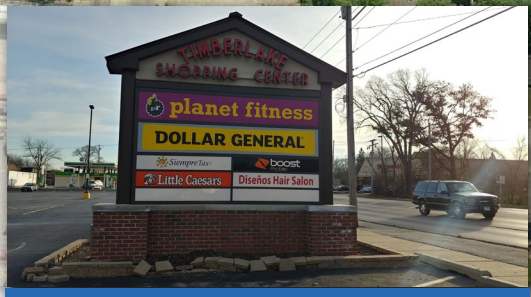


# 1,765 SF - 32,743 SF RETAIL SPACE AVAILABLE

2205 - 2243 N. Lewis Avenue | Waukegan, IL



**SITE PLAN**



**NEW SIGNAGE**



## TIMBERLAKE SHOPPING CENTER

- Established Anchor Tenant: Planet Fitness
- New facade upgrade along with new parking lot lighting and brand new monument signage
- Anchor space available with superb frontage along Lewis Avenue
- Large parking field
- Highly visible signage options available
- Well established and dense surrounding neighborhood
- Solid mix of demographics surrounding the site
- Easily accessible center with multiple access points
- Lewis Avenue is highly trafficked, four-laned arterial road
- Lighted intersection at Lewis and Sunset Avenues

### DEMOGRAPHIC INFORMATION:

	1 Mile	3 Miles	5 Miles
Residential Population	17,055	86,765	162,153
Daytime Population	2,448	29,412	66,280
Average Annual Income	\$60,513	\$58,837	\$62,908

### EXCLUSIVE AGENTS:

**JIM SCHUTTER**  
Senior Managing Director  
312.224.3210  
jschutter@ngkf.com



Property managed by Inland Continental Property Management Corp.

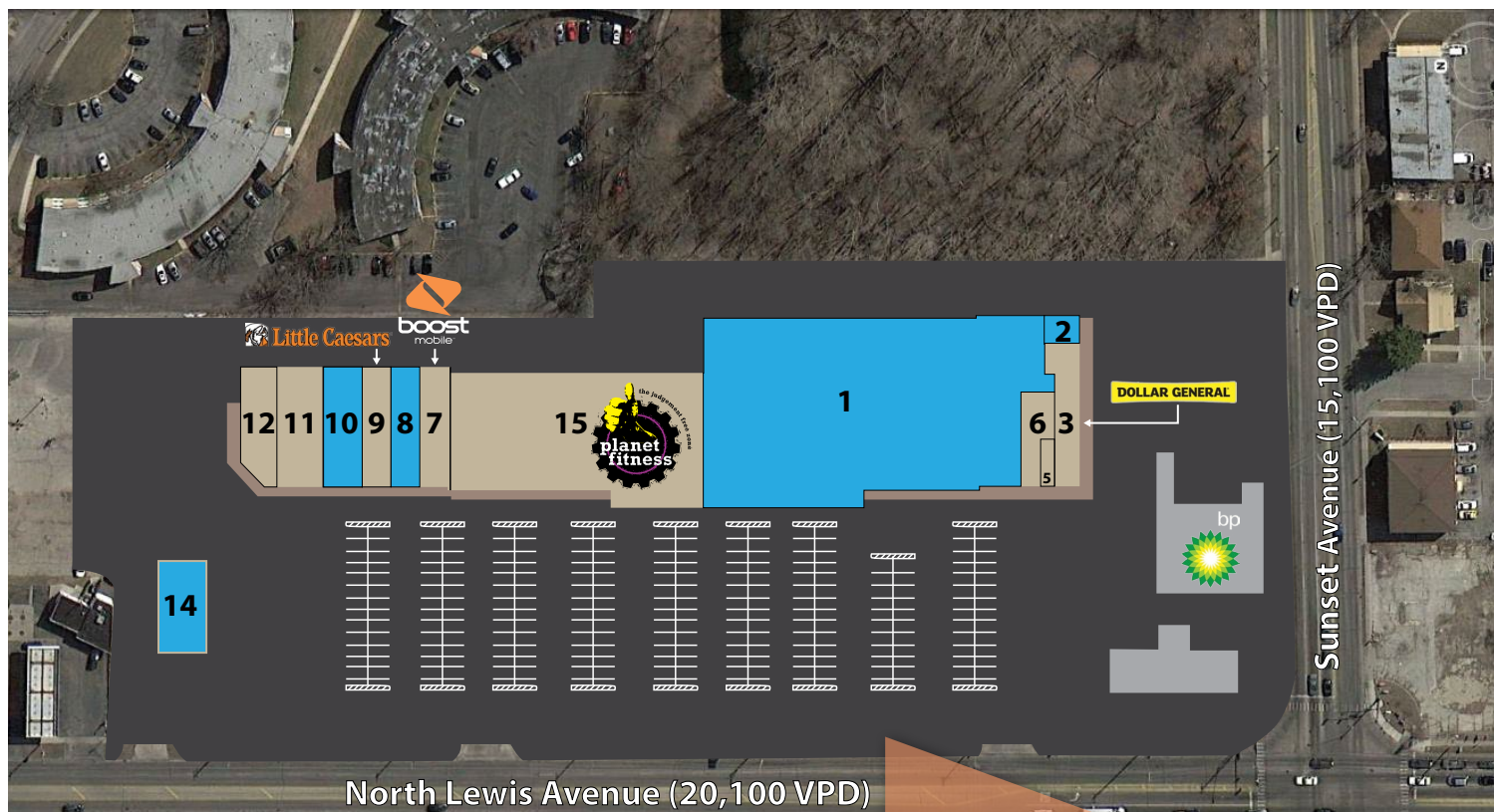


500 West Monroe Street, Suite 2900, Chicago, IL 60661  
[www.ngkf.com](http://www.ngkf.com)

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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## Tenant Profile

Unit#	Tenant	S.F.
1	Available	32,743
2	Available	675
3	Dollar General	7,954
5	Herbalife	450
6	Hank's Cleaners	1,680
7	Boost Mobile	2,158
8	Available	2,158
9	Little Caesars Pizza	1,479
10	Available	5,092
11	Lavandaria Laundry	3,609
12	David Rico Salon	1,032
14	Rocky's	1,764
15	Planet Fitness	18,597

GLA: 79,391 S.F. on 10+ acres



For further information, please contact our exclusive agent:

James Schutter

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