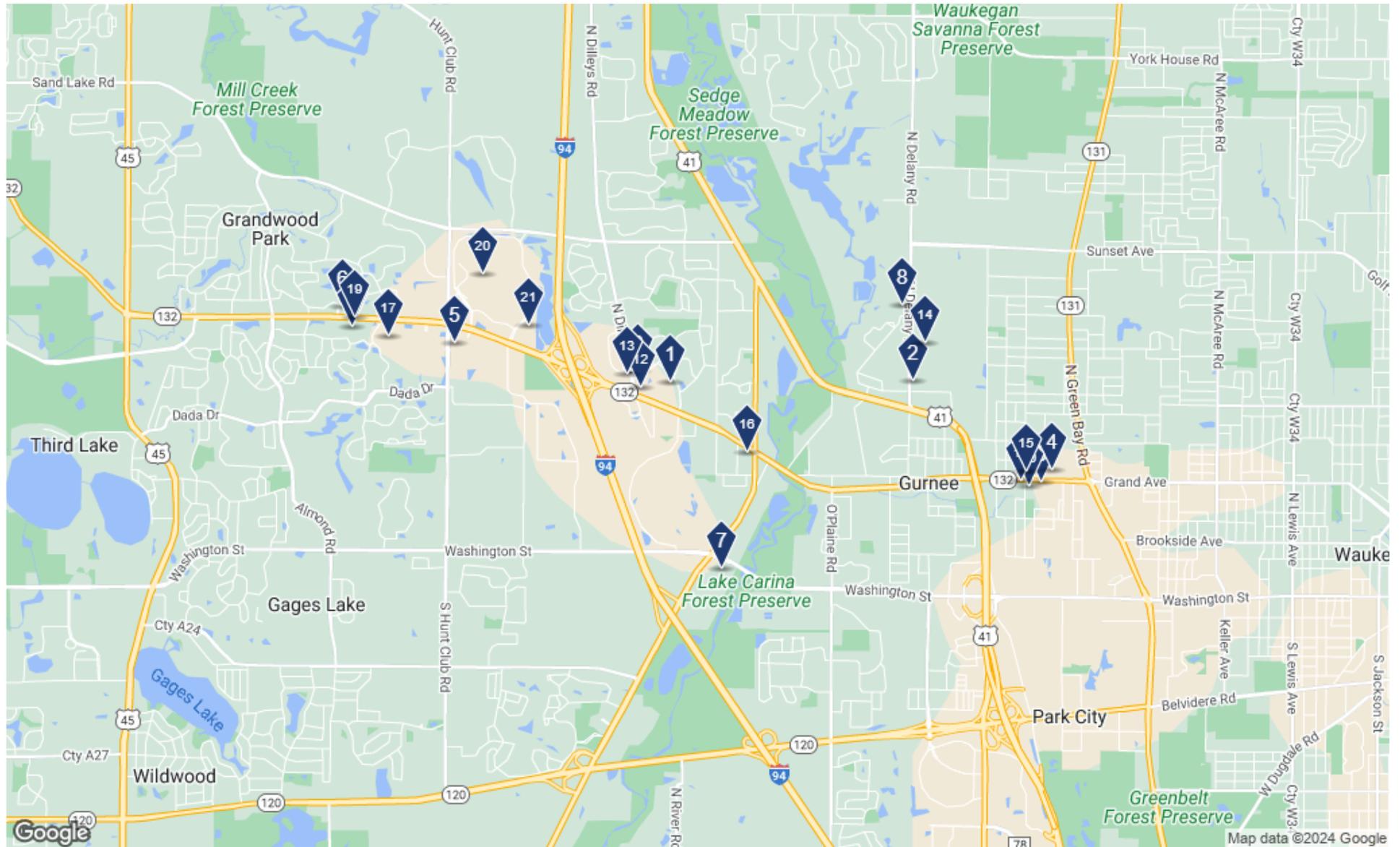


# Gurnee Retail - Lease Availability



# Lease Availability Report

1

## 1333 N Delany Rd

Gurnee, IL 60031 - Far North Submarket



### BUILDING

Type:	<b>Retail</b>
Center Type:	<b>Strip Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1980</b>
GLA:	<b>16,609 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>16,609 SF</b>

