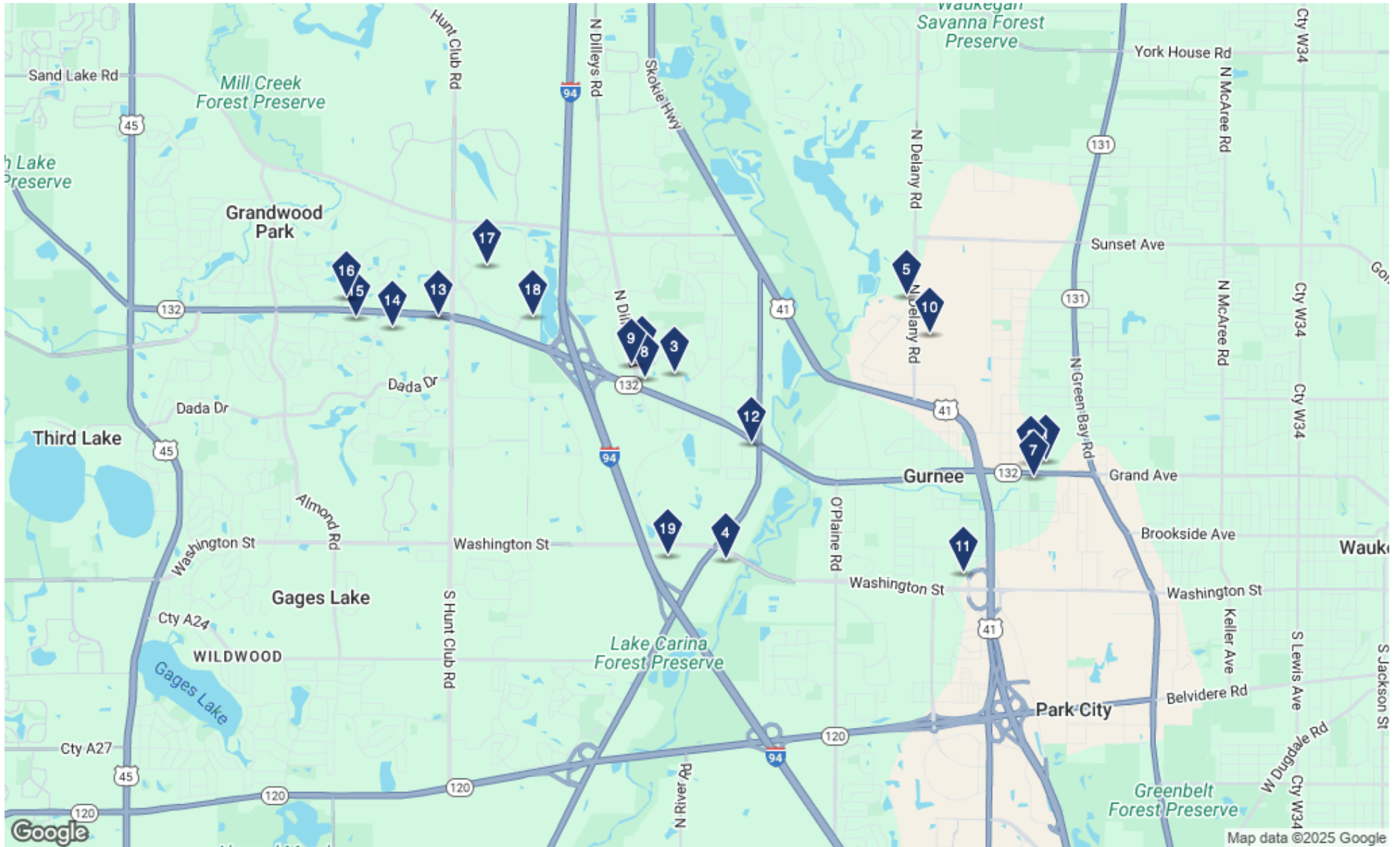


Gurnee Retail - Lease Availability





3500 Grand Ave

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

GLA (% Leased)	18,964 SF (0.0%)
Built	1988
Tenancy	Single
Available	18,964 SF
Max Contiguous	18,964 SF
Asking Rent	\$10.95 SF/yr/N
Frontage	200' on Grand Ave.



Property Details

Land Area	1.56 AC (67,954 SF)	Building FAR	0.28
Zoning	B-3	Parcel	07-13-421-014
Docks	1 exterior	Ceiling Height	15'

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
E 1	-	Retail	Direct	18,964	18,964	18,964	\$10.95 N	Vacant	Negotiable

Entre Commercial Realty LLC: Brian Bocci (847) 310-4296 X102

- Expansion Room or Outdoor Storage Potential
- Newer HVAC
- Parking Lot Improvements
- Great for Retail & Warehousing – Endless Possibilities
- Previously was a Flooring Company
- Economic Incentives

For Sale Summary

Asking Price	\$1,699,000 (\$89.59/SF)	Status	Active
Sale Type	Investment or Owner User	GLA (% Leased)	18,964 SF (0.0%)
Land	1.56 AC	Built	1988
On Market	121 Days	Last Update	February 4, 2025

Entre Commercial Realty LLC: Brian Bocci (847) 989-4485

Previous Sale

Sale Date	9/19/2024	Sale Price	\$1,000,000 (\$52.73/SF)
Comp ID	6873468	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	Estate/Probate Sale



3500 Grand Ave

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Transportation

Traffic Volume	27,893 on Boulevard View St (2020); 25,104 on Blvd View St (2022); 24,902 on Lawrence Ave (2022); 23,792 on Oakwood Ave (2022); 24,902 on Magnolia Ave (2022); 4,322 on Grandview Ave (2022); 29,999 on W Grandview Ave (2022); 4,322 on Grandville Ave (2022); 33,578 on W Duggald Ave (2015); 4,331 on Magnolia Ave (2022)		
Frontage	200' on Grand Ave.		
Commuter Rail	Waukegan Station		9 min drive
	North Chicago Station		11 min drive
Airport	Chicago O'Hare International		42 min drive
Walk Score ®	Somewhat Walkable (58)		
Transit Score ®	Some Transit (27)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Susman Linoleum & Rug Co Inc	1	-	6	Jul 2016	-

Showing 1 of 1 Tenants

Property Notes

The 18,974 free standing retail building was built in 1988 and occupied by a successful flooring company for 25 years! The is approximately 9,000SF of showroom and 10,000SF of warehouse. There are two 12' garage doors(one depress dock). Great visibility on Grand between Greenbay and Route 41. Located on Grand Avenue between Greenbay and Route 41 in Gurnee Illinois.



