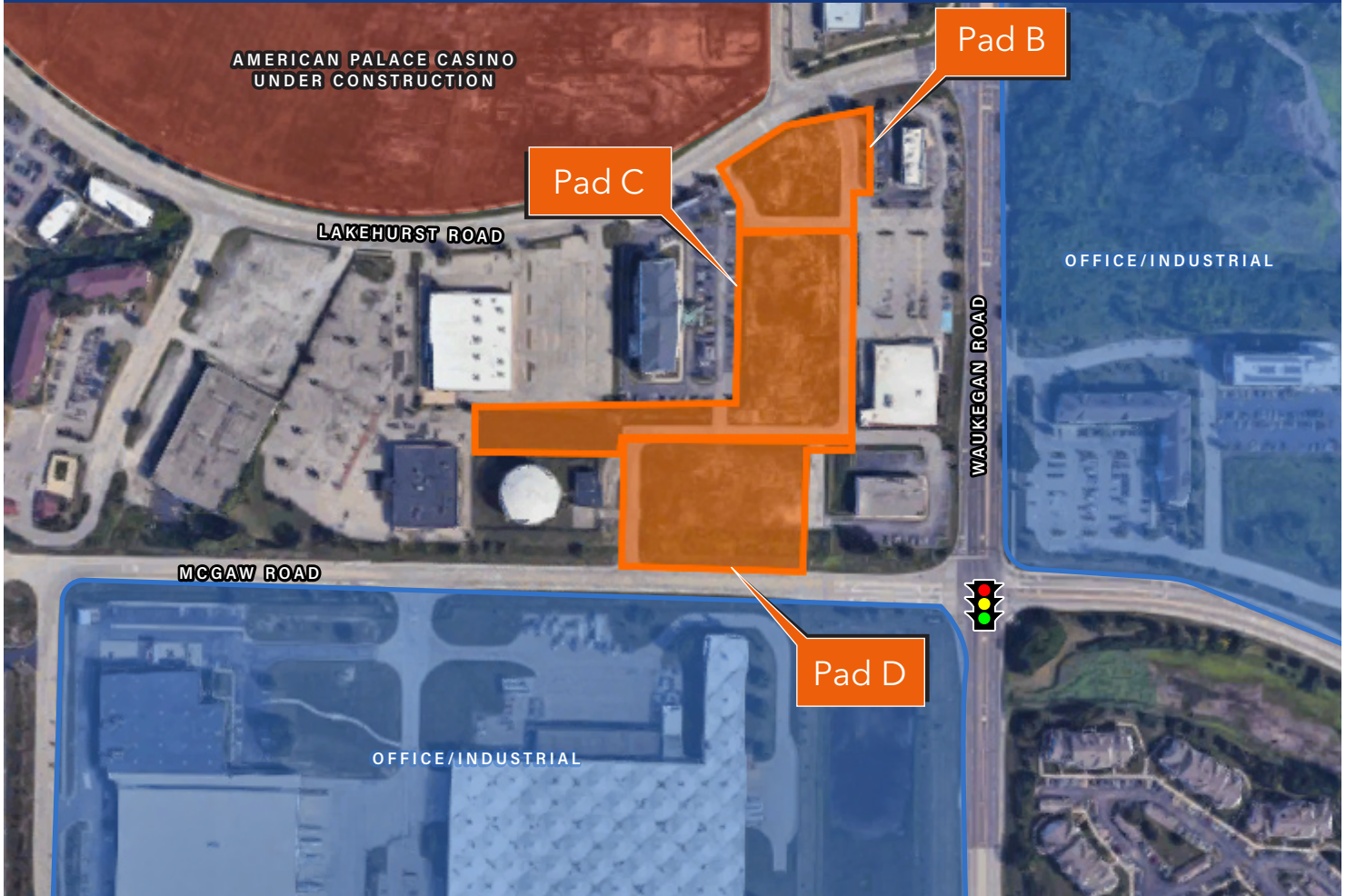
# FOUNTAIN SQUARE

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

Available

SALE | GROUND LEASE | BTS

## AMERICAN PALACE CASINO OPENING AUGUST 2027



- ▶ Pad sites available for sale, ground lease, or build-to-suit
- ▶ Directly adjacent to Full House Resorts' new American Place Casino (under construction)
- ▶ 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:	1.03 AC	±5,000 SF	\$880K
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