### AVAILABILITY

Min Divisible:	<b>1,960 SF</b>
Max Contig:	<b>1,960 SF</b>
Total Available:	<b>1,960 SF</b>
Asking Rent:	<b>\$10.00/NNN</b>

### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,960	1,960	1,960	\$10.00/NNN	Vacant	Negotiable

Nordic Properties, Ltd. - Stephanie Gullo (847) 665-7071, Stevi Joy Sweeney (847) 665-7077  
Great location in Gurnee, previously set up as a dance studio.

### LEASING AGENTS

Company:	Nordic Properties, Ltd.
Contacts:	Stephanie Gullo (847) 665-7071, Stevi Joy Sweeney (847) 665-7077

### KEY TENANTS

Grand Animal Hospital Inc	3,043 SF	State Farm Insurance	1,300 SF
Subway	1,200 SF	Octagon Spa And Salon	500 SF

### TRAFFIC & FRONTAGE

Traffic Volume:	23,077 on Cty W27 & Grove Ave (2022)
	36,334 on Skokie Hwy & Blackburn St (2022)

Made with TrafficMetrix® Products

# Lease Availability Report



## 1333 N Delany Rd

Gurnee, IL 60031 - Far North Submarket



### TRANSPORTATION

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Parking:	125 Surface Spaces are available; Ratio of 7.53/1,000 SF
Commuter Rail:	11 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (42)
Transit Score ®:	Minimal Transit (24)

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# Lease Availability Report

**1810 N Delany Rd - Delany Square Shopping Center**  
 Gurnee, IL 60031 - Far North Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Center Type:	<b>Strip Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1990; Renov 2017</b>
GLA:	<b>27,310 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>27,310 SF</b>

### AVAILABILITY

Min Divisible:	<b>1,200 SF</b>
Max Contig:	<b>3,000 SF</b>
Total Available:	<b>4,200 SF</b>
Asking Rent:	<b>\$10.00/MG</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	I	Off/Ret	Direct	1,200	1,200	1,200	\$10.00/MG	Vacant	1 - 5 Yrs
<i>Excel Prime Realty - Frank Miller (847) 668-5552</i> Great retail space in high volume center									
P 1st	H	Off/Ret	Direct	3,000	3,000	3,000	\$10.00/MG	Vacant	1 - 5 Yrs
<i>Excel Prime Realty - Frank Miller (847) 668-5552</i> Great retail space in high volume center									

### LEASING AGENTS

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

### SALE

Last Sale:	Sold on Apr 30, 2018 for \$1,165,000 (\$42.66/SF) at 8.23% Cap
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### AMENITIES

Pylon Sign, Signalized Intersection
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### KEY TENANTS

Cardinal Liquors	2,500 SF	Equa Do Martial Arts	2,400 SF
Bee Cool Parties & Moore	1,800 SF	Geek Snob	1,450 SF
Allstate	1,400 SF	Delany Chiropractic Center	1,000 SF

### TRAFFIC & FRONTAGE

Traffic Volume:	3,483 on St Paul Ave & Cty W27 (2022)
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Made with TrafficMetrix® Products

# Lease Availability Report



**1810 N Delany Rd - Delany Square Shopping Center**  
Gurnee, IL 60031 - Far North Submarket



## TRAFFIC & FRONTAGE

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	23,118 on N Delany Rd & St Paul Ave (2015)
Frontage:	314' on Delany Rd (with 2 curb cuts)

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Made with TrafficMetrix® Products

## TRANSPORTATION

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Parking:	134 Surface Spaces are available; Ratio of 4.91/1,000 SF
Commuter Rail:	12 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	43 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (43)
Transit Score ®:	Minimal Transit (18)