3590 Grand Ave

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

GLA (% Leased)	5,515 SF (0.0%)
Built	1965
Tenancy	Single
Available	5,515 SF
Max Contiguous	5,515 SF
Asking Rent	\$14.00 SF/yr/NNN
Parking Spaces	22 (3.99/1,000 SF)
Frontage	Belle Plaine St
Frontage	Grand Ave



Property Details

Land Area	0.45 AC (19,602 SF)	Building FAR	0.28
Zoning	C-2 - EGG	Parcel	07-13-421-017
Ceiling Height	9'5"		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
E 1	-	Retail	Direct	5,515	5,515	5,515	\$14.00 NNN	Vacant	Negotiable

Troy Realty: Peter Karlis (630) 853-1313 X2

Corner retail building at signalized intersection. Available for sale, lease or ground lease/redevelopment. Nearly 30,000 VPD pass the property every day on Grand Avenue, and just under 100,000 people reside within 3 miles.

For Sale Summary

Asking Price	\$749,000 (\$135.81/SF)	Status	Active
Sale Type	Owner User	GLA (% Leased)	5,515 SF (0.0%)
Land	0.45 AC	Built	1965
On Market	232 Days	Last Update	January 20, 2025

Troy Realty: Peter Karlis (630) 853-1313

Previous Sale

Sale Date	11/29/2011	Sale Price	\$515,000 (\$93.38/SF)
Comp ID	2220291	Sale Type	Investment
Comp Status	Research Complete		

Seller Broker: Tri-County Commercial Real Estate: Don Glyman (847) 615-1200




3590 Grand Ave

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Transportation

Parking Details	22 Surface Spaces; Ratio of 3.99/1,000 SF	
Traffic Volume	25,104 on Blvd View St (2022); 27,893 on Boulevard View St (2020); 24,902 on Magnolia Ave (2022); 4,322 on Grandview Ave (2022); 24,902 on Lawrence Ave (2022); 24,749 on Waveland Ave (2022); 4,331 on Magnolia Ave (2022); 4,322 on Grandville Ave (2022); 22,245 on Grand Ave (2022); 35,803 on Old Grand Ave (2022)	
Commuter Rail	Waukegan Station 	9 min drive
	North Chicago Station 	11 min drive
Airport	Chicago O'Hare International	42 min drive
Walk Score ®	Somewhat Walkable (54)	
Transit Score ®	Some Transit (27)	



5320-5340 Grand Ave - Northern Lights Crossings

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	61,500 SF (38.2%)
Built	1995
Tenancy	Multiple
Available	5,000 - 38,000 SF
Max Contiguous	19,000 SF
Asking Rent	Withheld
Parking Spaces	310 (5.04/1,000 SF)



Property Details

Land Area	4.92 AC (214,315 SF)	Building FAR	0.29
Zoning	C-1	Parcel	07-15-106-005
Docks	3 exterior; 1 interior		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	-	Retail	Direct	5,500 - 19,000	19,000	19,000	Withheld	Vacant	Negotiable

Vemuri LLC: Sudhir Vemuri (813) 399-7935

The unit is currently built out for school or college or office. But can be converted for grocery store or hardware store or any retail or office purpose.

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment	GLA (% Leased)	61,500 SF (38.2%)
Land	4.92 AC	Built	1995
On Market	264 Days	Last Update	December 11, 2024

Vemuri LLC: Sudhir Vemuri (515) 779-7239

Previous Sale

Sale Date	8/31/2022	Sale Price	\$2,884,000
Comp ID	6136108	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	Auction Sale

Seller Broker: JLL: Michael Nieder (312) 300-7291, Clinton Mitchell (409) 554-4385



5320-5340 Grand Ave - Northern Lights Crossings

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Transportation

Parking Details	310 Surface Spaces; Ratio of 5.04/1,000 SF		
Traffic Volume	30,214 on N Juniper St (2015); 30,628 on N Juniper St (2015); 30,274 on Spruce St (2015); 30,857 on Elsie Ave (2015); 30,734 on Elsie Ave (2015); 25,267 on N Dilleys Rd (2022); 25,267 on Fuller Rd (2022); 7,487 on Nations Dr (2022); 1,354 on Not Available (2020); 26,793 on I- 94 (2022)		
Commuter Rail	Waukegan Station		14 min drive
	Prairie Crossing Station (Md-North)		13 min drive
Airport	Chicago O'Hare International		42 min drive
Walk Score ®	Somewhat Walkable (57)		
Transit Score ®	Some Transit (26)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ryse Athletic Club	1	13,000	7	Jun 2022	-
JC Licht	1	6,000	10	Apr 2005	-
Ichiban Japanese Steakhouse	1	5,100	3	Apr 2005	-
Army National Guard Recruiting Center	1	2,472	1	Jan 2021	-
Royal Thai Restaurant	1	2,000	10	Jun 2018	-

Showing 5 of 5 Tenants

Property Notes

* 4/98 building sold to an undisclosed buyer

* The building has:

- 17 foot clear ceilings
- 1 overhead door with a bay size of 8' x 12'
- Gas heat



5101 Washington St - Saratoga Square

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	113,170 SF (94.5%)
Built	1990
Tenancy	Multiple
Available	200 - 6,225 SF
Max Contiguous	1,750 SF
Asking Rent	Withheld
Parking Spaces	381 (3.50/1,000 SF)
Frontage	280' on Milwaukee Ave
Frontage	287' on Washington St



Property Details

Land Area	6.57 AC (286,102 SF)	Building FAR	0.40
Zoning	Commercial	Parcel	07-22-400-026 (+1 more)
Docks	None		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	16	Office/Retail	Direct	1,750	1,750	1,750	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
P 1	17	Retail	Direct	1,400	1,400	1,400	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
Former Tanning Salon Space									
P 1	15	Retail	Direct	850	850	850	Withheld	Vacant	Negotiable
Marling Management, Inc.: Mike Marling (847) 249-8322									
Very nice small affordable storefront unit in busy center.									

