

Washington Square

RETAIL/OFFICE SPACE FOR
LEASE

1100 - 1190 E. Washington Street
Grayslake, IL 60030

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HIGHLIGHTS

- Excellent exposure on busy Washington St.
- Traffic count = 22,300 VPD
- Strong tenant mix
- Ample parking
- On-site property management
- Monument signage
- Across the street from College of Lake County

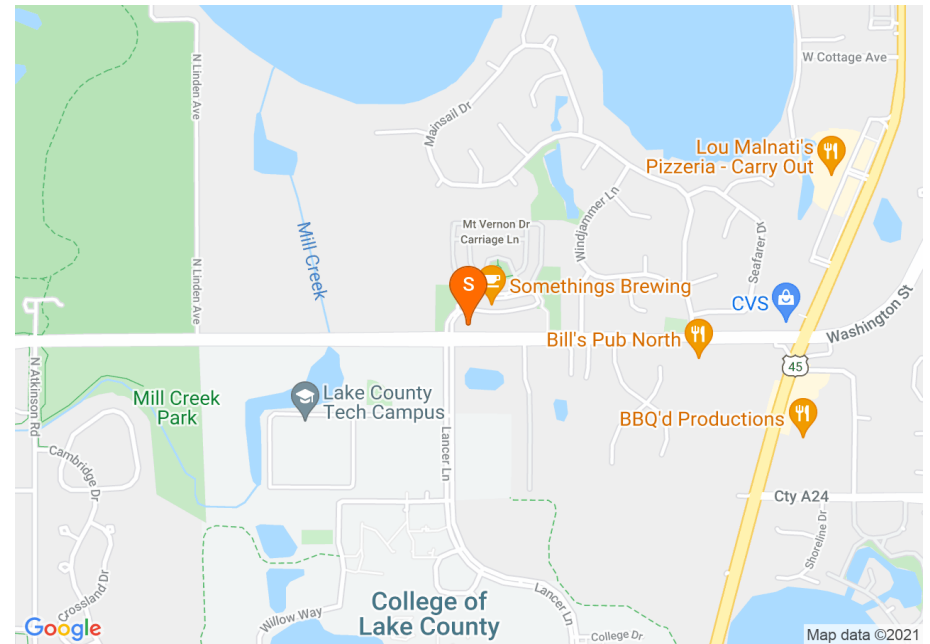


Suite	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
1108	1	1040	\$15	NNN	This 1,040 SF end-cap unit would be suitable for any type of retail use. Situated directly at the entrance of the Center offers excellent exposure. Windows on 2 sides provide a lot of natural light.
1170	1	2200	\$15	NNN	This 2,200 SF end-cap unit is currently configured with a large open area, kitchenette, utility room w/ sink, storage room, and 2 private washrooms. Numerous windows provide an abundance of natural light. The space would be ideal for either retail, office, or restaurant use.