---

# Lease Availability Report

**1475 N Dilleys Rd - Pinewood Crossings**  
 Gurnee, IL 60031 - Far North Submarket



## BUILDING

Type:	<b>Retail</b>
Center Type:	<b>Strip Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2007</b>
GLA:	<b>20,512 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>20,512 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

Min Divisible:	<b>1,280 SF</b>
Max Contig:	<b>3,840 SF</b>
Total Available:	<b>3,840 SF</b>
Asking Rent:	<b>\$17.50/NNN</b>

## SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,280 - 3,840	3,840	3,840	\$17.50/NNN	30 Days	Negotiable

Axis Realty, Inc. - John Roberson (312) 925-7701, Dino Geroulis (773) 594-1602 X102

## LEASING AGENTS

Company:	Axis Realty, Inc.
Contacts:	John Roberson (312) 925-7701, Dino Geroulis (773) 594-1602 X102

## AMENITIES

Pylon Sign

## KEY TENANTS

Myeyedr.	2,625 SF	Good Life Veterinary Care	1,600 SF
Toshi Sushi & Grill	1,500 SF	Prairie Orthodontics	1,400 SF
Clark Family Chiroprctic	800 SF	My Eye Xpert	800 SF

## TRAFFIC & FRONTAGE

Traffic Volume:	25,267 on Grand Ave & N Dilleys Rd (2022)
	88,699 on I- 94 & Grand Ave (2022)
Frontage:	205' on Dilleys Rd
	467' on Pinewood Rd

Made with TrafficMetrix® Products

## 1475 N Dilleys Rd - Pinewood Crossings

Gurnee, IL 60031 - Far North Submarket



### TRANSPORTATION

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Parking:	150 Surface Spaces are available; Ratio of 7.31/1,000 SF
Commuter Rail:	14 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Somewhat Walkable (61)
Transit Score ®:	Some Transit (26)

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# Lease Availability Report

**3430 Grand Ave**  
Gurnee, IL 60031 - Far North Submarket



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Retail Building</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2003</b>
GLA:	<b>9,697 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>9,697 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

Min Divisible:	<b>2,000 SF</b>
Max Contig:	<b>2,700 SF</b>
Total Available:	<b>4,700 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	2,700	2,700	2,700	Withheld	Vacant	Negotiable
<i>Millennium Properties R/E, Inc. - Daniel J. Hyman (312) 338-3003</i> Former 2,700 SF Athletico Physical Therapy									
P 1st	100	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable
<i>Millennium Properties R/E, Inc. - Daniel J. Hyman (312) 338-3003</i>									

## LEASING AGENTS

Company:	Millennium Properties R/E, Inc.
Contacts:	Daniel J. Hyman (312) 338-3003

## SALE

For Sale:	Price Negotiable
Sale Company:	Millennium Properties R/E, Inc.
Contacts:	Daniel Hyman (312) 338-3003
Last Sale:	Sold on Jan 26, 2015 for \$2,237,500 (\$230.74/SF) at 8.40% Cap

## AMENITIES

Signage

## KEY TENANTS

AthletiCo Physical Therapy	2,700 SF	Sprint Store	2,100 SF
Jimmy John's	2,000 SF		

# Lease Availability Report



## 3430 Grand Ave

Gurnee, IL 60031 - Far North Submarket



### TRAFFIC & FRONTAGE

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Traffic Volume:	24,902 on Grand Ave & Lawrence Ave (2022)
	33,578 on N Green Bay Rd & W Duggald Ave (2015)
Frontage:	190' on Grand Ave (with 1 curb cut)

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Made with TrafficMetrix® Products

### TRANSPORTATION

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Parking:	20 Surface Spaces are available; Ratio of 2.66/1,000 SF
Commuter Rail:	8 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Somewhat Walkable (64)
Transit Score ®:	Some Transit (27)

