

# 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



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## PROPERTY HIGHLIGHTS

**Asking Price**  
\$1,149,000

**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. Overall ceiling heights 15.5', dropped ceiling in finished space 11.5', clearance in loading dock 11.5'.

- 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

North Chicago Statio Commuter Rail (Union Pacific North Line) 5 min drive 1.6 mi  
Great Lakes Station Commuter Rail (Union Pacific North Line) 5 min drive 2.5 mi

## AIRPORT

Chicago O'Hare 43 min  
International Airport 30.5 mi



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## EXTERIOR / INTERIOR PHOTOS



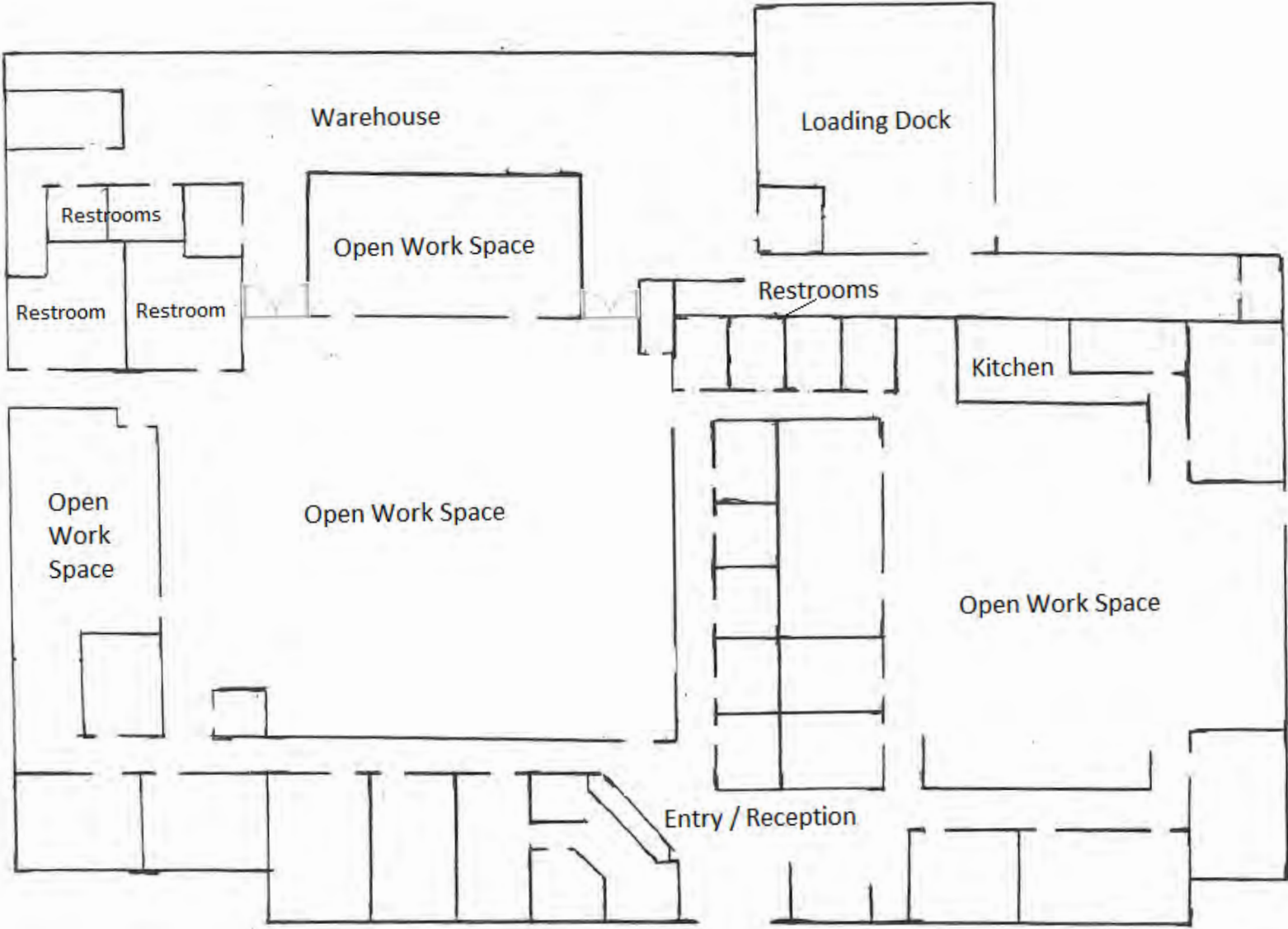
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## FLOORPLAN