Transportation

Parking Details	381 Surface Spaces; Ratio of 3.50/1,000 SF								
Traffic Volume	15,600 on Cty W20 (2019); 18,842 on Woodlake Blvd (2015); 12,952 on Washington St (2022); 19,781 on Milwaukee Ave (2022); 20,433 on Woodlake Blvd (2015); 18,997 on Cty W20 (2022); 20,657 on I- 94 (2015); 18,085 on N Riverside Dr (2015); 2,836 on Not Available (2020); 15,669 on I- 94 (2022)								
Frontage	280' on Milwaukee Ave; 287' on Washington St								
Commuter Rail	Libertyville Station 								10 min drive
	Waukegan Station 								13 min drive
Airport	Chicago O'Hare International								41 min drive
Walk Score ®	Car-Dependent (40)								
Transit Score ®	Some Transit (26)								



5101 Washington St - Saratoga Square

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Arosa	Unk	56,585	377	May 2023	-
AccuVISION	1	5,000	6	Jun 2019	-
The Chocolate Sanctuary	1	5,000	10	Jan 2015	-
East Meets West Therapeutics	1	3,775	2	Apr 2019	-
Chicago Title Insurance Company	Unk	3,500	-	Sep 2022	-

Showing 5 of 31 Tenants

Property Notes

- * High traffic location
- * Upscale specialty shops and professional offices/services



1810 N Delany Rd - Delany Square Shopping Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	27,310 SF (76.2%)
Built/Renovated	1990/2017
Tenancy	Multiple
Available	1,200 - 6,500 SF
Max Contiguous	3,300 SF
Asking Rent	\$10.00 SF/yr/MG
Parking Spaces	134 (4.91/1,000 SF)
Frontage	314' on Delany Rd



Property Details

Land Area	2.49 AC (108,464 SF)	Building FAR	0.25
Zoning	C-2, Gurnee	Parcel	07-11-401-010

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	O	Retail	Direct	3,300	3,300	3,300	\$10.00 MG	Vacant	Negotiable
Excel Prime Realty: Frank Miller (847) 668-5552									
Corner cap rarely available with the best visibility on Delany									
P 1	A	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	1 Year
Excel Prime Realty: Frank Miller (847) 668-5552									
Fully built out pizza /hotdog restaurant. Current owner is retiring.									
P 1	I	Office/Retail	Direct	1,200	1,200	1,200	\$10.00 MG	Vacant	1 - 5 Years
Excel Prime Realty: Frank Miller (847) 668-5552									
Great retail space in high volume center									

Previous Sale

Sale Date	4/30/2018	Sale Price	\$1,165,000 (\$42.66/SF)
Comp ID	4243881	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	8.2%

Seller Broker: Horizon Realty Services, Inc.: Barry Millman (847) 870-8585 X214

Transportation

Parking Details	134 Surface Spaces; Ratio of 4.91/1,000 SF		
Traffic Volume	3,483 on Cty W27 (2022); 23,118 on St Paul Ave (2015); 22,142 on St Paul Ave (2022); 20,905 on Barberry Ln (2015); 22,317 on N Barberry Ln (2022); 21,761 on Barberry Ln (2015); 21,630 on N Barberry Ln (2022); 20,575 on St Paul Ave (2015); 21,878 on St Paul Ave (2022); 2,429 on Cty W27 (2022)		
Frontage	314' on Delany Rd		
Commuter Rail	Waukegan Station		12 min drive
	North Chicago Station		12 min drive



1810 N Delany Rd - Delany Square Shopping Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Transportation (Continued)

Airport	Chicago O'Hare International	43 min drive
Walk Score ®	Car-Dependent (42)	
Transit Score ®	Minimal Transit (18)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Cardinal Liquors	1	2,500	5	Oct 2009	-
Equa Do Martial Arts	1	2,400	6	Dec 2013	-
Bee Cool Parties & Moore	1	1,800	-	Dec 2020	-
Geek Snob	1	1,450	-	Apr 2022	-
Allstate	1	1,400	-	Apr 2019	-

Showing 5 of 11 Tenants



1475 N Dilleys Rd - Pinewood Crossings

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	20,512 SF (100%)
Built	2007
Tenancy	Multiple
Available	1,280 - 3,840 SF
Max Contiguous	3,840 SF
Asking Rent	\$17.50 SF/yr/NNN
Parking Spaces	150 (7.31/1,000 SF)
Frontage	205' on Dilleys Rd
Frontage	467' on Pinewood Rd



Property Details



Land Area	2.96 AC (128,938 SF)	Building FAR	0.16
Zoning	Retail	Parcel	07-15-100-123
Docks	None	Ceiling Height	14'

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	-	Retail	Direct	1,280 - 3,840	3,840	3,840	\$17.50 NNN	30 Days	Negotiable

Axis Realty, Inc.: Dino Geroulis (773) 594-1602 X102

Transportation

Parking Details	150 Surface Spaces; Ratio of 7.31/1,000 SF
Traffic Volume	25,267 on N Dilleys Rd (2022); 30,274 on Spruce St (2015); 30,214 on N Juniper St (2015); 7,487 on Nations Dr (2022); 1,354 on Not Available (2020); 26,793 on I- 94 (2022); 30,628 on N Juniper St (2015); 88,699 on Grand Ave (2022); 30,857 on Elsie Ave (2015); 40,484 on I- 94 (2022)
Frontage	205' on Dilleys Rd; 467' on Pinewood Rd
Commuter Rail	Waukegan Station  14 min drive Prairie Crossing Station (Md-North)  14 min drive
Airport	Chicago O'Hare International 41 min drive
Walk Score ®	Somewhat Walkable (60)
Transit Score ®	Some Transit (26)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
MyEyeDr.	1	2,625	12	Jul 2021	-
Good Life Veterinary Care	1	1,600	-	Jan 2021	-
Toshi Sushi & Grill	1	1,500	6	Jan 2013	-
Prairie Orthodontics	1	1,400	10	Jul 2016	-