---

# Lease Availability Report

**3521-3535 Grand Ave - The Annex**  
 Gurnee, IL 60031 - Far North Submarket



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1949</b>
GLA:	<b>32,869 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>32,869 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

Min Divisible:	<b>2,500 SF</b>
Max Contig:	<b>2,500 SF</b>
Total Available:	<b>2,500 SF</b>
Asking Rent:	<b>\$20.00/MG</b>

## SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,500	2,500	2,500	\$20.00/MG	Vacant	Negotiable

*Millennium Properties R/E, Inc. - Brad Thompson (312) 338-3012 X228*

2500 sq feet retail space along Grand Ave in Gurnee. Fully built out with 2 ADA bathrooms and ample parking, retail zoned

## LEASING AGENTS

Company:	Millennium Properties R/E, Inc.
Contacts:	Brad Thompson (312) 338-3012 X228

## SALE

Last Sale:	Portfolio of 2 Retail Properties in Gurnee, IL Sold on Jul 23, 2018 for \$710,000 (\$13.43/SF)
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## AMENITIES

Signage

## KEY TENANTS

Family Dollar	13,440 SF
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## TRAFFIC & FRONTAGE

Traffic Volume:	27,893 on Grand Ave & Boulevard View St (2020)
	33,578 on N Green Bay Rd & W Duggald Ave (2015)
Frontage:	Grand Ave

Made with TrafficMetrix® Products

# Lease Availability Report

**3521-3535 Grand Ave - The Annex**  
Gurnee, IL 60031 - Far North Submarket



## TRANSPORTATION

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Parking:	57 Surface Spaces are available; Ratio of 2.85/1,000 SF
Commuter Rail:	10 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	40 minute drive to Chicago O'Hare International
Walk Score ®:	Somewhat Walkable (60)
Transit Score ®:	Some Transit (27)

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# Lease Availability Report

**3545-3575 Grand Ave - Village Commons Shopping Center**  
 Gurnee, IL 60031 - Far North Submarket



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Center Type:	<b>Neighborhood Ce...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1953</b>
GLA:	<b>105,000 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>33,710 SF</b>
Docks:	<b>3 ext</b>

## AVAILABILITY

Min Divisible:	<b>13,603 SF</b>
Max Contig:	<b>35,000 SF</b>
Total Available:	<b>83,603 SF</b>
Asking Rent:	<b>\$\$8.82 - \$10.29/FS</b>

## SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	13,603	13,603	13,603	\$8.82/FS	30 Days	3 - 5 Yrs
<i>Matanky Realty Group - David Cordova (312) 337-1001</i>								
P 1st	Retail	Direct	35,000	35,000	35,000	\$10.29/FS	Vacant	Negotiable
<i>Matanky Realty Group - David Cordova (312) 337-1001</i>								
P 1st	Retail	Direct	35,000	35,000	35,000	\$10.29/FS	Vacant	Negotiable
<i>Matanky Realty Group - David Cordova (312) 337-1001</i>								

## LEASING AGENTS

Company:	Matanky Realty Group
Contacts:	David Cordova (312) 337-1001

## SALE

Last Sale:	Portfolio of 2 Properties in Gurnee, IL Sold on Mar 17, 2017 for \$5,100,000
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## AMENITIES

Signage

## KEY TENANTS

Unique Auto Storage Chicago	20,048 SF	• The Salvation Army	1,600 SF
Habitat For Humanity	1,500 SF	Surestaff	1,500 SF
Gurnee Family Dental Center	1,179 SF	Country Insurance & Financial Services Company	1,000 SF

• Anchor

# Lease Availability Report

**3545-3575 Grand Ave - Village Commons Shopping Center**  
Gurnee, IL 60031 - Far North Submarket



## TRAFFIC & FRONTAGE

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Traffic Volume:	25,104 on Grand Ave & Blvd View St (2022)
	42,173 on Skokie Hwy & Dorchester Ave (2015)
Frontage:	640' on Bell Plaine
	629' on Grand Avenue