Property Overview

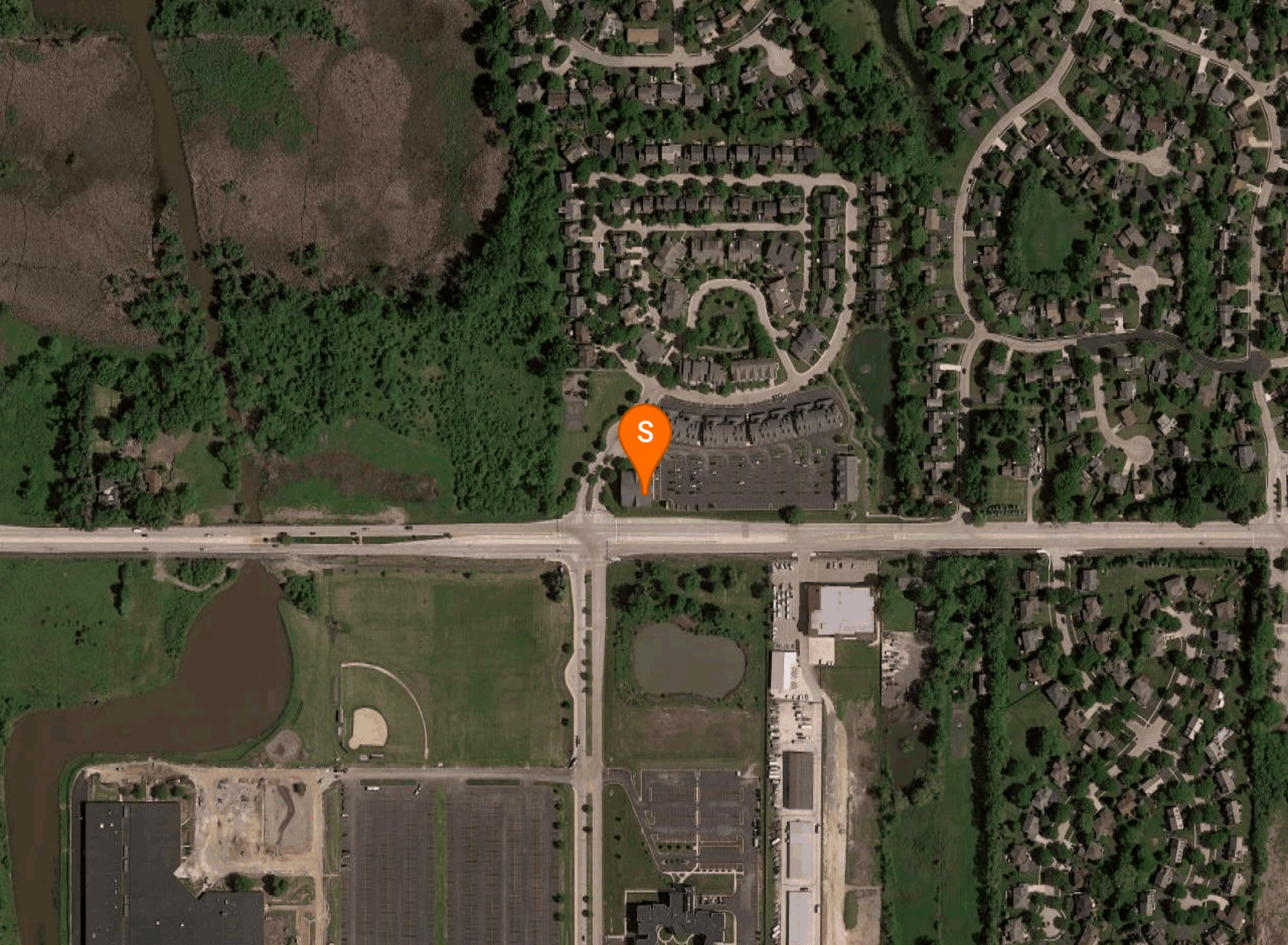
- Prime Retail/Office suites available for lease in the attractive Washington Square Center in Grayslake with excellent exposure on busy Washington St with a traffic count of 22,300 cars/day. Washington Square is a mixed-use development with retail, office and residential units. The property is located on the northeast corner of the signalized intersection of Washington St and Lancer Ln, directly across the street from College of Lake County. Available spaces range in size from 1,040 - 2,200 SF and there is ample parking with 220 parking spaces. Ideal units available for a variety of retail and office uses. The location provides an excellent tenant mix and strong local demographics.