1475 N Dilleys Rd - Pinewood Crossings

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Clark Family Chiropractic	1	800	1	Jul 2016	-

Showing 5 of 6 Tenants



3545-3575 Grand Ave - Village Commons Shopping Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	105,000 SF (54.0%)
Built/Renovated	1953/1980
Tenancy	Multiple
Available	5,000 - 48,303 SF
Max Contiguous	48,303 SF
Asking Rent	\$8.00 SF/yr/MG
Parking Spaces	332 (2.08/1,000 SF)
Frontage	640' on Bell Plaine
Frontage	629' on Grand Avenue



Property Details

Land Area	6.80 AC (296,208 SF)	Building FAR	0.35
Zoning	CB-2, Gurnee	Parcel	07-24-200-002
Docks	3 exterior		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	-	Retail	Direct	5,000 - 13,603	48,303	48,303	\$8.00 MG	Vacant	Negotiable

Troy Realty: Peter Karlis (630) 853-1313 X2

Space can be expanded to 48,303 SF.



Previous Sale

Sale Date	3/17/2017	Sale Price	\$5,091,761 (\$48.49/SF)
Comp ID	3956877	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	8.9%

Buyer Broker: Re/MAX Center: Budd Busceni (312) 771-6327

Seller Broker: Better Homes and Gardens Real Estate Star Homes: Kevin MacDonald (847) 650-9139

Transportation

Parking Details	332 Surface Spaces; Ratio of 2.08/1,000 SF
Traffic Volume	25,104 on Blvd View St (2022); 27,893 on Boulevard View St (2020); 24,902 on Magnolia Ave (2022); 24,902 on Lawrence Ave (2022); 24,749 on Waveland Ave (2022); 37,504 on Grand Ave (2015); 23,792 on Oakwood Ave (2022); 4,322 on Grandview Ave (2022); 42,173 on Dorchester Ave (2015); 35,803 on Old Grand Ave (2022)
Frontage	640' on Bell Plaine; 629' on Grand Avenue
Commuter Rail	Waukegan Station  9 min drive North Chicago Station  11 min drive
Airport	Chicago O'Hare International 42 min drive
Walk Score ®	Car-Dependent (48)





3545-3575 Grand Ave - Village Commons Shopping Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Transportation (Continued)

Transit Score ® Some Transit (27)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Unique Auto Storage Chicago	1	20,048	-	Oct 2010	-
Drewski's Barbershop	1	1,900	-	Mar 2023	-
The Salvation Army	1	1,600	20	Oct 2011	-
Surestaff	1	1,500	10	May 2017	-
Gurnee Family Dental Center	1	1,179	-	Nov 2005	-

Showing 5 of 26 Tenants



5572 Grand Ave

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

GLA (% Leased)	16,000 SF (100%)
Built	2007
Tenancy	Multiple
Available	1,600 SF
Max Contiguous	1,600 SF
Asking Rent	\$30.00 SF/yr/NNN
Parking Spaces	120 (7.50/1,000 SF)
Frontage	165' on Dilleys Rd
Frontage	383' on Grand Ave



Property Details

Land Area	1.91 AC (83,200 SF)	Building FAR	0.19
Zoning	CB1, Gurnee	Parcel	07-15-110-002
Ceiling Height	10'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	-	Retail	Direct	1,600	1,600	1,600	\$30.00 NNN	30 Days	Negotiable

Axis Realty, Inc.: Dino Geroulis (773) 594-1602 X102

Previous Sale

Sale Date	2/7/2006	Sale Price	\$3,125,000 (\$195.31/SF)
Comp ID	1092635	Sale Type	Investment
Comp Status	Research Complete		

Transportation

Parking Details	120 Surface Spaces; Ratio of 7.50/1,000 SF		
Traffic Volume	30,274 on Spruce St (2015); 25,267 on N Dilleys Rd (2022); 30,214 on N Juniper St (2015); 30,628 on N Juniper St (2015); 1,354 on Not Available (2020); 26,793 on I- 94 (2022); 30,857 on Elsie Ave (2015); 7,487 on Nations Dr (2022); 30,734 on Elsie Ave (2015); 88,699 on Grand Ave (2022)		
Frontage	165' on Dilleys Rd; 383' on Grand Ave		
Commuter Rail	Waukegan Station 		14 min drive
	Prairie Crossing Station (Md-North) 		14 min drive
Airport	Chicago O'Hare International		41 min drive
Walk Score ®	Somewhat Walkable (56)		
Transit Score ®	Some Transit (26)		



5572 Grand Ave

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Oberweis Dairy	1	2,000	15	May 2008	-
Timothy O'Toole's Pub-Gurnee	1	2,000	6	Jul 2016	-
Toppers Pizza	1	1,400	-	Mar 2023	-

Showing 3 of 3 Tenants

Property Notes

Property Description: Restaurant



1504 Nations Dr - Long John Silver's/KFC

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

GLA (% Leased)	3,624 SF (100%)
Built	2000
Tenancy	Single
Available	3,624 SF
Max Contiguous	3,624 SF
Asking Rent	\$25.00 SF/yr/NNN



Property Details

Land Area	1.56 AC (67,954 SF)	Building FAR	0.05
Parcel	07-15-113-002		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	-	Retail	Direct	3,624	3,624	3,624	\$25.00 NNN	30 Days	5 - 20 Years

Axis Realty, Inc.: Dino Geroulis (773) 594-1602 X102

Drive-Thru

Includes hooded ventilation in kitchen, walk-in coolers and many fixtures.