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## INTERIOR PHOTOS



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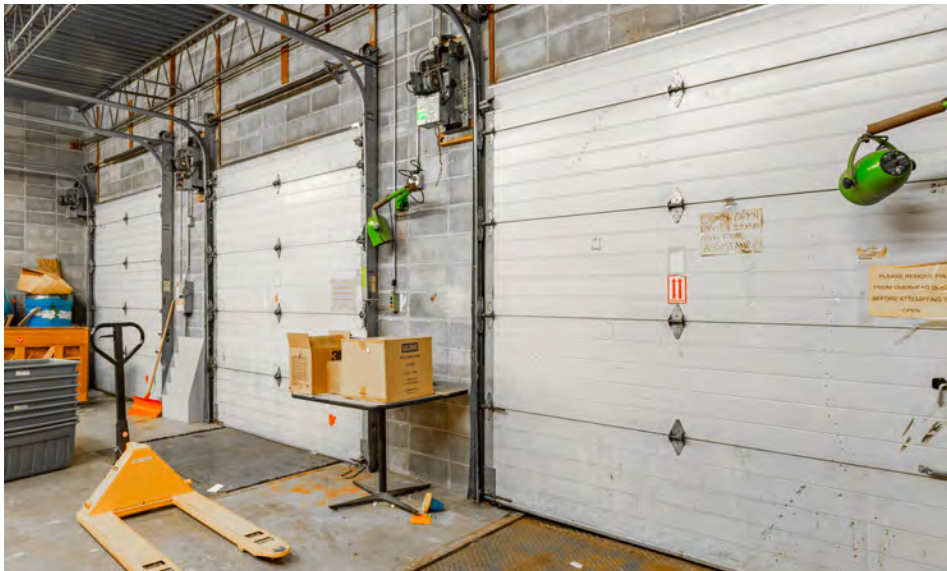


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## INTERIOR PHOTOS





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INTERIOR PHOTOS

❖ Adjacent ~ 1/2 Acre private outdoor space



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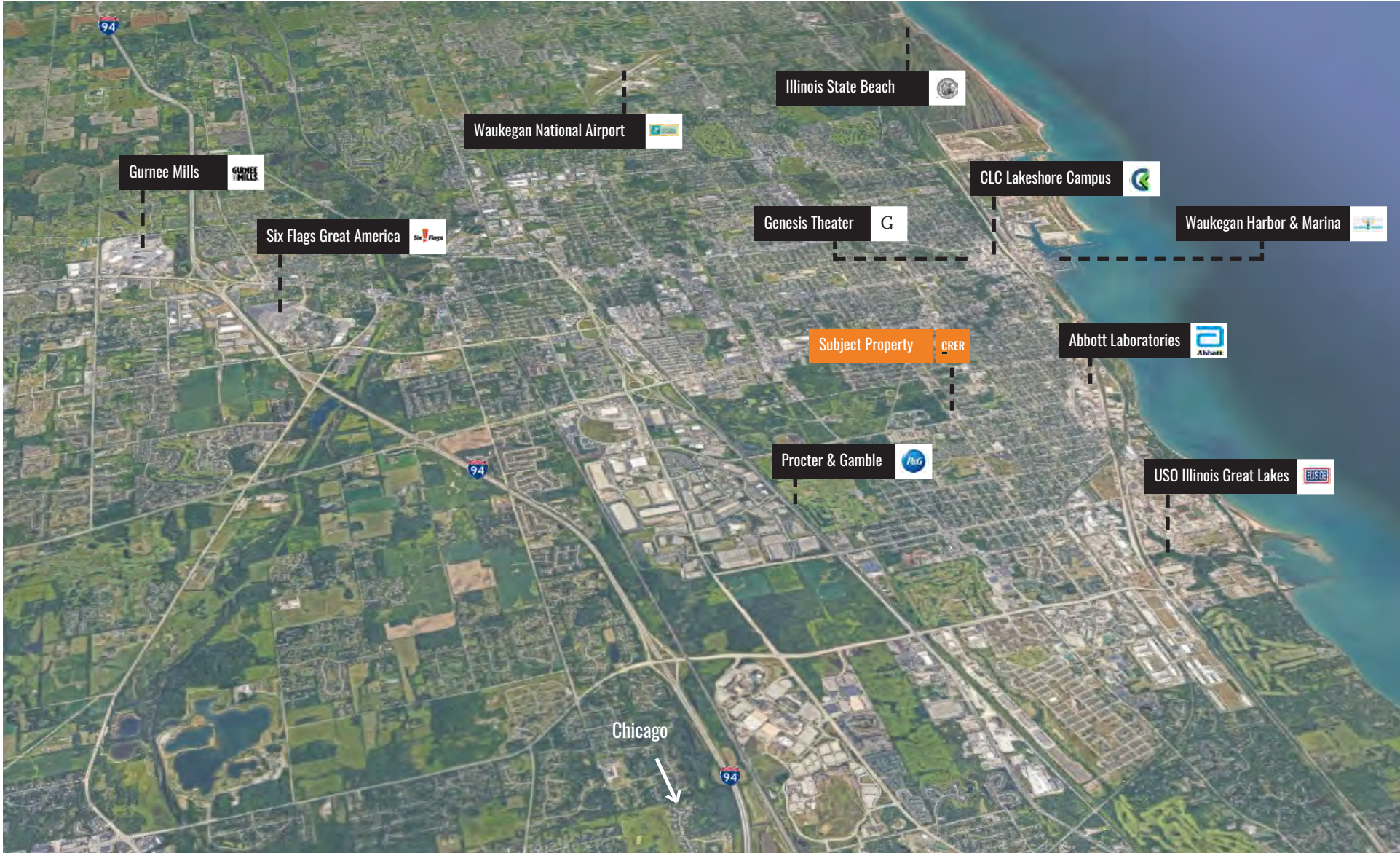


