

1301 S Lewis Avenue, Waukegan, IL 60085

26,000 SF Building Situated on 2.91 Acres

CRER



Steven Rapoport, CCIM

Senior Director
(847) 863-2707
StevenR@CRER.com

Chicago Real Estate Resources, Inc.
800 W. Diversey Pkwy., # 300
Chicago, IL 60614
CRER.com



1301 S Lewis Avenue, Waukegan, IL 60085

26,000 SF Building Situated on 2.91 Acres



PROPERTY HIGHLIGHTS

Asking Price \$1,398,000	Building Size 26,000 +/- SF	Site Size 2.91 Acres 126.913 SF	Taxes Currently Exempt	Zoning B2
Parking 60+ spaces	Drive in Door 1 drive in door	Loading Docks 3 loading docks	Pin Numbers 08-32-214-015-0000, 08-32-214-003-0000 08-32-214-011-0000	

PROPERTY OVERVIEW

26,000 sf building with (3) loading docks, (1) drive-in door, private outdoor space, and ample on-site parking. The interior is well maintained and has a functional layout. The building was originally constructed as a grocery store and has since been built-out for commercial use including a reception desk area, (4) large open workspaces, a loading dock area, warehouse, kitchen, and approximately (18) offices.

- Building is outfitted with a fire safety sprinkler system
 - New Rooftop HVAC installed in 2020
 - New ADA bathrooms installed in 2019
 - Upgraded energy efficient LED lighting installed in 2020
- 10,100 vehicles per day along Lewis Avenue
 - Easy access to I(94), located 40 miles north of downtown Chicago
 - North Chicago Metra train station only 1.5 mile away

TRANSPORTATION

AIRPORT

North Chicago Statio Commuter Rail (Union Pacific North Line)	5 min drive	1.6 mi	Chicago O’Hare	43 min
Great Lakes Station Commuter Rail (Union Pacific North Line)	5 min drive	2.5 mi	International Airport	30.5 mi

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and some submitted subject to error and omission.