Transportation

Traffic Volume	25,267 on N Dilleys Rd (2022); 30,274 on Spruce St (2015); 1,354 on Not Available (2020); 26,793 on I- 94 (2022); 7,487 on Nations Dr (2022); 30,214 on N Juniper St (2015); 88,699 on Grand Ave (2022); 30,628 on N Juniper St (2015); 40,484 on I- 94 (2022); 21,100 on I- 94 (2017)
Commuter Rail	Washington St (Grayslake) Station (Ncs)  16 min drive Prairie Crossing Station (Md-North)  14 min drive
Airport	Chicago O'Hare International 42 min drive
Walk Score ®	Somewhat Walkable (54)
Transit Score ®	Some Transit (26)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Long John Silver's	1	2,200	25	Aug 2012	-

Showing 1 of 1 Tenants



4005 Porett Dr

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Warehouse

Property Summary

RBA (% Leased)	29,286 SF (14.6%)
Built	1980
Tenancy	Single
Available	12,000 - 25,000 SF
Max Contiguous	25,000 SF
Asking Rent	\$10.00 SF/yr/FS
Clear Height	18'
Drive Ins	7 total/ 12' h
Docks	2 exterior
Levelers	None



Property Details

Land Area	3.32 AC (144,619 SF)	Building FAR	0.20
Cross Docks	None	Power	1,600a/250v 3p Heavy
Parcel	07-13-101-006		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
-	Retail	Direct	12,000 - 25,000	25,000	\$10.00 FS	Vacant	1 - 5 Years	-	-

RD Strategic: Rick Delisle (847) 812-8180

This available space includes two loading docks and ten drive in doors.

Previous Sale

Sale Date	8/19/2014	Sale Price	\$1,075,000 (\$36.71/SF)
Comp ID	3096279	Sale Type	Owner User
Comp Status	Research Complete		

Buyer Broker: RD Strategic: Rick Delisle (847) 812-8180

Seller Broker: Jupiter Realty Services: Frank Minik (708) 836-1000

Transportation

Traffic Volume	2,429 on Cty W27 (2022); 22,356 on Porett Dr (2022); 27,000 on Porett Dr (2015); 21,630 on N Barberry Ln (2022); 21,761 on Barberry Ln (2015); 22,317 on N Barberry Ln (2022); 20,905 on Barberry Ln (2015); 22,142 on St Paul Ave (2022); 23,118 on St Paul Ave (2015); 3,483 on Cty W27 (2022)		
Commuter Rail	Waukegan Station		12 min drive
	North Chicago Station		12 min drive
Airport	Chicago O'Hare International		43 min drive
Walk Score ®	Car-Dependent (37)		
Transit Score ®	Minimal Transit (18)		



4005 Porett Dr

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Warehouse

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Quality Catering For Kids Inc	1	29,286	50	Nov 2020	-

Showing 1 of 1 Tenants



3900 Washington St - Washington Crossings

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	28,106 SF (95.0%)
Built/Renovated	1998/2019
Tenancy	Multiple
Available	1,400 SF
Max Contiguous	1,400 SF
Asking Rent	\$14.57 SF/yr/MG
Parking Spaces	160 (5.69/1,000 SF)
Frontage	473' on 436 S Greenbay Rd
Frontage	307' on Ambrogio Dr



Property Details

Land Area	2.80 AC (121,968 SF)	Building FAR	0.23
Zoning	C-2	Parcel	07-24-307-011
Docks	None	Ceiling Height	10'

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	B	Office/Retail	Direct	1,400	1,400	1,400	\$14.57 MG	Vacant	Negotiable

Excel Prime Realty: Frank Miller (847) 668-5552

Prime Retail space used as an office formerly. Can be used as retail as well.

Previous Sale

Sale Date	5/19/2017	Sale Price	\$1,615,000 (\$57.46/SF)
Comp ID	3918982	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	10.0%

Buyer Broker: Coldwell Banker Resid. Libertyville: Roger Kapoor (608) 921-6697

Seller Broker: Catapult Real Estate Group: Paul Dincin (312) 399-8725, Lisa Callahan (312) 320-6685

Transportation

Parking Details	160 Surface Spaces; Ratio of 5.69/1,000 SF		
Traffic Volume	32,901 on Frontage Rd (2015); 23,607 on Frontage Rd (2022); 1,068 on Cty A22 (2022); 858 on Washington St (2015); 31,529 on Frontage Rd (2022); 27,839 on Frontage Rd (2015); 38,900 on Frontage Rd (2019); 608 on Ambrogio Dr (2022); 37,718 on Washington St (2015); 38,928 on Cty A22 (2022)		
Frontage	473' on 436 S Greenbay Rd; 307' on Ambrogio Dr		
Commuter Rail	Waukegan Station		10 min drive
	North Chicago Station		11 min drive
Airport	Chicago O'Hare International		41 min drive
Walk Score ®	Car-Dependent (42)		
Transit Score ®	Some Transit (27)		



3900 Washington St - Washington Crossings

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Desi Needs	1	3,800	3	Aug 2019	-
Rebaño Compañerismo Cristiano	1	2,810	-	Sep 2020	-
Chef Paul Catering	1	2,400	11	Jan 2007	-
Great Lakes Pain LLC	1	2,400	3	Jun 2020	-
Prestige Cleaners	1	2,400	1	Jan 2017	-

Showing 5 of 15 Tenants

Property Notes

* Ample parking



4949 Grand Ave

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	30,000 SF (96.3%)
Built	1980
Tenancy	Multiple
Available	1,100 SF
Max Contiguous	1,100 SF
Asking Rent	Withheld
Parking Spaces	124 (5.39/1,000 SF)
Frontage	339' on Grand Ave



Property Details

Land Area	2.60 AC (113,256 SF)	Building FAR	0.26
Zoning	C	Parcel	07-15-410-021
Docks	None		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	6A	Retail	Direct	1,100	1,100	1,100	Withheld	Vacant	Negotiable

CBRE: Les Kristof (630) 573-1282

+ 1,100 SF Available

+ Last Space Remaining!

+ Close proximity to Six Flags Great America. Over 3 million guests visited the park in 2017, ranking it among the top 20 amusement parks in North America for attendance.

