



2,300 SQUARE FOOT DRIVE-THRU CAPABLE BUILDING

FREESTANDING BUILDING

2510 GRAND AVE, WAUKEGAN, IL

FOR SALE OR LEASE



CONTACT: JONATHAN HYMAN jhyman@metrocre.com 224.365.8144



PROPERTY HIGHLIGHTS

- 2,300 SF Freestanding Building For Sale, Lease, Ground Lease, BTS
- Drive-Thru Capable
- 0.43 AC (18,600 SF) Land Site; B-2 Zoning
- Located at Lighted Intersection
- 20 Surface Level Parking Spaces Onsite

AREA TENANTS INCLUDE



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,172	105,232	163,149
DAYTIME POPULATION	11,725	71,077	116,519
HOUSEHOLDS	7,117	34,829	52,660
AVG HH INCOME	\$65,793	\$70,890	\$81,967

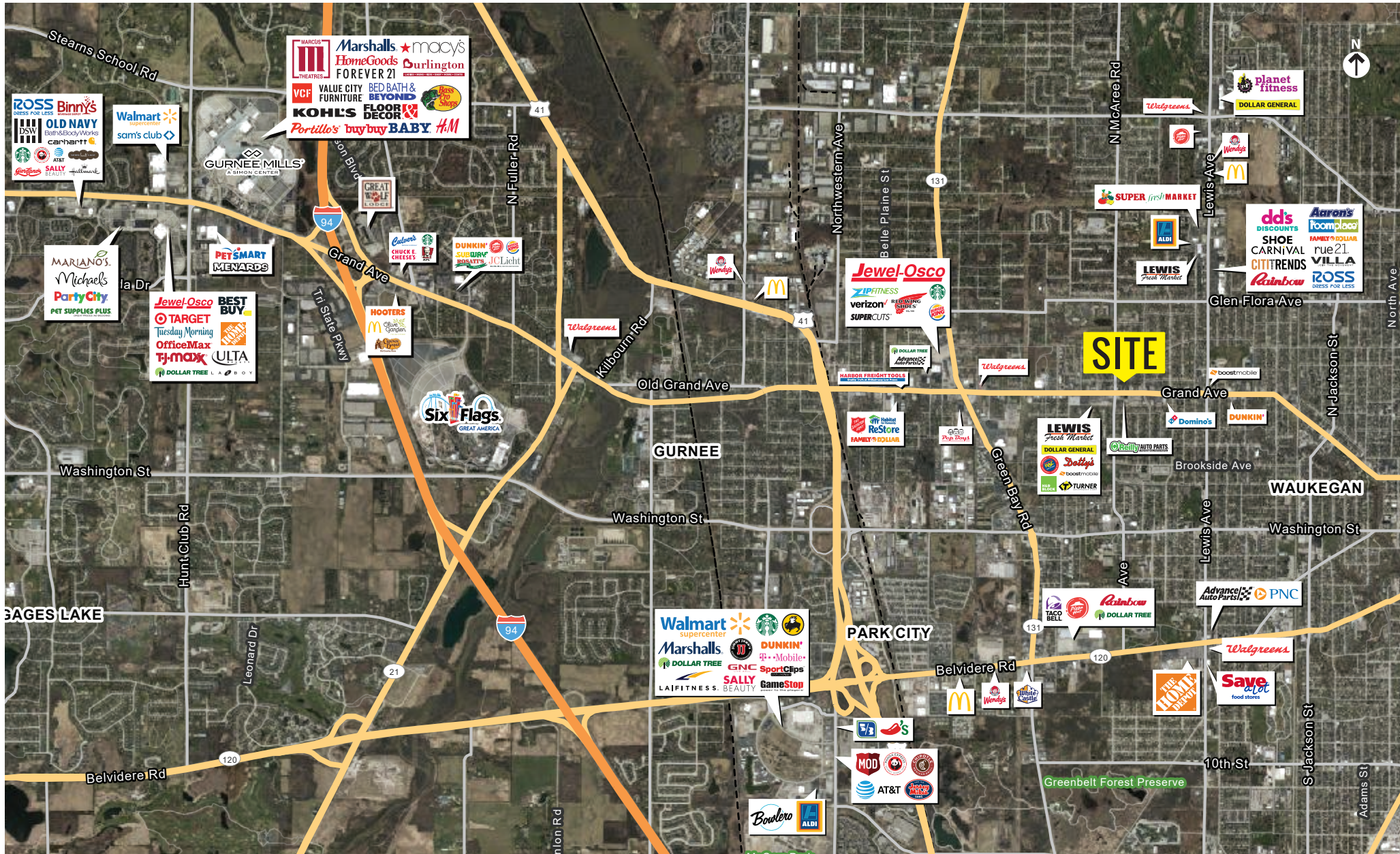
TRAFFIC COUNTS

GRAND AVE	21,910 VPD
MCACREE RD	7,361 VPD

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FREESTANDING BUILDING

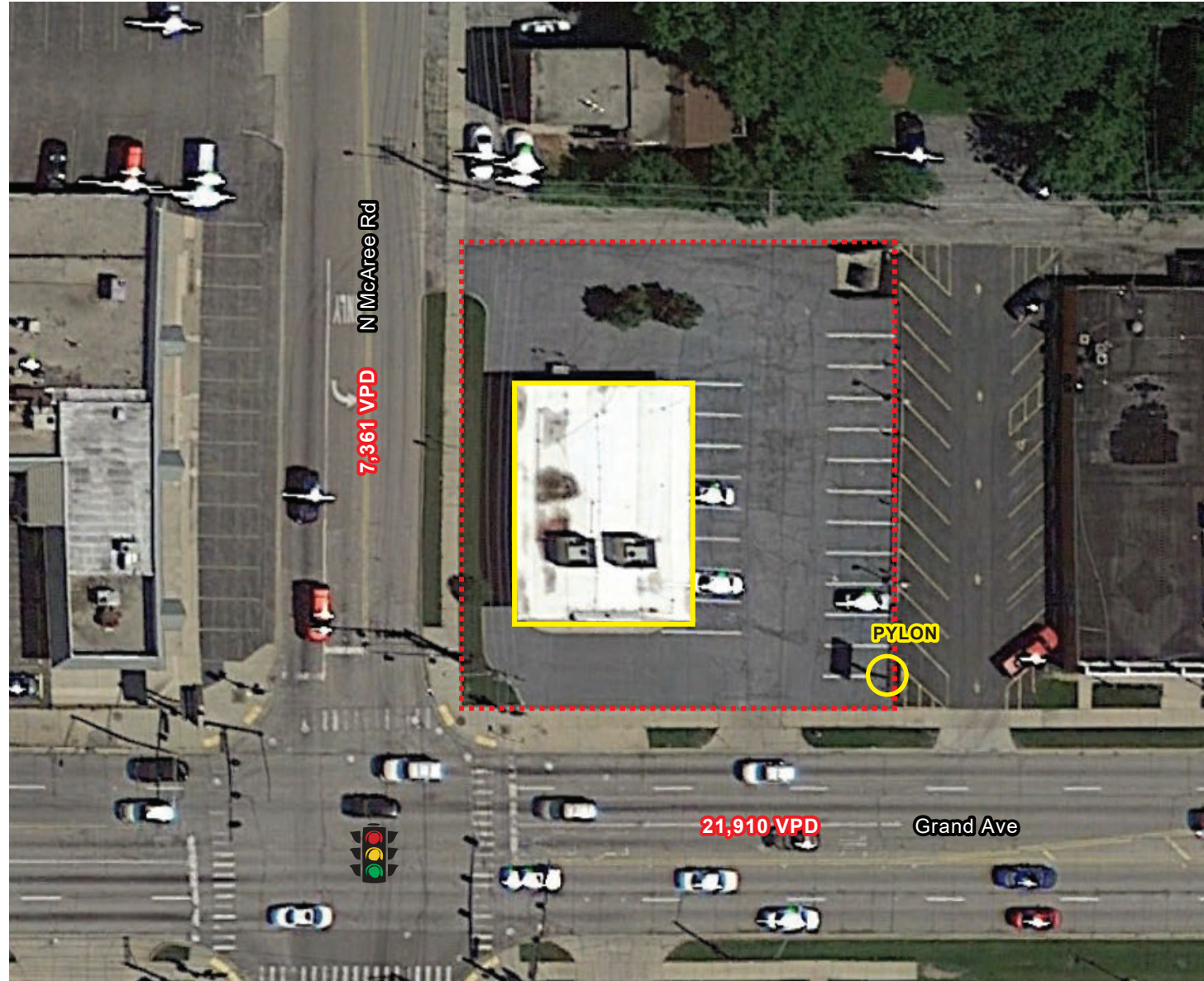
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GLA = 2,300 SF

LAND SIZE = 0.43 AC / 18,600 SF

PARKING = 20 STALLS



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