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Made with TrafficMetrix® Products

## TRANSPORTATION

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Parking:	332 Surface Spaces are available; Ratio of 2.08/1,000 SF
Commuter Rail:	9 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (49)
Transit Score ®:	Some Transit (27)

---

# Lease Availability Report

**3590 Grand Ave**  
Gurnee, IL 60031 - Far North Submarket



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1970</b>
GLA:	<b>5,515 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>5,515 SF</b>

## AVAILABILITY

Min Divisible:	<b>5,515 SF</b>
Max Contig:	<b>5,515 SF</b>
Total Available:	<b>5,515 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	5,515	5,515	5,515	Withheld	Vacant	Negotiable

*CBRE - Les Kristof (630) 573-1282*

## SALE

For Sale:	Price Negotiable
Sale Company:	CBRE
Contacts:	Les Kristof (630) 573-1282
Last Sale:	Sold on Nov 29, 2011 for \$515,000 (\$93.38/SF)

## KEY TENANTS

PPG Paints	6,000 SF	Glidden Professional Paint Center	4,840 SF
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## TRAFFIC & FRONTAGE

Traffic Volume:	25,104 on Grand Ave & Blvd View St (2022)
	35,803 on Skokie Hwy & Old Grand Ave (2022)
Frontage:	101' on Belle Plaine St
	82' on Grand Ave

Made with TrafficMetrix® Products

# Lease Availability Report



## 3590 Grand Ave

Gurnee, IL 60031 - Far North Submarket



### TRANSPORTATION

---

Parking:	Ratio of 0.00/1,000 SF
Commuter Rail:	9 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Somewhat Walkable (56)
Transit Score ®:	Some Transit (27)

---

# Lease Availability Report

**3601-3663 Grand Ave - Restore Shopping Center**  
 Gurnee, IL 60031 - Far North Submarket



### BUILDING

Type:	<b>Retail</b>
Center Type:	<b>Neighborhood Ce...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1983</b>
GLA:	<b>35,259 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>35,259 SF</b>

### AVAILABILITY

Min Divisible:	<b>9,000 SF</b>
Max Contig:	<b>9,000 SF</b>
Total Available:	<b>9,000 SF</b>
Asking Rent:	<b>\$8.00/NNN</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Retail	Direct	9,000	9,000	9,000	\$8.00/NNN	Vacant	Negotiable

Re/Max Showcase - Jeff Bell (847) 596-6100

Formerly Automotive Service Shop, Originally Gurnee Tire 10 Overhead Doors Heavy Power 12' Clear Ceiling Height Triple Basin Floor Drains

### LEASING AGENTS

Company:	Re/Max Showcase
Contacts:	Jeff Bell (847) 596-6100

### SALE

Last Sale:	Sold on Mar 21, 2003 for \$2,998,100 (\$85.03/SF)
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### KEY TENANTS

Sherwin-Williams	5,800 SF	Love Inc of Lake County	5,191 SF
AllStaff	3,725 SF	Budget Truck Rental	500 SF
Velasquez Complete Auto Care	500 SF		

### TRAFFIC & FRONTAGE

Traffic Volume:	25,104 on Grand Ave & Blvd View St (2022)
	37,504 on Skokie Hwy & Grand Ave (2015)
Frontage:	Grand
	Belle Plaine

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# Lease Availability Report

**3601-3663 Grand Ave - Restore Shopping Center**  
Gurnee, IL 60031 - Far North Submarket



## TRANSPORTATION

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Parking:	Ratio of 0.00/1,000 SF
Commuter Rail:	9 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Somewhat Walkable (56)
Transit Score ®:	Some Transit (27)

---

## BUILDING NOTES

Tenants include: Sherman Williams Paint Store, Gurnee Tire, Taylor Rental, & Music Outlets.

