

NEW TIF DISTRICT DEVELOPMENT WITH DRIVE THRU AVAILABLE | GROUND LEASE OR BUILD TO SUIT

# FOX LAKE CROSSING

NWC Route 12 and Route 134 | Fox Lake, IL





# FOX LAKE CROSSING

NWC Route 12 and Route 134 | Fox Lake, IL

## OUTLOTS AVAILABLE GROUND LEASE OR BUILD TO SUIT; WITH DRIVE-THRU

Outlot E: ± 0.86 Acres

Outlot F: ± 1.3 Acres

## SITE SUMMARY

- This property is centrally located on Route 12 (30,500 VPD) and Route 134/ Big Hollow Road (14,500 VPD)
- Area Retailers include Jewel- Osco, Menards, Wendy's, Chase, BMO/ Harris Bank, The Home Depot, Aldi, and Starbucks
- 8-12 Acre development parcels available
- Outlots available for restaurant and service tenants with parking

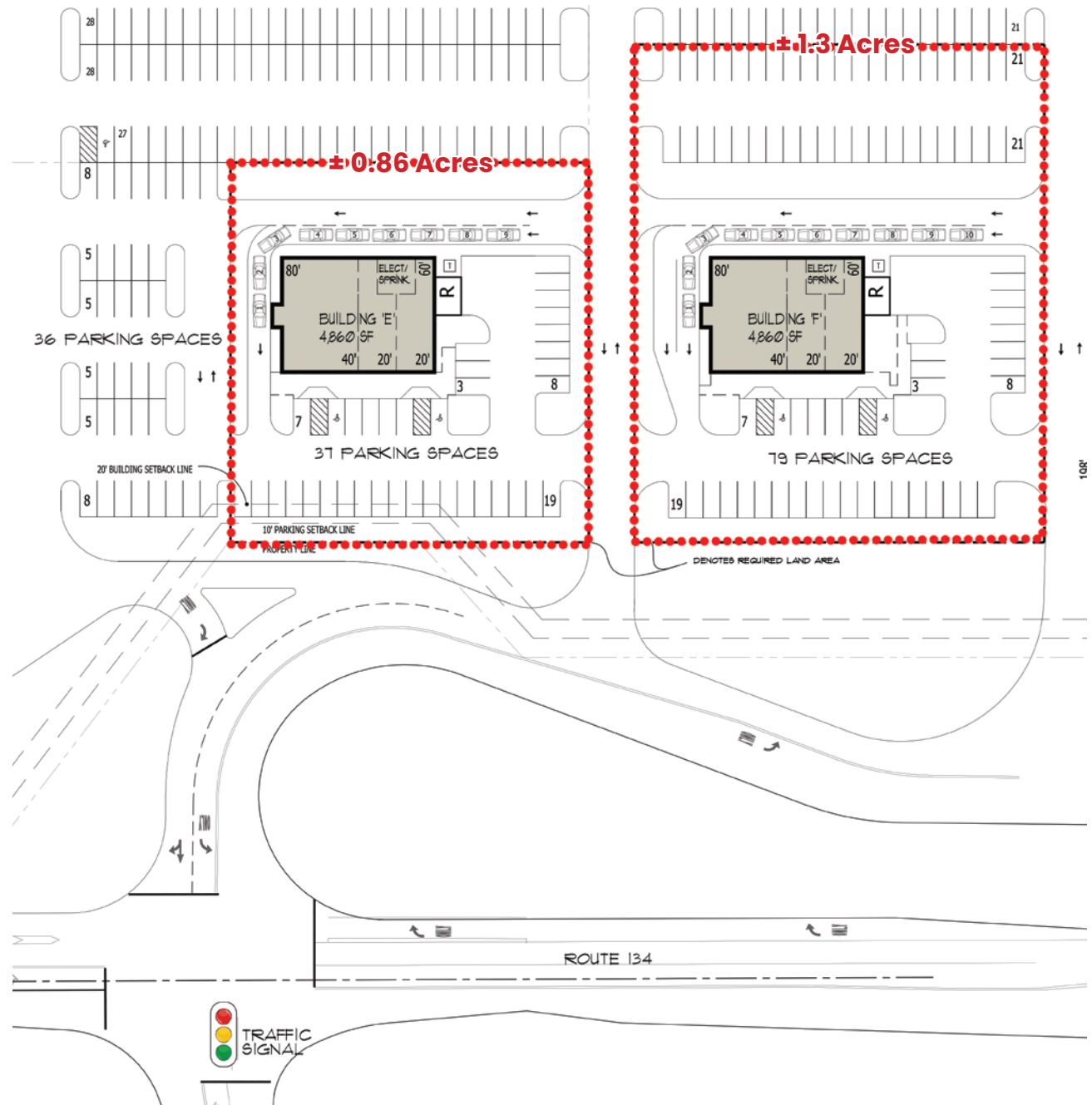
## DEMOGRAPHICS

### Total Population

Within 3 Miles	32,962
Within 5 Miles	105,312
Within 7 Miles	189,731

### Average HH Income

Within 3 Miles	\$89,250
Within 5 Miles	\$92,319
Within 7 Miles	\$97,747





# FOX LAKE CROSSING

**A · R · C**  
REAL ESTATE



© 2022 ARC Real Estate. All information is from sources believed reliable, not independently verified, and thus subject to errors, omissions, and modifications such as price, listing, square footage, rates and commissions. All information, estimates and projections subject to change, market assumptions, unknown facts and conditions, and future potentialities. ARC Real Estate makes no express or implied representations or warranties, as facts and results may vary materially from all information, estimates and projections. All renderings presented are conceptual.