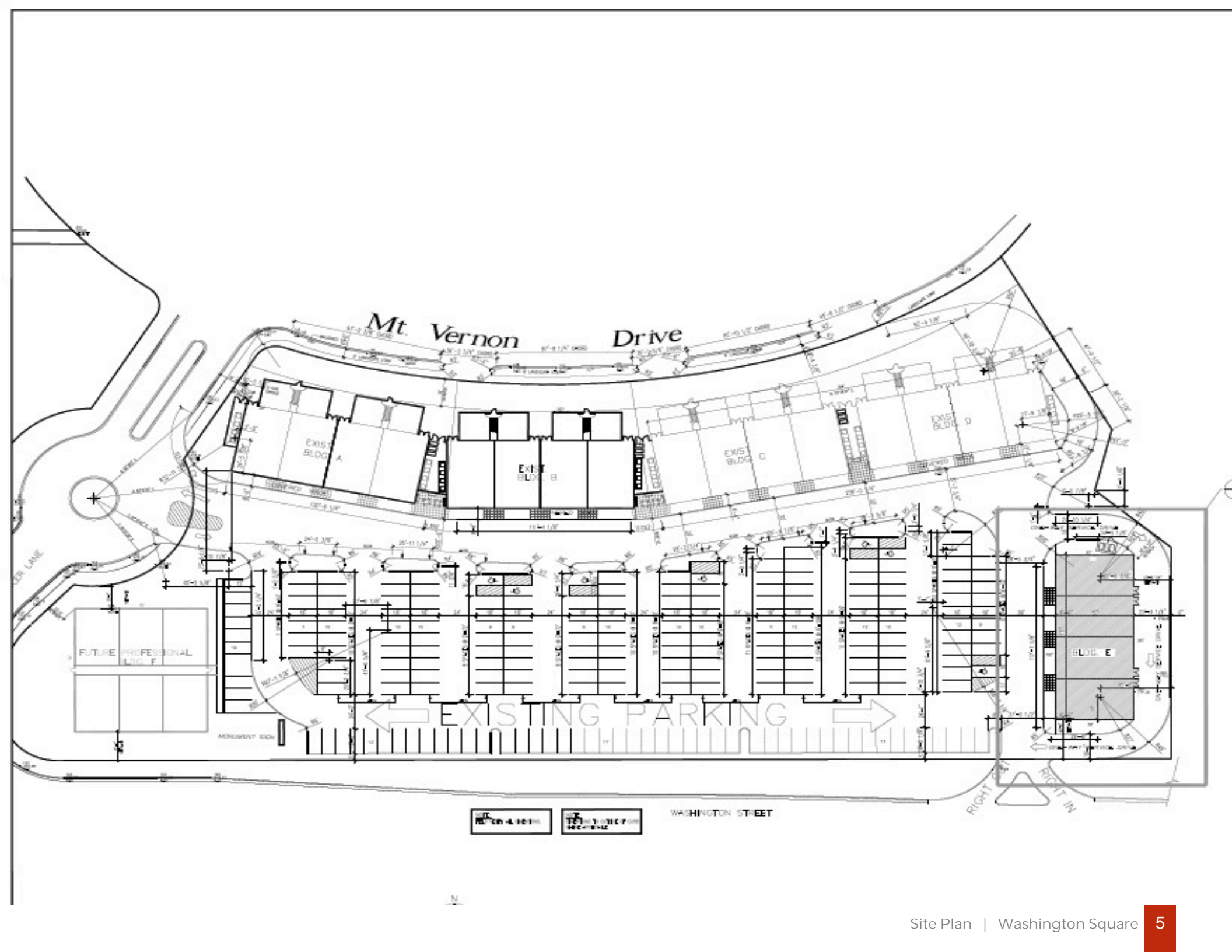
Locator Map



Regional Map







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,852	51,687	122,371
2010 Population	6,352	56,109	139,332
2020 Population	6,022	55,007	137,541
2025 Population	5,893	54,251	135,982
2020-2025: Population: Growth Rate	-2.15 %	-1.40 %	-1.15 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	69	892	2,164
\$15,000-\$24,999	95	770	2,149
\$25,000-\$34,999	64	674	2,066
\$35,000-\$49,999	125	1,546	4,623
\$50,000-\$74,999	279	2,571	7,023
\$75,000-\$99,999	300	2,594	6,986
\$100,000-\$149,999	591	4,758	10,291
\$150,000-\$199,999	389	2,907	6,015
\$200,000 or greater	323	2,941	5,997
Median HH Income	\$110,853	\$105,337	\$93,967
Average HH Income	\$131,664	\$128,015	\$118,261