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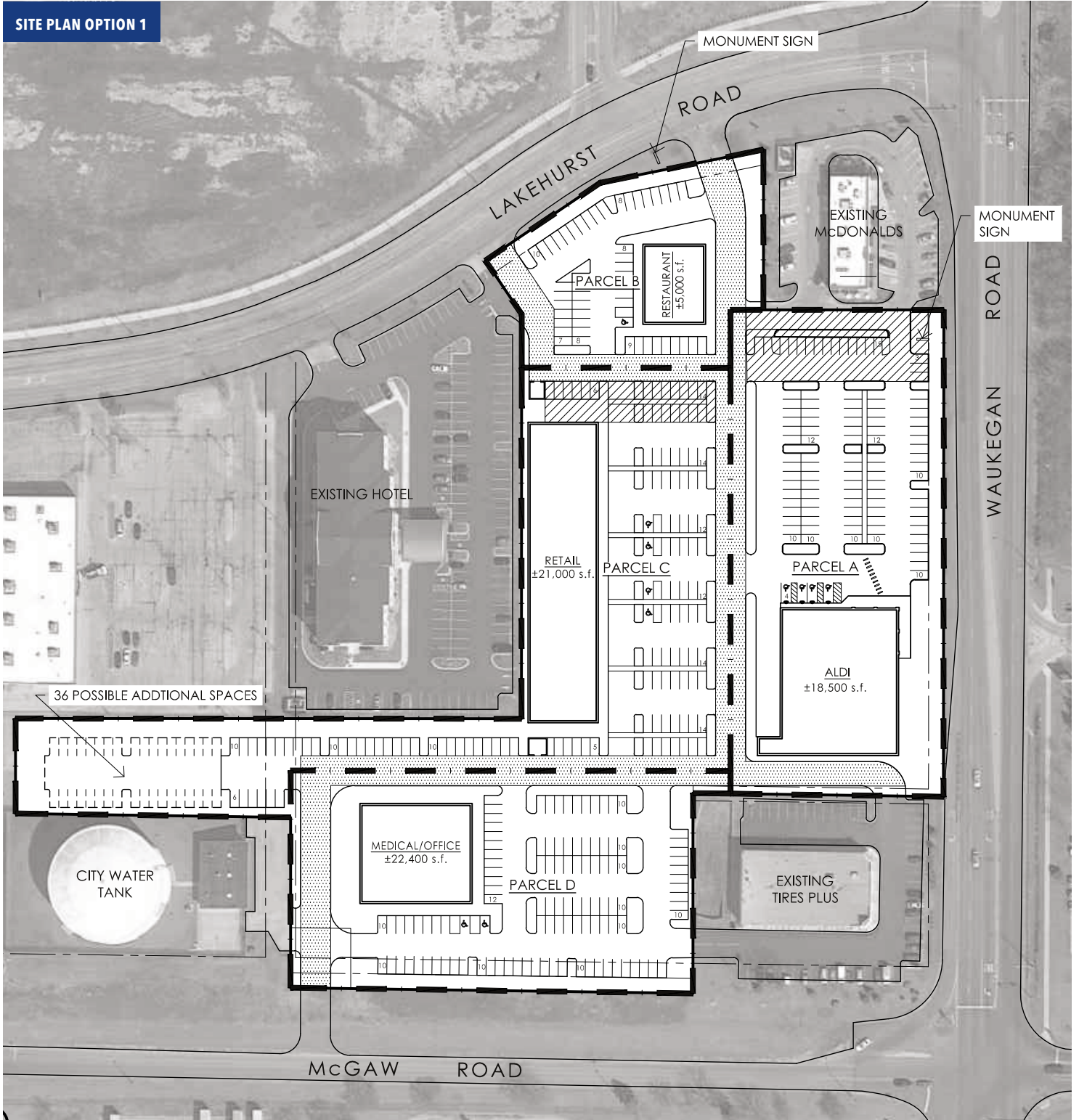
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## SITE PLAN OPTION 1



