

RETAIL SPACE AVAILABLE

# TIMBERLAKE SHOPPING CENTER

2229 N. Lewis Avenue  
Waukegan, Illinois 60087



## PROPERTY HIGHLIGHTS

- Anchor Space available along busy Lewis Avenue.
- Located at the lighted intersection of Lewis Avenue and Sunset Avenue with traffic counts of approximately 19,798 vehicles per day.
- New facade upgrade along with new parking lot lighting and brand new monument signage.
- Ideally located in a dense residential area.
- Excellent mix of local and national tenants.

## SPACE AVAILABLE FOR LEASE

2,158 SF  
5,092 SF  
32,743 SF (Divisible)

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	16,788	85,799	163,165
AVG HH INCOME	\$85,002	\$86,806	\$94,009
TRAFFIC COUNTS	LEWIS AVENUE	19,798 VPD	
	SUNSET AVENUE	14,790 VPD	



PROPERTY MANAGED BY  
INLAND PROPERTY MANAGEMENT, LLC



CONTACT  
INFORMATION

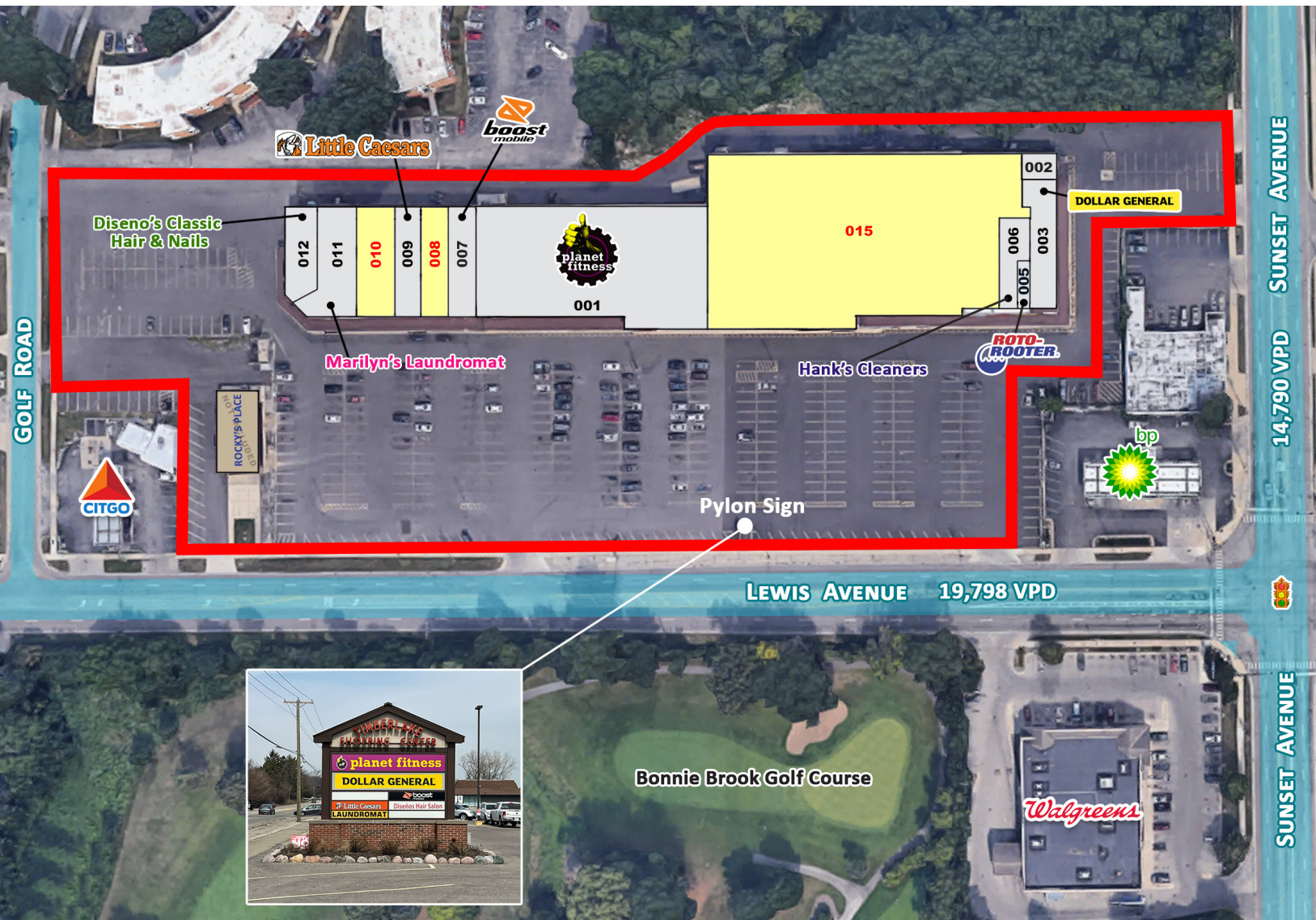
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# TIMBERLAKE SHOPPING CENTER

# SITE PLAN



SUITE	UNIT	SQ FT	TENANT	SUITE	UNIT	SQ FT	TENANT
2223	001	18,597	Planet Fitness	2235	009	1,479	Little Caeser's Pizza
1780	002	675	Empower Fit Nutrition	<b>2237</b>	<b>010</b>	<b>5,092</b>	<b>AVAILABLE</b>
2205	003	7,954	Dollar General	2239	011	3,609	Marilyn's Laundromat
2209	005	450	Roto Rooter	2241	012	1,032	Diseno's Classic Hair & Nails
2219	006	1,680	Hank's Cleaners	Outlot	014	1,764	Rocky's Place
2231	007	2,158	Boost Mobile	<b>2217</b>	<b>015</b>	<b>32,743</b>	<b>AVAILABLE (Divisible)</b>
<b>2233</b>	<b>008</b>	<b>2,158</b>	<b>AVAILABLE</b>			79,391	TOTAL GLA



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