1301 S Lewis Avenue, Waukegan, IL 60085

26,000 SF Building Situated on 2.91 Acres

CRER

EXTERIOR / INTERIOR PHOTOS



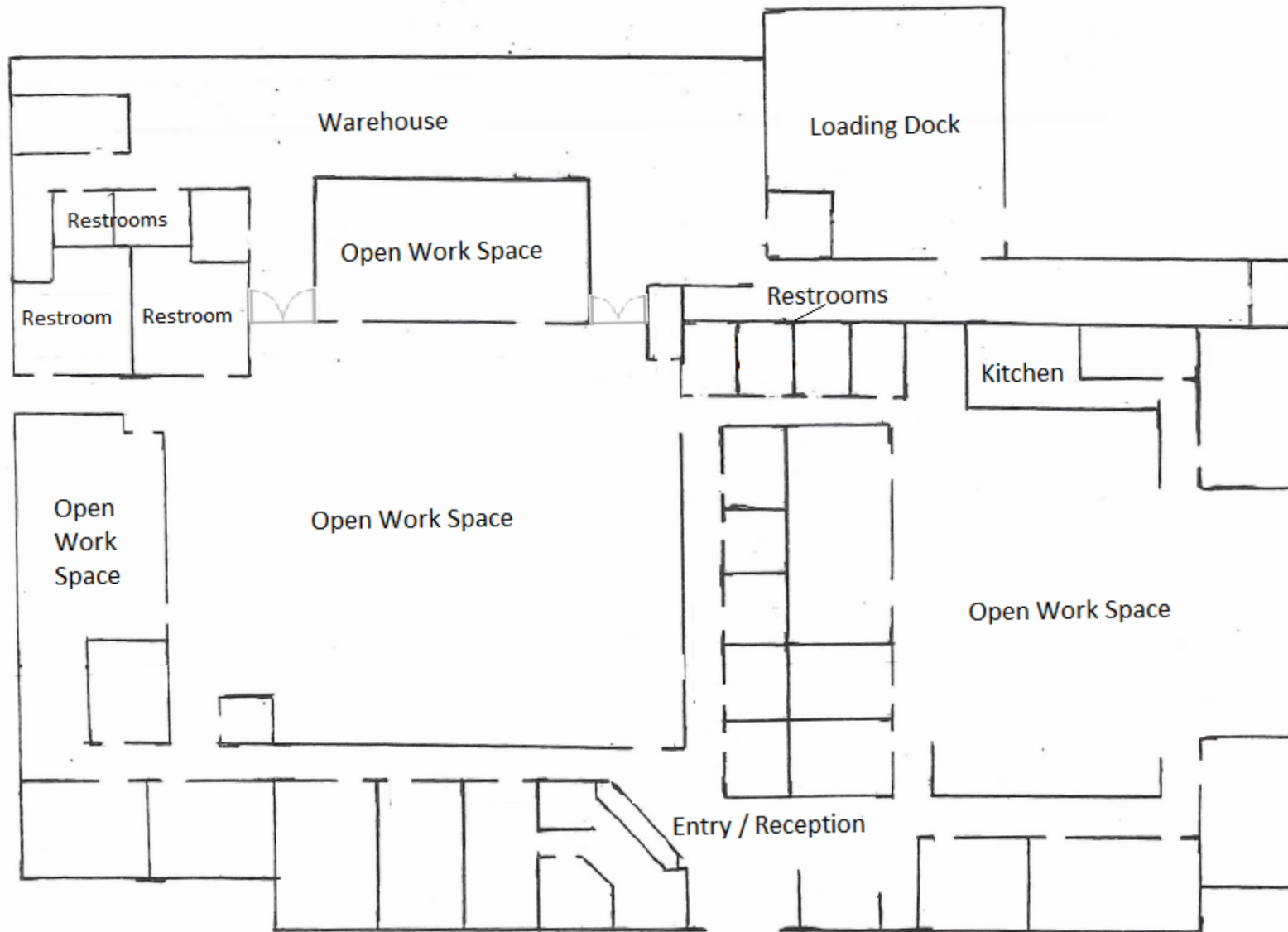
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and some submitted subject to error and omission.

1301 S Lewis Avenue, Waukegan, IL 60085

26,000 SF Building Situated on 2.91 Acres

CRER

FLOORPLAN



1301 S Lewis Avenue, Waukegan, IL 60085

26,000 SF Building Situated on 2.91 Acres

CRER

INTERIOR PHOTOS



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and some submitted subject to error and omission.

1301 S Lewis Avenue, Waukegan, IL 60085

26,000 SF Building Situated on 2.91 Acres

CRER

INTERIOR PHOTOS



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and some submitted subject to error and omission.

1301 S Lewis Avenue, Waukegan, IL 60085

26,000 SF Building Situated on 2.91 Acres

CRER

INTERIOR PHOTOS



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and some submitted subject to error and omission.