**CHUCK WHITLOCK**

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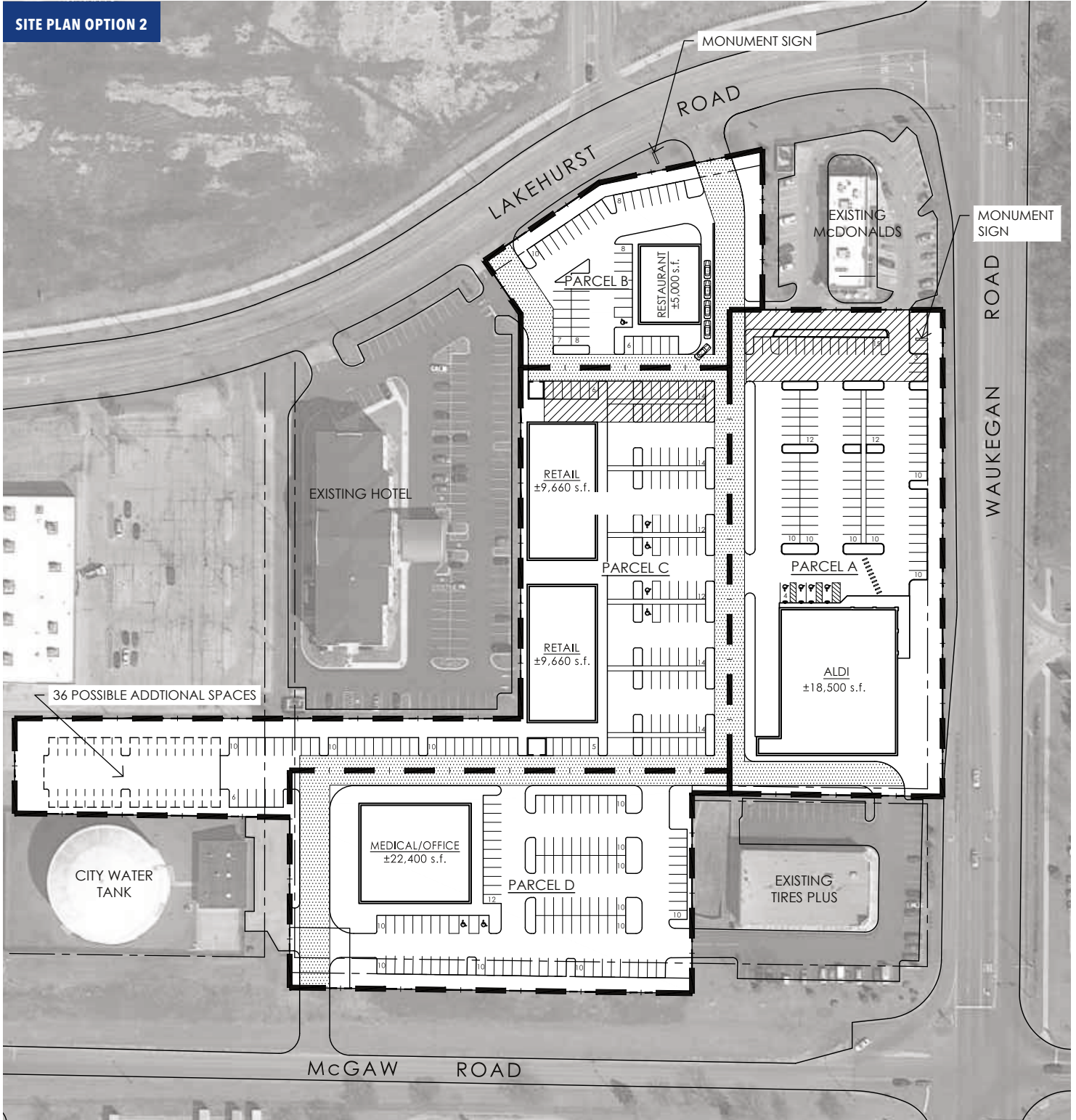
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## SITE PLAN OPTION 2