+ Great access and visibility

Transportation

Parking Details	124 Surface Spaces; Ratio of 5.39/1,000 SF								
Traffic Volume	14,690 on Grand Ave (2022); 26,539 on N Riverside Dr (2022); 13,900 on Grand Ave (2019); 25,267 on N Riverside Dr (2022); 9,351 on Grand Ave (2022); 5,150 on Grand Ave (2019); 7,713 on Grand Ave (2022); 19,147 on South Rd (2022); 18,800 on Milwaukee Ave (2019); 22,799 on Milwaukee Ave (2022)								
Frontage	339' on Grand Ave								
Commuter Rail	Waukegan Station								12 min drive
	North Chicago Station								13 min drive
Airport	Chicago O'Hare International								42 min drive
Walk Score ®	Car-Dependent (46)								
Transit Score ®	Some Transit (28)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Lou Malnati's Pizzeria	1	3,750	-	Jun 2022	-
Jalisco Mexican Restaurant	1	2,000	6	Nov 2016	-





4949 Grand Ave

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
The Honey Baked Ham Co.	1	2,000	9	Oct 2008	-
Fastsigns	1	1,500	-	Nov 2023	-
Legacy Salon Spa	1	1,500	10	Jun 2018	-

Showing 5 of 12 Tenants

Property Notes

23,000 sq.ft retail center on an approximately 2-acre lot on the hard corner of Grand Ave (Hwy 132) and Riverside Drive (Hwy 21). Excellent access, visibility and parking.

The center is strategically located approximately 1 mile east of the interchange of I294 and Grand Ave (Hwy 132) and nearly adjacent to the national destination of Six Flags Great America Theme Park. The subject sits on a hard corner of the south west quadrant of the intersection of Grand Ave (Hwy 132) and Riverside Drive (Hwy 21). The traffic counts are impressive with 29,000 vpd along Grand Ave and 23,000 vpd along Riverside Dr. Traffic counts along I294 are an impressive 86,300 vpd. Access is available from both Grand Ave (Hwy 132) and Riverside Drive (Hwy 21).



6577 Grand Ave - Grand Hunt Shopping Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Power Center
GLA (% Leased)	7,800 SF (7.4%)
Built	1997
Tenancy	Single
Available	7,220 SF
Max Contiguous	7,220 SF
Asking Rent	Withheld
Parking Spaces	164 (22.71/1,000 SF)
Frontage	440' on Grand Avenue
Frontage	437' on N Hunt Club Rd



Property Details

Land Area	2.17 AC (94,525 SF)	Building FAR	0.08
Zoning	B-1	Parcel	07-17-202-007

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
E 1	-	Retail	Direct	7,220	7,220	7,220	Withheld	Vacant	Negotiable

Citadel Property Advisors, LLC: Brenton Schrader (312) 458-4392, Michael Havdala (312) 458-4318


Previous Sale

Sale Date	10/16/2013	Sale Price	\$4,375,000 (\$560.9/SF)
Comp ID	2883298	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.3%
Sale Conditions	1031 Exchange		

Buyer Broker: Commercial Asset Group (CAG): Susan Harris (415) 908-0394

Seller Broker: Foundry Commercial: PJ Behr (407) 312-9967

Transportation

Parking Details	164 Surface Spaces; Ratio of 22.71/1,000 SF		
Traffic Volume	32,438 on Gurnee Mills Cir W (2022); 37,714 on Hunt Club Rd (2015); 19,428 on Hunt Club Rd (2022); 12,419 on Westbrook Ln (2022); 40,117 on Gurnee Mills Cir W (2015); 38,159 on Tri State Pkwy (2022); 2,657 on Grand Ave (2022); 12,419 on Stearns School Rd (2022); 35,632 on Brookside Dr (2015); 38,835 on Gurnee Cir E (2015)		
Frontage	440' on Grand Avenue; 437' on N Hunt Club Rd		
Commuter Rail	Washington St (Grayslake) Station (Ncs) 		13 min drive
	Prairie Crossing Station (Md-North) 		12 min drive
Airport	Chicago O'Hare International		42 min drive
Walk Score ®	Somewhat Walkable (54)		
Transit Score ®	Some Transit (26)		



6577 Grand Ave - Grand Hunt Shopping Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
TGI Fridays	1	7,000	120	Nov 2008	-

Showing 1 of 1 Tenants



6635-6695 Grand Ave - Stonebrook Commons

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	152,512 SF (98.7%)
Built	1997
Tenancy	Multiple
Available	2,040 SF
Max Contiguous	2,040 SF
Asking Rent	Withheld
Frontage	895' on Grand Ave



Property Details

Land Area	18.41 AC (801,940 SF)	Building FAR	0.19
Zoning	CB-2, Gurnee	Parcel	07-17-201-281
Docks	4 exterior		

Available Spaces



Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	-	Retail	Direct	2,040	2,040	2,040	Withheld	Vacant	Negotiable

CBRE: Marcy Wood (630) 573-1287

Previous Sale

Sale Date	7/12/2001	Sale Price	\$5,428,222 (\$35.59/SF)
Comp ID	580614	Sale Type	Investment
Comp Status	Research Complete		

Transportation

Parking Details	1563 Surface Spaces
Traffic Volume	35,632 on Brookside Dr (2015); 32,438 on Gurnee Mills Cir W (2022); 37,714 on Hunt Club Rd (2015); 19,428 on Hunt Club Rd (2022); 12,419 on Westbrook Ln (2022); 35,925 on Brookside Dr (2015); 40,117 on Gurnee Mills Cir W (2015); 32,438 on Almond Rd (2022); 12,419 on Stearns School Rd (2022); 38,159 on Tri State Pkwy (2022)
Frontage	895' on Grand Ave
Commuter Rail	Round Lake Beach Station  11 min drive Washington St (Grayslake) Station (Ncs)  13 min drive
Airport	Chicago O'Hare International 43 min drive
Walk Score ®	Somewhat Walkable (55)
Transit Score ®	Some Transit (26)



6635-6695 Grand Ave - Stonebrook Commons

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Mariano's	1	71,101	120	Jul 2014	-
Michaels	1	26,709	-	Jul 2001	-
Party City	1	14,443	25	May 2020	Apr 2029
Mattress Firm	1	8,100	10	Nov 2013	-
Pet Supplies Plus	1	8,075	15	May 2015	-

Showing 5 of 14 Tenants

Property Notes

6635-6695 Grand Ave & Stone Brook Drive is a roughly 152,247 total SF retail building located in Gurnee, Illinois. Surrounding tenants currently include: Home Depot, Michaels, Mariano's, Party City, Pet Supplies Plus, Great Clips and more. Furthermore the property has high traffic counts with 36,900 vpd on Grand Ave and 21,400 vpd on Hunt Club Rd.