1301 S Lewis Avenue, Waukegan, IL 60085

26,000 SF Building Situated on 2.91 Acres

CRER

INTERIOR PHOTOS

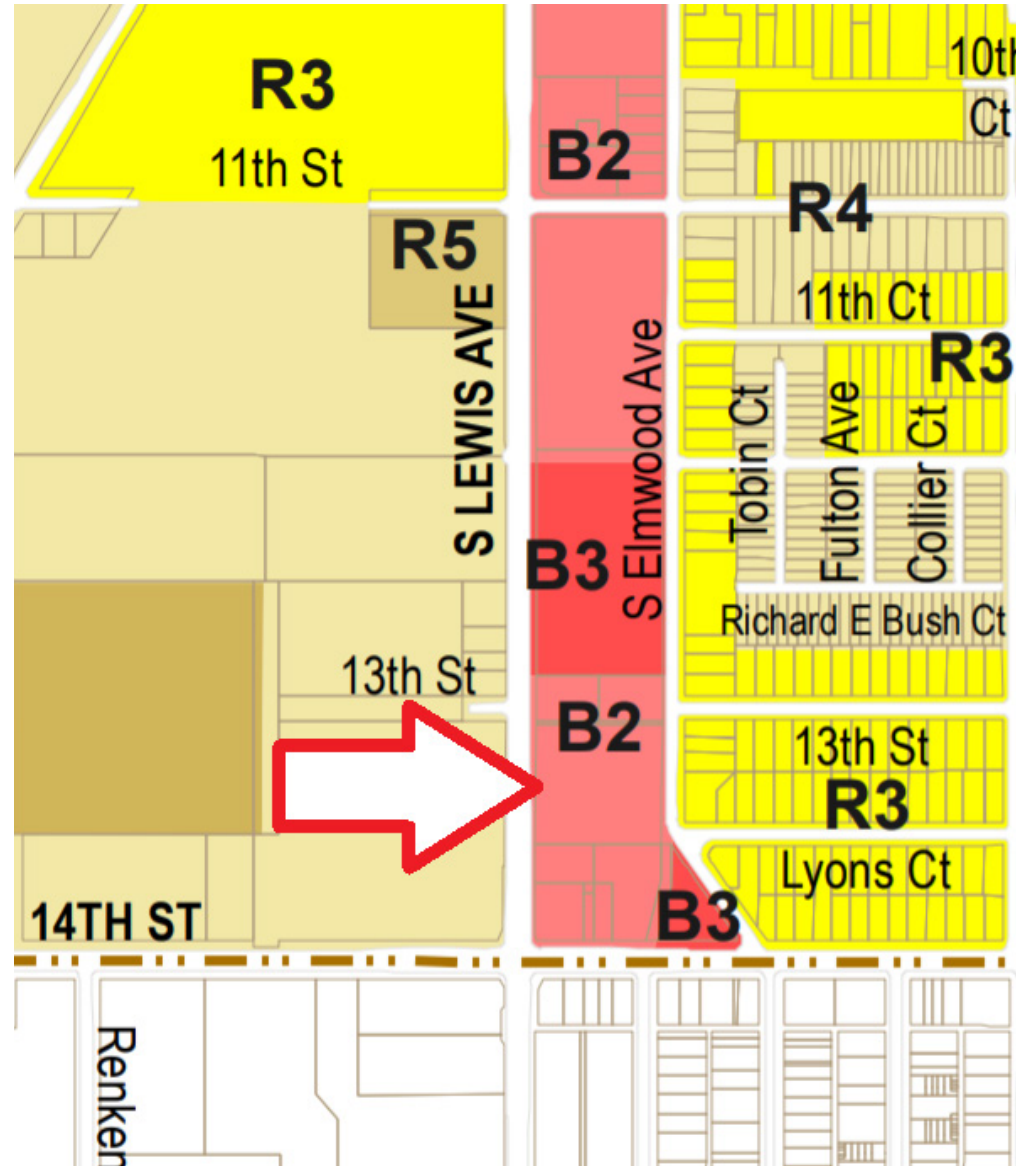
❖ Adjacent ~ 1/2 Acre private outdoor space



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and some submitted subject to error and omission.

26,000 SF Building Situated on 2.91 Acres

SURVEY & ZONING MAP



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and some submitted subject to error and omission.

