

FOR SALE | ±3.11 ACRE LAND

34420 ROUTE 45

Third Lake, IL 60030



AVAILABLE
±3.11 AC



W. Washington St

19,100 ADT
45

22,600 ADT



PROPERTY HIGHLIGHTS

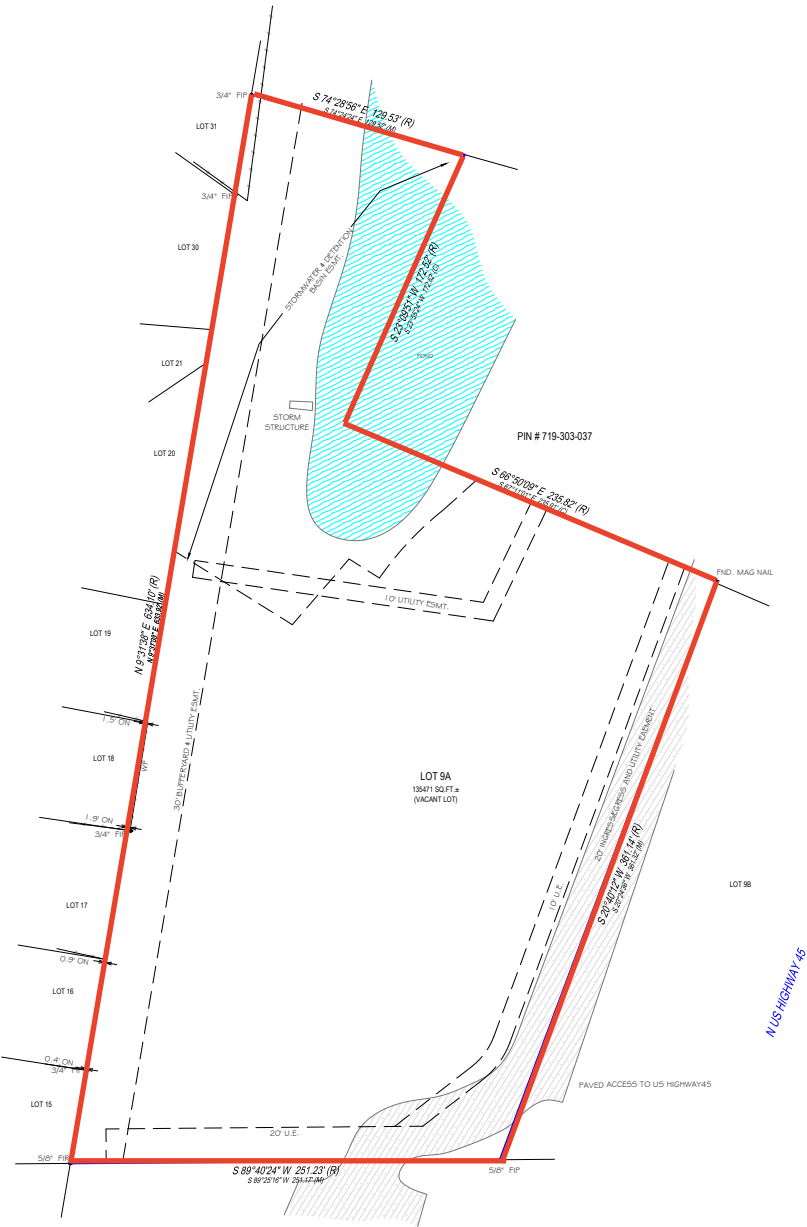
- Size** ± 3.11 Acres
- Zoned for Commercial/Development Use** Ideal for retail, office, or mixed-use projects
- Excellent Location** High visibility on major thoroughfare with easy access to Route 45 & Rollins Rd
- Strong Demographics** Affluent suburban area with increasing demand for services.
- Third Lake** Close proximity to Gurnee & Grayslake

AREA TENANTS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,125	51,380	129,805
Average HH Income	\$189,782	\$158,208	\$145,689
Daytime Population	4,046	29,166	73,109