6901-6971 Grand Ave - Gurnee Town Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	145,376 SF (96.4%)
Built	2002
Tenancy	Multiple
Available	5,250 SF
Max Contiguous	5,250 SF
Asking Rent	Withheld
Parking Spaces	545 (3.74/1,000 SF)
Frontage	1,162' on Grand Ave



Property Details

Land Area	20.98 AC (913,889 SF)	Building FAR	0.16
Zoning	CB2, Gurnee	Parcel	07-17-101-011
Docks	6 exterior		

Available Spaces



Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	8	Retail	Direct	5,250	5,250	5,250	Withheld	Vacant	Negotiable

Mid-America Real Estate Corp.: Brendan Reedy (312) 297-7614, Jimmy Danaher (630) 954-7238

Previous Sale

Sale Date	10/22/2021	Sale Price	Withheld
Comp ID	5899624	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	Bulk/Portfolio Sale

Transportation

Parking Details	545 Surface Spaces; Ratio of 3.74/1,000 SF
Traffic Volume	35,632 on Brookside Dr (2015); 35,925 on Brookside Dr (2015); 32,438 on Almond Rd (2022); 3,583 on W Woodland Ter (2022); 32,438 on Gurnee Mills Cir W (2022); 37,714 on Hunt Club Rd (2015); 19,428 on Hunt Club Rd (2022); 29,917 on Almond Rd (2022); 12,419 on Westbrook Ln (2022); 3,851 on W Woodland Ter (2022)
Frontage	1,162' on Grand Ave
Commuter Rail	Round Lake Beach Station  11 min drive Washington St (Grayslake) Station (Ncs)  13 min drive
Airport	Chicago O'Hare International 43 min drive
Walk Score ®	Somewhat Walkable (60)
Transit Score ®	Some Transit (26)



6901-6971 Grand Ave - Gurnee Town Center

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Binny's	1	34,000	40	Jun 2021	-
Ross Dress for Less	1	25,090	40	Jul 2012	-
DSW	1	24,878	23	Jul 2020	-
Old Navy	1	18,301	100	Dec 2005	-
America's Best Contacts & Eyeglasses	1	3,972	20	Dec 2017	-

Showing 5 of 8 Tenants



7010 Grand Ave

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	12,000 SF (84.2%)
Built	1993
Tenancy	Multiple
Available	1,901 SF
Max Contiguous	1,901 SF
Asking Rent	Withheld
Parking Spaces	50 (4.16/1,000 SF)
Frontage	329' on Grand Ave



Property Details

Land Area	1.40 AC (60,984 SF)	Building FAR	0.20
Zoning	C-2	Parcel	07-08-310-043 (+1 more)
Docks	None		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	-	Retail	Direct	1,901	1,901	1,901	Withheld	Vacant	Negotiable

A-R-C Real Estate Group: Matt Cavanagh (630) 908-5694, Jeanne Elliott (630) 908-5700

1,901 square foot retail space available for lease.



Previous Sale

Sale Date	12/8/2016	Sale Price	\$2,650,000 (\$220.83/SF)
Comp ID	3774578	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	8.1%
Sale Conditions	Investment Triple Net		

Buyer Broker: Marcus & Millichap: Brian Parmacek (312) 624-7010

Seller Broker: Marcus & Millichap: Brian Parmacek (312) 624-7010

Transportation

Parking Details	50 Surface Spaces; Ratio of 4.16/1,000 SF		
Traffic Volume	35,632 on Brookside Dr (2015); 35,925 on Brookside Dr (2015); 32,438 on Almond Rd (2022); 3,583 on W Woodland Ter (2022); 29,917 on Almond Rd (2022); 3,851 on W Woodland Ter (2022); 37,714 on Hunt Club Rd (2015); 32,438 on Gurnee Mills Cir W (2022); 12,419 on Westbrook Ln (2022); 19,428 on Hunt Club Rd (2022)		
Frontage	329' on Grand Ave		
Commuter Rail	Round Lake Beach Station 	11 min drive	
	Washington St (Grayslake) Station (Ncs) 	12 min drive	
Airport	Chicago O'Hare International		43 min drive
Walk Score ®	Somewhat Walkable (59)		



7010 Grand Ave

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Transportation (Continued)

Transit Score ® Some Transit (26)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Firestone Complete Auto Care	1	6,295	7	Oct 2019	-
Tropical Smoothie Cafe	1	1,398	-	Jan 2022	-
Grand Cleaners	1	1,375	-	Dec 2015	-
Jimano's Pizzeria	1	1,031	15	Dec 2015	-

Showing 4 of 4 Tenants



6120-6170 W Grand Ave - Gurnee Mills

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

Center Type	Super Regional Mall
GLA (% Leased)	1,365,910 SF (95.2%)
Built/Renovated	1991/2018
Tenancy	Multiple
Available	65,819 SF
Max Contiguous	65,819 SF
Asking Rent	Withheld
Parking Spaces	11,400 (6.71/1,000 SF)
Frontage	Grand Ave
Frontage	Gurnee Mills E Cir



Property Details

Land Area	115.77 AC (5,042,941 SF)	Building FAR	0.27
Zoning	I-1	Parcel	07-09-301-026
Docks	16 exterior		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	6156	Retail	Direct	65,819	65,819	65,819	Withheld	Vacant	Negotiable

CBRE: Sean McCourt (312) 297-7688, Alex Corno (312) 935-1015

CBRE: Joseph Parrott (404) 504-5966

+ SUPER REGIONAL ANCHOR OPPORTUNITY

- 65,819 SF Ground Level Anchor Space

- End Cap with Grand Ave 57,800 Visibility

+ HUGE TRAFFIC

- #1 Factory Outlet in Illinois

- 9.6 Million Annual Visits

+ RETAIL CO-TENANCY

- 1.8 Million SF Retail Destination

- 200+ Retail, Dining and Entertainment Options

- 15 Major Anchor Tenants

- Six Flags Great America and Great Wolf Lodge at same Interchange

+ MASSIVE TRADE AREA WITH GREAT DEMOS

- Serves Chicago and Milwaukee metro areas

- 500K+ Trade Area Population

- \$109,816 Avg HH Income within Trade Area

+ EASY ACCESS

- I-94 Full Interchange

- 4 traffic light entrances



6120-6170 W Grand Ave - Gurnee Mills

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Previous Sale

Sale Date	3/22/2012	Sale Price	Withheld
Comp ID	2283978	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	Bulk/Portfolio Sale +1

