

# Prime Development Site with Owner Financing!

118-120 N. Waukegan Rd.

Lake Bluff, IL



**SALE PRICE**

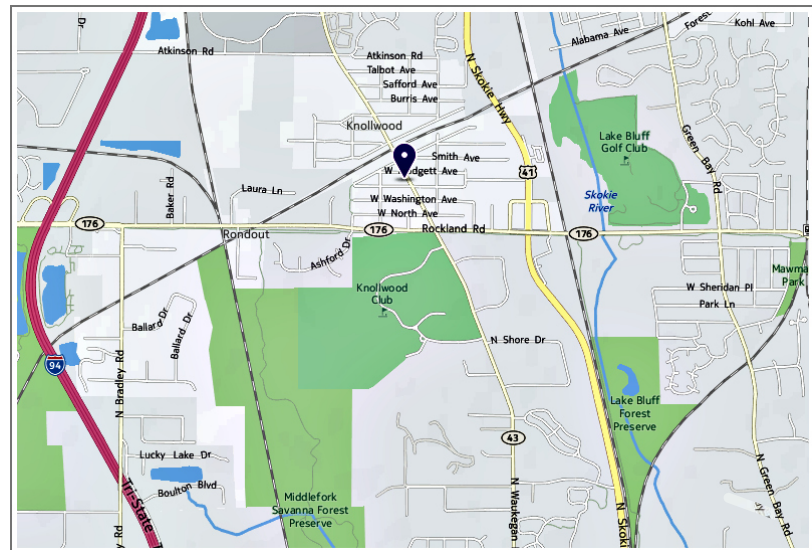
**\$389,000**

## Property Highlights

- 14,260 SF land site, prime development location
- Highly visible with 100 feet of frontage on Waukegan Road (Route 43)
- General Commercial Zoning
- Curb cut, utilities to site
- Motivated seller
- Owner financing for qualified buyers

## Area Amenities

- Located in rapidly expanding commercial corridor
- Nearby businesses: Target, Starbucks, McDonald's, Walgreens, Heinen's Grocery and Panera
- Quick access to I94 and Route 41
- 24,504 vpd at corner\*



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This information has been secured from sources deemed reliable, but Fara Commercial Brokerage makes no representation or warranties, expressed or implied, as to the accuracy of the information. Prospect must verify the information and bears all risks for any inaccuracies. \*Corner of Route 43 and Blodgett Ave., per Costar

# Tax Parcel Map

118-120 Waukegan Road | Lake Bluff, IL

118-120 Waukegan Road Lake County, Illinois



**LakeCounty**  
Geographic Information System

Lake County Department of Information Technology  
18 N County St  
Waukegan IL 60085  
(847) 377-2373

Parcels 12-19-103-012 & 12-19-103-011 shown

**Disclaimer** The selected soil feature layer may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

- Tax Parcels (various)
- Lake County Border
- Water
- Municipalities
- Tax Parcels
- Parks
- Railroads
- Trails
- 2011 Buildings

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# Demographics and Traffic Counts

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## Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Average HH Income	\$98,009	\$108,172	\$102,595
Population	2,476	32,744	114,441
Daytime Population	2,332	71,237	174,328
Median Age	43	32	33
Households	957	10,558	35,909

## Traffic Counts

<u>Collection Street</u>	<u>Cross Street</u>	<u>Vehicles Per Day</u>
N. Waukegan Rd. (Rt. 43)	W. Blodgett Ave.	24,504
N. Waukegan Rd.	W. North Ave.	19,320
N. Waukegan Rd.	Rockland Rd.	24,000
194	Rockland Rd.	129,908

All above data obtained by CoStar Property and LoopNet. The information herein is provided without representation or warranty.

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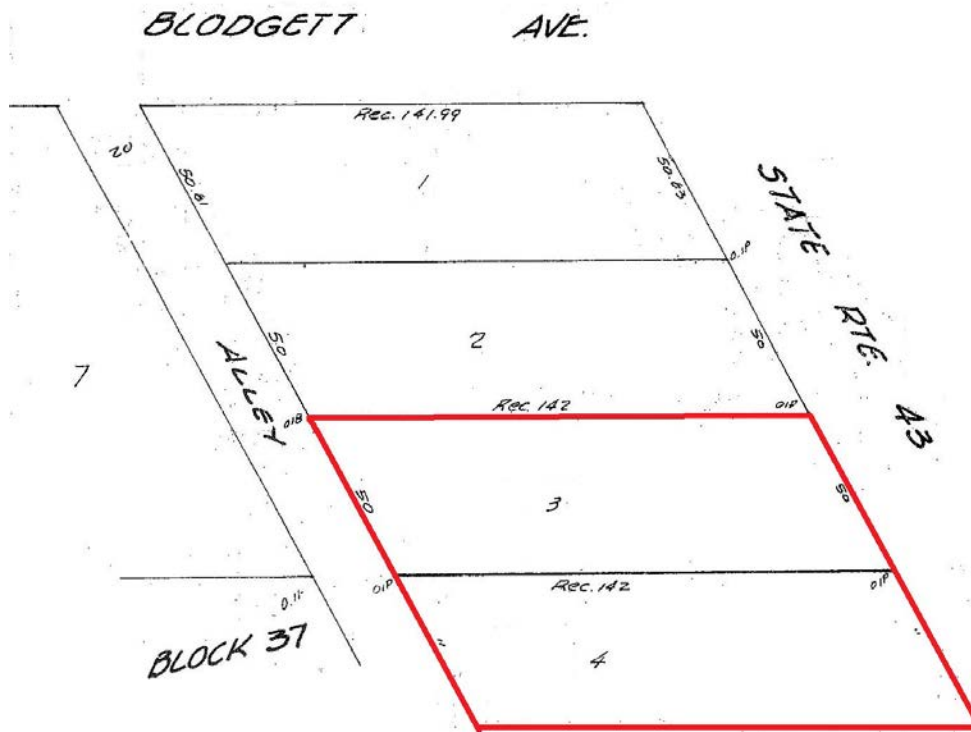
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# Plat of Survey

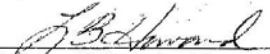
118-120 Waukegan Road | Lake Bluff, IL



STATE OF ILLINOIS } S.S.  
COUNTY OF LAKE }

In behalf of Howard Surveying Co., Inc., we as Illinois Registered Land Surveyors do hereby certify that we have surveyed the above described premises and that the plat hereon, drawn to scale of 40 ft per 1 inch, is a true representation of said survey.

Dated at Waukegan, Lake County, Illinois this 15<sup>TH</sup> day of September A.D., 1978.

  
Registered Illinois Land Surveyor

Located improvements this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1978.

NOTE: Compare all points before building and report any discrepancy to this office at once.

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# Lake County General Commercial Zoning

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## Sec. 5.11 GC, General Commercial

### 5.11.1 Description

The GC, General Commercial district is intended to accommodate commercial uses. The GC district is not a neighborhood-oriented district and is not generally appropriate for application within residential areas. It is intended to be used to accommodate existing commercial uses. It may also be used to accommodate new development proposals. In all cases, new development in the GC district should be adequately served by infrastructure. The GC district is intended to implement the Regional Framework Plan's "Retail/Commercial" future land use designation. [Revised 11.08.05]

Unified Development Ordinance

[12/04/2012 Printing]

5-7

### 5.11.2 Uses

Uses are allowed in the GC district in accordance with the Use Table of Sec. 6.2.

### 5.11.3 Dimensional Standards

All development in the GC district is subject to the density and dimensional standards of Article 7.



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