# Lease Availability Report

**4949 Grand Ave**  
Gurnee, IL 60031 - Far North Submarket



## BUILDING

Type:	<b>Retail</b>
Center Type:	<b>Strip Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1980</b>
GLA:	<b>23,000 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>23,000 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

Min Divisible:	<b>1,100 SF</b>
Max Contig:	<b>1,100 SF</b>
Total Available:	<b>1,100 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	6B	Retail	Direct	1,100	1,100	1,100	Withheld	Vacant	Negotiable

*CBRE - Les Kristof (630) 573-1282*

## LEASING AGENTS

Company:	CBRE
Contacts:	Les Kristof (630) 573-1282

## AMENITIES

Pylon Sign, Signalized Intersection

## KEY TENANTS

Lou Malnati's Pizzeria	3,750 SF	Honeybaked Ham	2,000 SF
Jalisco Mexican Restaurant	2,000 SF	Legacy Salon Spa	1,500 SF
Balmes Flowers Gurnee	1,200 SF	Gurnee Donuts	1,200 SF

## TRAFFIC & FRONTAGE

Traffic Volume:	14,690 on N Riverside Dr & Grand Ave (2022)
	26,539 on Grand Ave & N Riverside Dr (2022)
Frontage:	339' on Grand Ave (with 1 curb cut)

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# Lease Availability Report



## 4949 Grand Ave

Gurnee, IL 60031 - Far North Submarket



### TRANSPORTATION

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Parking:	124 Surface Spaces are available; Ratio of 5.39/1,000 SF
Commuter Rail:	12 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (46)
Transit Score ®:	Some Transit (28)

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### BUILDING 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).

# Lease Availability Report

**5320-5340 Grand Ave - Northern Lights Crossings**  
 Gurnee, IL 60031 - Far North Submarket



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Storefront Retail/O...</b>
Center Type:	<b>Neighborhood Ce...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1995</b>
GLA:	<b>61,500 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>61,500 SF</b>
Docks:	<b>1 int/3 ext</b>

## AVAILABILITY

Min Divisible:	<b>5,000 SF</b>
Max Contig:	<b>17,800 SF</b>
Total Available:	<b>35,300 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	5,500 - 17,800	17,800	17,800	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.

## LEASING AGENTS

Company: Vemuri LLC

Contacts: Sudhir Vemuri (813) 399-7935

## SALE

Last Sale: Sold on Aug 31, 2022 for \$2,884,000 (\$46.89/SF)

## AMENITIES

24 Hour Access, Banking, Bus Line, Dedicated Turn Lane, Pylon Sign, Restaurant, Signage, Signalized Intersection

## KEY TENANTS

Ryze Athletic Club	13,000 SF	JC Licht	6,000 SF
Ichiban Japanese Steakhouse	5,100 SF	Army National Guard Recruiting Center	2,472 SF
Royal Thai Restaurant	2,000 SF		

## TRAFFIC & FRONTAGE

Traffic Volume: 30,214 on Grand Ave & N Juniper St (2015)

30,857 on Grand Ave & Elsie Ave (2015)

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## 5320-5340 Grand Ave - Northern Lights Crossings

Gurnee, IL 60031 - Far North Submarket



### TRANSPORTATION

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Parking:	310 Surface Spaces are available; Ratio of 5.04/1,000 SF
Commuter Rail:	14 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Somewhat Walkable (58)
Transit Score ®:	Some Transit (26)

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### BUILDING 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

# Lease Availability Report

**5572 Grand Ave**  
Gurnee, IL 60031 - Far North Submarket



BUILDING	
Type:	<b>Retail</b>
Subtype:	<b>Restaurant</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2007</b>
GLA:	<b>16,000 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>16,000 SF</b>

AVAILABILITY	
Min Divisible:	<b>1,600 SF</b>
Max Contig:	<b>1,600 SF</b>
Total Available:	<b>1,600 SF</b>
Asking Rent:	<b>\$30.00/NNN</b>

## SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,600	1,600	1,600	\$30.00/NNN	30 Days	Negotiable

*Axis Realty, Inc. - John Roberson (312) 925-7701, Dino Geroulis (773) 594-1602 X102*

## LEASING AGENTS

Company:	Axis Realty, Inc.
Contacts:	John Roberson (312) 925-7701, Dino Geroulis (773) 594-1602 X102

## SALE

Last Sale:	Sold on Feb 7, 2006 for \$3,125,000 (\$195.31/SF)
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## AMENITIES

Corner Lot
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## KEY TENANTS

Oberweis Dairy	2,000 SF	Timothy O'Toole's Pub-Gurnee	2,000 SF
Toppers Pizza	1,400 SF		

## TRAFFIC & FRONTAGE

Traffic Volume:	30,274 on Grand Ave & Spruce St (2015)
	88,699 on I- 94 & Grand Ave (2022)
Frontage:	383' on Grand Ave (with 1 curb cut)

Made with TrafficMetrix® Products

# Lease Availability Report

## 5572 Grand Ave

Gurnee, IL 60031 - Far North Submarket



### TRAFFIC & FRONTAGE

165' on Dilleys Rd (with 1 curb cut)

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking:	120 Surface Spaces are available; Ratio of 7.50/1,000 SF
Commuter Rail:	14 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Somewhat Walkable (57)
Transit Score ®:	Some Transit (26)

### BUILDING NOTES

Property Description: Restaurant

# Lease Availability Report

**6409 Grand Ave - Menard's Center**  
 Gurnee, IL 60031 - Far North Submarket



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Storefront Retail/O...</b>
Center Type:	<b>Community Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2002</b>
GLA:	<b>17,000 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>17,000 SF</b>

## AVAILABILITY

Min Divisible:	<b>1,100 SF</b>
Max Contig:	<b>2,420 SF</b>
Total Available:	<b>3,520 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B2	Retail	Direct	2,420	2,420	2,420	Withheld	Vacant	Negotiable
<i>Oxford Real Estate - George Manos (630) 686-0600</i> Former BCU Credit union next to end-cap.									
P 1st	E	Retail	Direct	1,100	1,100	1,100	Withheld	Vacant	Negotiable
<i>Oxford Real Estate - George Manos (630) 686-0600</i>									

## LEASING AGENTS

Company:	Oxford Real Estate
Contacts:	George Manos (630) 686-0600

## SALE

Last Sale:	Sold on Oct 11, 2017
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## KEY TENANTS

American Mattress	3,800 SF	Artisan Vapor & CBD	2,000 SF
Wingstop	1,880 SF	Penn Station East Coast Subs	1,800 SF
Teriyaki Madness	1,520 SF	BCU	1,500 SF

## TRAFFIC & FRONTAGE

Traffic Volume:	19,428 on Cty W15 & Hunt Club Rd (2022)
	40,117 on Grand Ave & Gurnee Mills Cir W (2015)

Made with TrafficMetrix® Products

# Lease Availability Report

**6409 Grand Ave - Menard's Center**  
Gurnee, IL 60031 - Far North Submarket



## TRAFFIC & FRONTAGE

Frontage: 215' on Grand Ave

Made with TrafficMetrix® Products

## TRANSPORTATION

Commuter Rail: 12 minute drive to Washington St (Grayslake) Station (NCS) (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))

Airport: 41 minute drive to Chicago O'Hare International

Walk Score ®: Somewhat Walkable (51)

Transit Score ®: Some Transit (25)

# Lease Availability Report

**6635-6695 Grand Ave - Stonebrook Commons**  
 Gurnee, IL 60031 - Far North Submarket



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Center Type:	<b>Community Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1997</b>
GLA:	<b>152,512 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>152,247 SF</b>
Docks:	<b>4 ext</b>

## AVAILABILITY

Min Divisible:	<b>2,040 SF</b>
Max Contig:	<b>2,040 SF</b>
Total Available:	<b>2,040 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,040	2,040	2,040	Withheld	Vacant	Negotiable