Seller Broker: Eastdil Secured, LLC

Transportation

Parking Details	11400 Surface Spaces; Ratio of 6.71/1,000 SF		
Traffic Volume	12,419 on Westbrook Ln (2022); 12,419 on Stearns School Rd (2022); 38,159 on Gurnee Mills Cir W (2022); 13,115 on N Creek Dr (2015); 40,117 on Gurnee Mills Cir W (2015); 11,099 on Cty W15 (2022); 15,875 on Fox Hill Dr (2015); 19,428 on Hunt Club Rd (2022); 37,714 on Hunt Club Rd (2015); 38,159 on Tri State Pkwy (2022)		
Commuter Rail	Round Lake Beach Station		17 min drive
	Washington St (Grayslake) Station (Ncs)		18 min drive
Airport	Chicago O'Hare International		46 min drive
Walk Score ®	Car-Dependent (46)		
Transit Score ®	Some Transit (25)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bass Pro Shops	1	120,285	200	Dec 2007	-
Floor & Decor	1	105,248	50	Sep 2016	Sep 2026
Dick's Sporting Goods	1	100,000	40	Apr 2021	-
The RoomPlace	1	40,000	20	Oct 2019	-
Marshalls	1	25,000	50	Aug 1991	-

Showing 5 of 156 Tenants

Property Notes

The newly renovated Gurnee Mills is the largest outlet and full-price shopping destination in Illinois. Gurnee Mills provides the ultimate indoor shopping experience with nearly 200 stores including Macy's, Forever 21, Dick's Sporting Goods, Kohl's, Bed Bath & Beyond/BuyBuy Baby and Bass Pro Shops Outdoor World. Shoppers can dine at great restaurants including Rainforest Café, Buffalo Wild Wings and Chicago Woodfire Pizza Co., catch a movie at Gurnee Marcus Cinema, and enjoy indoor miniature golf and laser tag at Tilt Studio.

Gurnee Mills is located at the intersection of Interstate 94 and Grand Avenue (IL 132) in Gurnee, IL. It is conveniently located in between Chicago and Milwaukee with surrounding cities including Libertyville, Grayslake, Mundelein, Lake Forest, Waukegan, Antioch, and Round Lake Beach.



6050 Gurnee Mills Cir E

Gurnee, IL 60031 (Lake County) - Far North Submarket



Retail

Property Summary

GLA (% Leased)	44,885 SF (100%)
Built	1992
Tenancy	Single
Available	21,633 - 44,885 SF
Max Contiguous	44,885 SF
Asking Rent	Withheld
Parking Spaces	288 (10.00/1,000 SF)
Frontage	Gurnee Mills Cir



Property Details

Land Area	4.29 AC (186,973 SF)	Building FAR	0.24
Zoning	C-6	Parcel	07-16-103-032 (+1 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
E 1	-	Retail	Direct	21,633 - 44,885	44,885	44,885	Withheld	30 Days	Negotiable

Mid-America Real Estate Corp.: Gregory Bayer (630) 954-7441, Kelly Nickele (630) 954-7513

Shares Ring Road Access with regional mall Gurnee Mills — 1.9M SF enclosed mall.



Previous Sale

Sale Date	7/11/2019	Sale Price	\$2,700,000 (\$60.15/SF)
Comp ID	4833817	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	Redevelopment Project

Seller Broker: Newmark: Justin Smith (617) 239-3610

Seller Broker: Newmark: John Howley (703) 448-2000

Transportation

Parking Details	288 Surface Spaces; Ratio of 10.00/1,000 SF
Traffic Volume	38,835 on Gurnee Cir E (2015); 38,159 on Tri State Pkwy (2022); 2,157 on Not Available (2020); 63,321 on Grand Ave (2022); 2,657 on Grand Ave (2022); 38,159 on I- 94 (2022); 21,100 on I- 94 (2017); 40,117 on Gurnee Mills Cir W (2015); 40,484 on I- 94 (2022); 25,323 on I- 94 (2022)
Commuter Rail	Washington St (Grayslake) Station (Ncs)  14 min drive Prairie Crossing Station (Md-North)  14 min drive
Airport	Chicago O'Hare International 41 min drive
Walk Score ®	Car-Dependent (38)
Transit Score ®	Some Transit (25)



Property Summary

GLA (% Leased)	75,000 SF (0.0%)
Status	Proposed
Tenancy	Multiple
Available	75,000 SF
Max Contiguous	75,000 SF
Asking Rent	Withheld
Parking Spaces	680 (9.07/1,000 SF)

Concept Plans (con't)

CONCEPT 2



Property Details



Land Area	44.18 AC (1,924,481 SF)	Building FAR	0.04
Zoning	Unincorporated Lake Count		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	-	Retail	Direct	75,000	75,000	75,000	Withheld	05/2026	Negotiable

Village of Gurnee: Ellen Dean (847) 599-7574

Transportation

Parking Details	680 Surface Spaces; Ratio of 9.07/1,000 SF		
Traffic Volume	92,749 on Washington St (2022); 20,657 on I- 94 (2015); 646 on Milwaukee Ave (2022); 2,836 on Not Available (2020); 20,433 on Woodlake Blvd (2015); 50,900 on Washington St (2018); 18,842 on Woodlake Blvd (2015); 89,892 on Milwaukee Ave (2022); 15,669 on I- 94 (2022); 17,883 on I- 94 (2022)		
Commuter Rail	Libertyville Station 		10 min drive
	Prairie Crossing Station (Md-North) 		11 min drive
Airport	Chicago O'Hare International		41 min drive
Walk Score ®	Car-Dependent (26)		

Property Notes

Concept 2 for the Triangle Redevelopment Site. This would feature a 75,000 square foot commercial asset featuring on 44.18 acres, 680 parking spaces, 220 residential units with 400 parking spaces, 52 golf bays with 312 parking spaces.