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## DEMOGRAPHICS



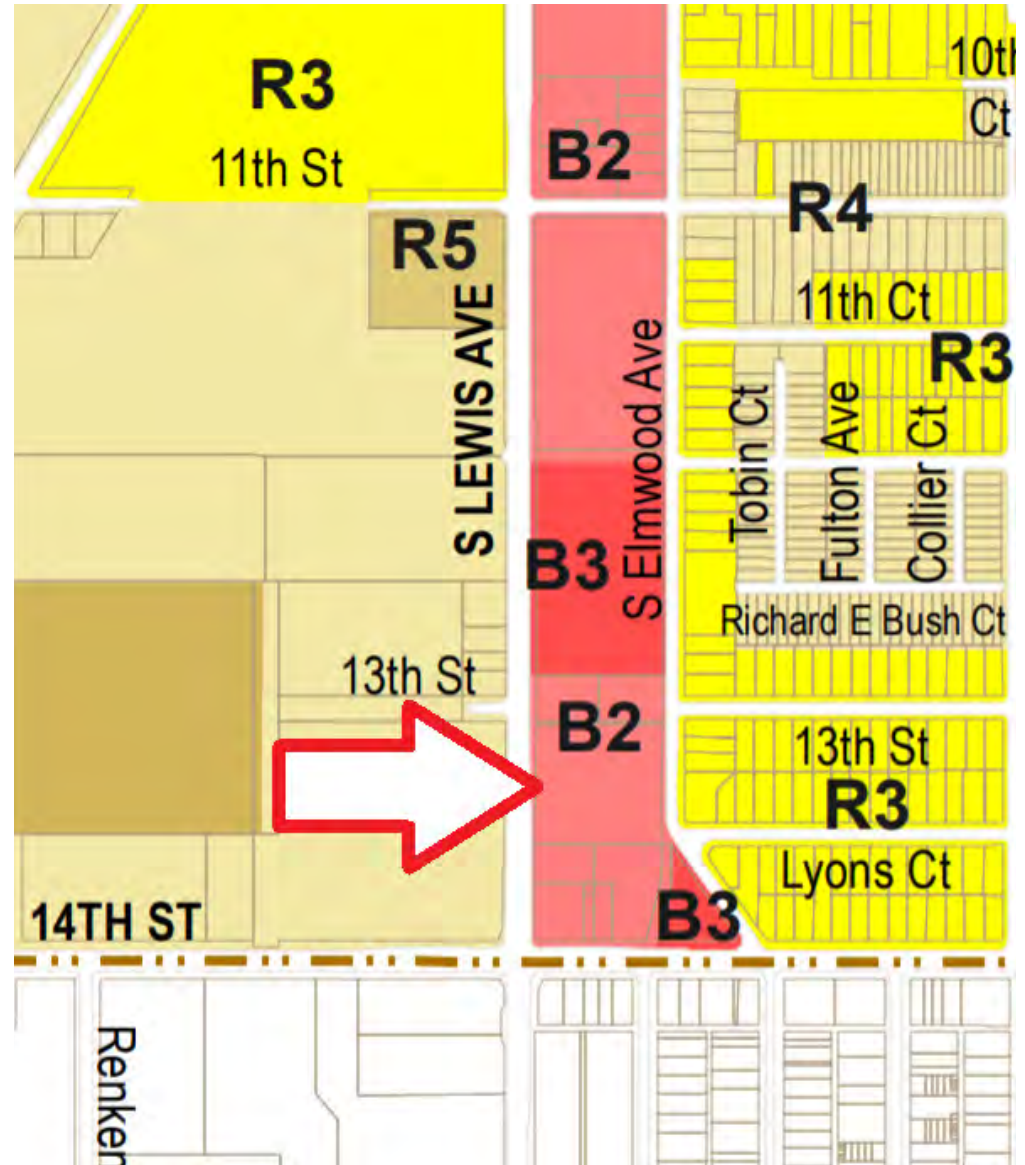
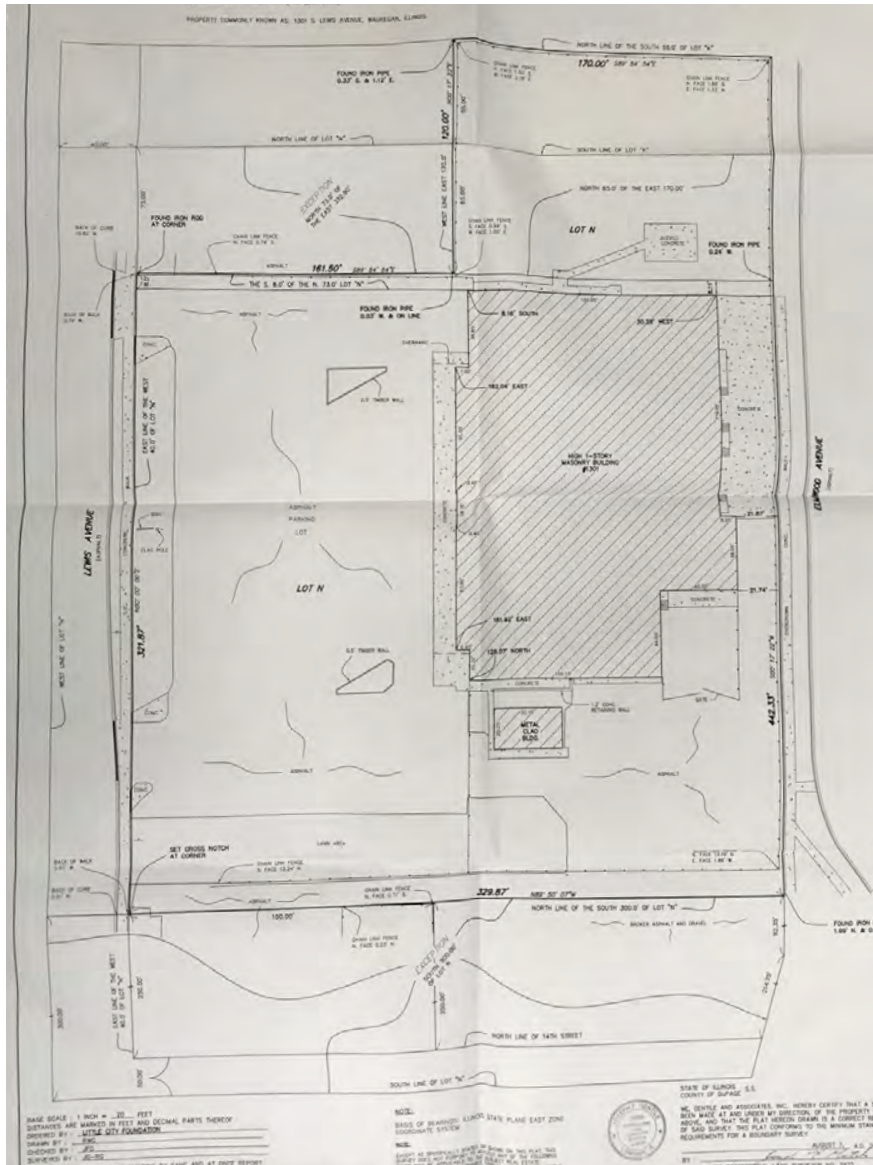


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## SURVEY & ZONING MAP



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## DEMOGRAPHICS

Radius	1 Mile		5 Mile		10 Mile	
<b>Population</b>						
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	
<b>Households</b>						
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%
<b>2020 Households by HH Income</b>						
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%
<b>2020 Avg Household Income</b>	\$47,729		\$79,115		\$108,063	
<b>2020 Med Household Income</b>	\$33,953		\$56,457		\$77,733	



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## ABOUT STEVEN RAPOPORT



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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.



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