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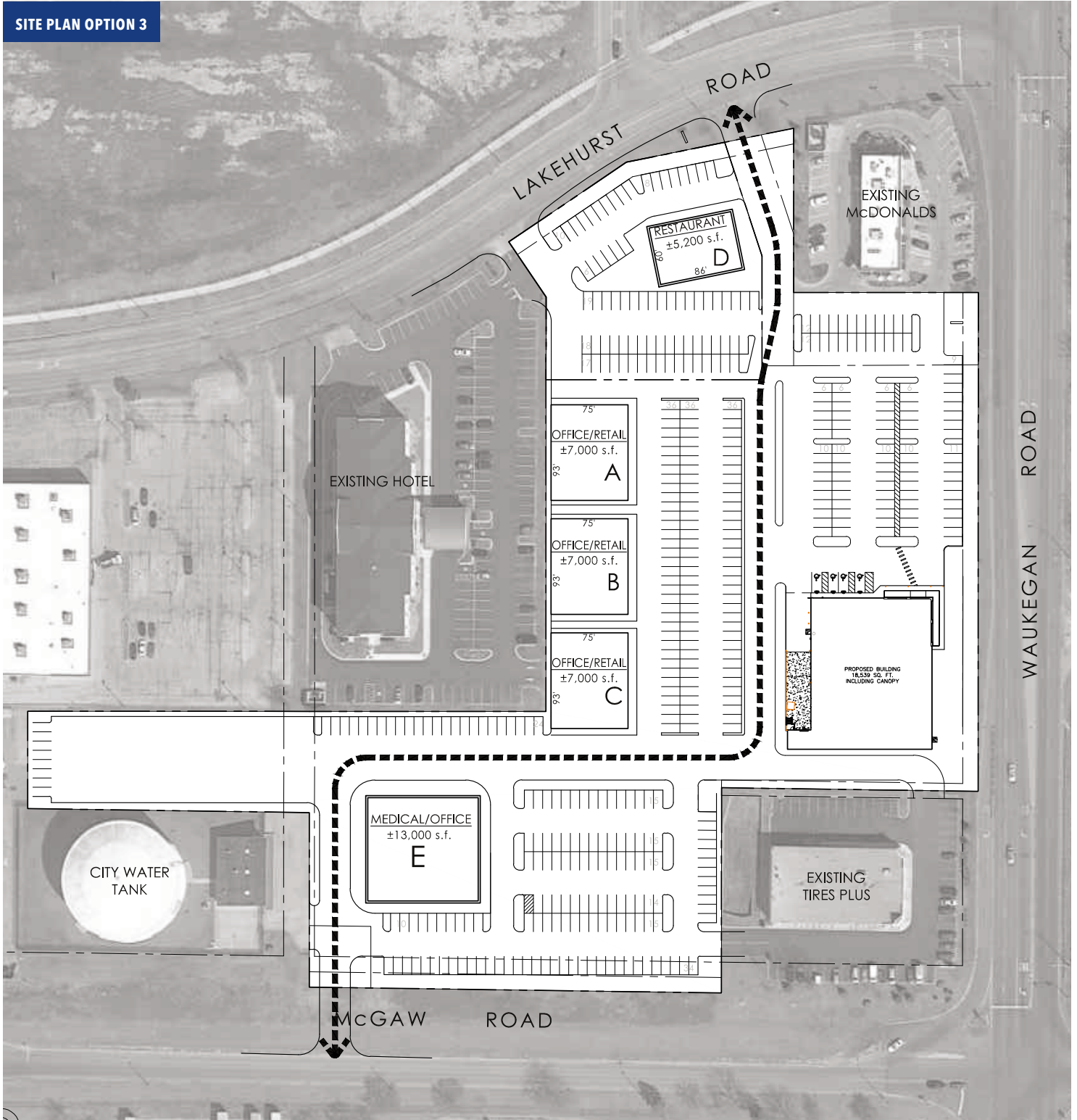
# FOUNTAIN SQUARE

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# Available

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## SITE PLAN OPTION 3



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