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,076	18,098	41,989
2010 Total Households	2,296	19,670	47,190
2020 Total Households	2,235	19,654	47,315
2025 Total Households	2,201	19,483	46,978
2020 Average Household Size	2.69	2.79	2.89
2000 Owner Occupied Housing	1,850	15,169	34,652
2000 Renter Occupied Housing	194	2,542	6,192
2020 Owner Occupied Housing	1,904	16,036	38,210
2020 Renter Occupied Housing	331	3,618	9,105
2020 Vacant Housing	159	1,234	3,085
2020 Total Housing	2,394	20,888	50,400
2025 Owner Occupied Housing	1,891	16,063	38,338
2025 Renter Occupied Housing	310	3,420	8,640
2025 Vacant Housing	226	1,732	4,236
2025 Total Housing	2,427	21,215	51,214
2020-2025: Households: Growth Rate	-1.55 %	-0.85 %	-0.70 %



2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	358	3,447	9,058
2020 Population Age 35-39	387	3,581	9,168
2020 Population Age 40-44	395	3,639	9,151
2020 Population Age 45-49	415	3,778	9,293
2020 Population Age 50-54	455	3,971	9,526
2020 Population Age 55-59	532	4,475	9,932
2020 Population Age 60-64	418	3,761	8,455
2020 Population Age 65-69	266	2,682	6,353
2020 Population Age 70-74	180	1,797	4,713
2020 Population Age 75-79	101	1,239	3,044
2020 Population Age 80-84	48	737	1,850
2020 Population Age 85+	39	629	1,687
2020 Population Age 18+	4,624	42,082	103,306
2020 Median Age	38	39	37

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$93,215	\$87,405	\$79,260
Average Household Income 25-34	\$110,531	\$109,071	\$98,731
Median Household Income 35-44	\$117,847	\$114,473	\$106,363
Average Household Income 35-44	\$131,631	\$133,325	\$125,278
Median Household Income 45-54	\$134,848	\$129,738	\$115,845
Average Household Income 45-54	\$153,423	\$153,819	\$141,775
Median Household Income 55-64	\$124,264	\$118,571	\$107,665
Average Household Income 55-64	\$149,091	\$145,554	\$136,568
Median Household Income 65-74	\$87,605	\$82,933	\$76,712
Average Household Income 65-74	\$116,848	\$110,544	\$103,298
Average Household Income 75+	\$72,624	\$69,982	\$65,140

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	568	4,743	11,283
2025 Population Age 35-39	404	4,027	10,285
2025 Population Age 40-44	372	3,666	9,093
2025 Population Age 45-49	366	3,393	8,461
2025 Population Age 50-54	386	3,368	8,308
2025 Population Age 55-59	406	3,565	8,445
2025 Population Age 60-64	450	3,822	8,489
2025 Population Age 65-69	357	3,269	7,357
2025 Population Age 70-74	225	2,287	5,416
2025 Population Age 75-79	148	1,535	3,853
2025 Population Age 80-84	73	942	2,342
2025 Population Age 85+	46	707	1,872
2025 Population Age 18+	4,647	42,135	103,172
2025 Median Age	39	39	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,911	\$100,561	\$90,378
Average Household Income 25-34	\$122,392	\$121,818	\$112,906
Median Household Income 35-44	\$132,415	\$126,419	\$116,177
Average Household Income 35-44	\$150,933	\$153,646	\$144,013
Median Household Income 45-54	\$145,818	\$140,768	\$124,563
Average Household Income 45-54	\$167,394	\$169,275	\$155,588
Median Household Income 55-64	\$140,292	\$133,347	\$120,837
Average Household Income 55-64	\$168,089	\$164,940	\$154,848
Median Household Income 65-74	\$104,203	\$97,970	\$89,849
Average Household Income 65-74	\$140,915	\$131,700	\$124,368
Average Household Income 75+	\$86,499	\$84,989	\$79,308

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DISCLAIMER:

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Apex Commercial Realty LLC. Price subject to change and this listing may be withdrawn without notice.



Exclusively Marketed by:

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