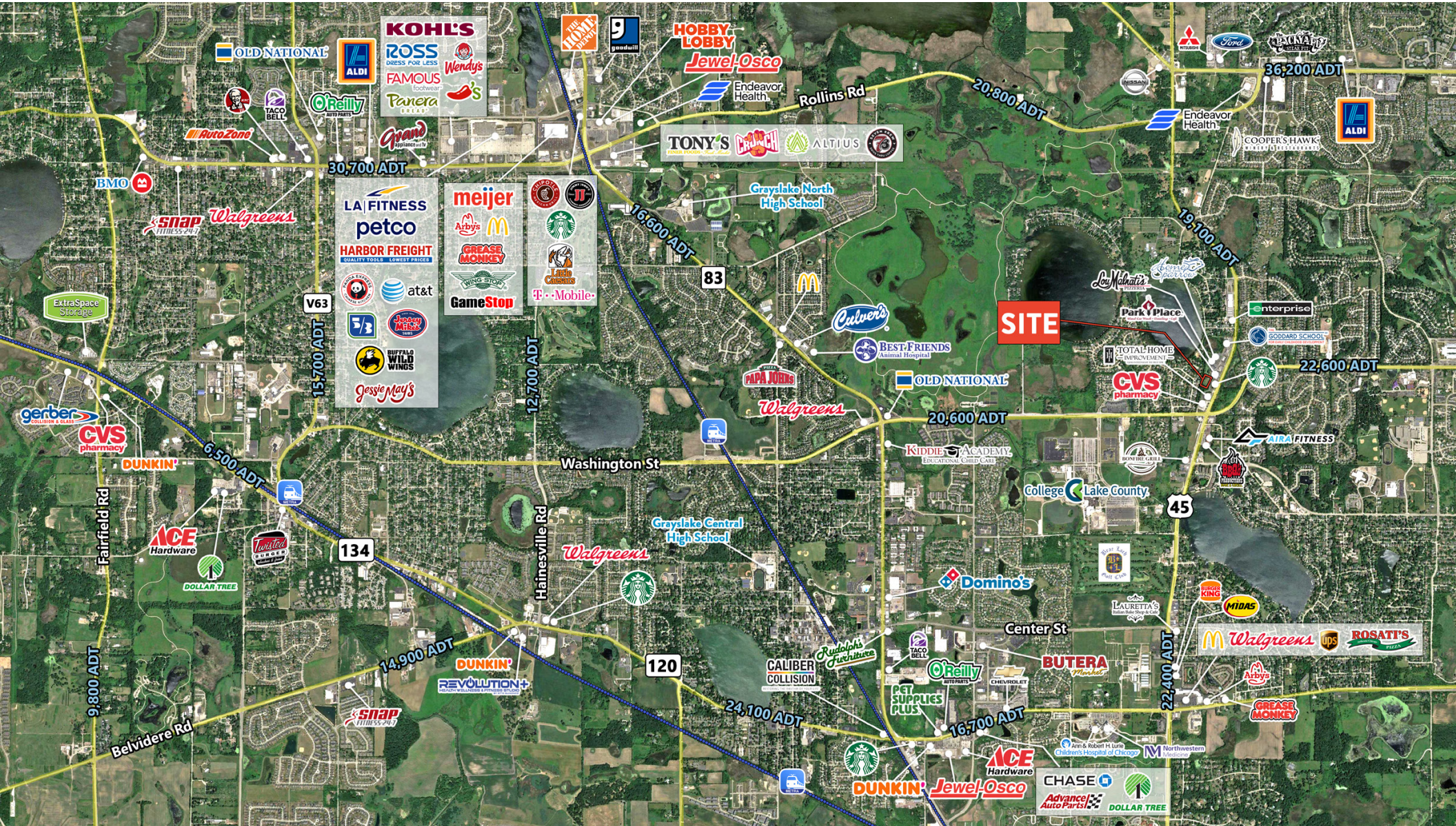


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A·R·C
REAL ESTATE



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