1301 S Lewis Avenue, Waukegan, IL 60085

26,000 SF Building Situated on 2.91 Acres

CRER

DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
Population			
2025 Projection	16,494	145,150	357,557
2020 Estimate	16,868	146,479	360,283
2010 Census	18,377	151,358	366,980
Growth 2020 - 2025	-2.22%	-0.91%	-0.76%
Growth 2010 - 2020	-8.21%	-3.22%	-1.82%
	16,868	146,479	360,283
White	9,463 56.10%	103,449 70.62%	272,951 75.76%
Black	6,541 38.78%	27,886 19.04%	44,264 12.29%
Am. Indian & Alaskan	316 1.87%	2,648 1.81%	4,040 1.12%
Asian	212 1.26%	8,200 5.60%	29,482 8.18%
Hawaiian & Pacific Island	10 0.06%	262 0.18%	453 0.13%
Other	325 1.93%	4,034 2.75%	9,093 2.52%
U.S. Armed Forces	35	9,621	10,149
Households			
2025 Projection	4,647	43,946	119,045
2020 Estimate	4,751	44,402	120,014
2010 Census	5,152	45,550	121,775
Growth 2020 - 2025	-2.19%	-1.03%	-0.81%
Growth 2010 - 2020	-7.78%	-2.52%	-1.45%
Owner Occupied	2,193 46.16%	24,754 55.75%	83,638 69.69%
Renter Occupied	2,558 53.84%	19,648 44.25%	36,376 30.31%
2020 Households by HH Income	4,752	44,402	120,014
Income: <\$25,000	1,752 36.87%	10,249 23.08%	19,404 16.17%
Income: \$25,000 - \$50,000	1,250 26.30%	9,825 22.13%	19,987 16.65%
Income: \$50,000 - \$75,000	753 15.85%	8,050 18.13%	18,906 15.75%
Income: \$75,000 - \$100,000	525 11.05%	5,509 12.41%	15,644 13.04%
Income: \$100,000 - \$125,000	267 5.62%	3,656 8.23%	11,477 9.56%
Income: \$125,000 - \$150,000	119 2.50%	1,814 4.09%	7,509 6.26%
Income: \$150,000 - \$200,000	41 0.86%	2,046 4.61%	9,714 8.09%
Income: \$200,000+	45 0.95%	3,253 7.33%	17,373 14.48%
2020 Avg Household Income	\$47,729	\$79,115	\$108,063
2020 Med Household Income	\$33,953	\$56,457	\$77,733

1301 S Lewis Avenue, Waukegan, IL 60085

26,000 SF Building Situated on 2.91 Acres

CRER

ABOUT STEVEN RAPOPORT



Steven Rapoport, CCIM

Senior Director

(847) 863-2707
StevenR@CRER.com



Chicago Real Estate Resources, Inc. 800 W.
Diversey Pkwy., # 300 Chicago, IL 60614
CRER.com



As a broker with Chicago Real Estate Resources and lifelong resident of the Chicago area, Steven has completed over 375 real estate sales and leasing transactions over the past 10 years. His primary focus is listing mid-market investment properties in the City of Chicago ranging in value from \$500,000 to \$5,000,000.

Steven earned recognition as a designated Certified Commercial Investment Member (CCIM). The CCIM designation is the industry's most prestigious Commercial Real Estate certification with a high caliber curriculum and experience requirement that has been met by only 6% of commercial practitioners nationwide. As a testament to the exclusivity of this designation within a 20-mile radius of downtown Chicago, there are currently only 55 commercial Real Estate Brokers holding the CCIM designation. CCIM members successfully complete thousands of transactions annually, representing more than \$200 billion in value.

For the past six consecutive years Steven was recognized amongst an elite few as a top producer by CommercialForum a division of the Chicago Association of Realtors. There are over 2,700 members eligible for these awards and only 2% are able to produce the high volume of sales to rank as one of the best Chicagoland Commercial Brokers for the year.

Early in his career, Steven worked as a licensed Real Estate Appraiser where he appraised multi-family, commercial, industrial, office, mixed-use, retail, vacant land, and residential properties throughout the Chicago area. The insight and connections obtained by his time working as a real estate appraiser have proven to be a valuable resource for helping his commercial brokerage clients achieve goals.

Prior to his career in real estate, Steven earned his BA degree from the University of Iowa. Steven maintains active membership as a CCIM, National Association of Realtors & Chicago Association of Realtors.

1301 S Lewis Avenue, Waukegan, IL 60085

26,000 SF Building Situated on 2.91 Acres

CRER



Steven Rapoport, CCIM

Senior Director
(847) 863-2707
StevenR@CRER.com

Chicago Real Estate Resources, Inc.
800 W. Diversey Pkwy., # 300
Chicago, IL 60614
CRER.com