*CBRE - Marcy L. Wood (630) 573-1287*

## LEASING AGENTS

Company:	CBRE
Contacts:	Marcy L. Wood (630) 573-1287

## SALE

Last Sale:	Sold on Jul 12, 2001 for \$5,428,222 (\$35.59/SF)
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## AMENITIES

Banking, Restaurant, Signage, Signalized Intersection

## KEY TENANTS

● Mariano's	71,101 SF	● Michaels	26,709 SF
Party City	11,000 SF	Mattress Firm	8,100 SF
Pet Supplies Plus	8,075 SF	Smiles Of Gurnee	4,000 SF

● Anchor

## TRAFFIC & FRONTAGE

Traffic Volume:	35,632 on Grand Ave & Brookside Dr (2015)
	40,117 on Grand Ave & Gurnee Mills Cir W (2015)

Made with TrafficMetrix® Products

# Lease Availability Report

## 6635-6695 Grand Ave - Stonebrook Commons



Gurnee, IL 60031 - Far North Submarket

### TRAFFIC & FRONTAGE

Frontage: 895' on Grand Ave (with 1 curb cut)

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking: 1,563 Surface Spaces are available

Commuter Rail: 11 minute drive to Round Lake Beach Station (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))

Airport: 43 minute drive to Chicago O'Hare International

Walk Score ®: Somewhat Walkable (56)

Transit Score ®: Some Transit (26)

### BUILDING 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.

# Lease Availability Report

**6901-6971 Grand Ave - Gurnee Town Center**  
 Gurnee, IL 60031 - Far North Submarket



## BUILDING

Type:	<b>Retail</b>
Center Type:	<b>Community Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2002</b>
GLA:	<b>145,376 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>145,376 SF</b>
Docks:	<b>6 ext</b>

## AVAILABILITY

Min Divisible:	<b>5,250 SF</b>
Max Contig:	<b>5,250 SF</b>
Total Available:	<b>5,250 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	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*

## LEASING AGENTS

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

## SALE

Last Sale:	Portfolio of 588 Properties/Condos Sold on Oct 22, 2021 for \$2,800,000,000
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## AMENITIES

Banking, Restaurant, Signage
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## KEY TENANTS

• Binny's	34,000 SF	Ross Dress for Less	25,090 SF
DSW	24,878 SF	• Old Navy	18,301 SF
America's Best Contacts & Eyeglasses	3,972 SF	Hallmark	3,000 SF

• Anchor

## TRAFFIC & FRONTAGE

Traffic Volume:	35,632 on Grand Ave & Brookside Dr (2015)
	37,714 on Grand Ave & Hunt Club Rd (2015)

Made with TrafficMetrix® Products

# Lease Availability Report

**6901-6971 Grand Ave - Gurnee Town Center**  
Gurnee, IL 60031 - Far North Submarket



## TRAFFIC & FRONTAGE

Frontage: 1,162' on Grand Ave (with 2 curb cuts)

Made with TrafficMetrix® Products

## TRANSPORTATION

Parking: 545 Surface Spaces are available; Ratio of 3.74/1,000 SF

Commuter Rail: 11 minute drive to Round Lake Beach Station (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))

Airport: 43 minute drive to Chicago O'Hare International

Walk Score ®: Somewhat Walkable (62)

Transit Score ®: Some Transit (26)

# Lease Availability Report

**7010 Grand Ave**  
Gurnee, IL 60031 - Far North Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Storefront</b>
Center Type:	<b>Strip Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1993</b>
GLA:	<b>12,000 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>12,000 SF</b>
Docks:	<b>None</b>

### AVAILABILITY

Min Divisible:	<b>1,901 SF</b>
Max Contig:	<b>1,901 SF</b>
Total Available:	<b>1,901 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,901	1,901	1,901	Withheld	30 Days	Negotiable

Frontline Real Estate Partners - Matt Tarshis (847) 780-8063, Andrew Rubin (847) 780-8062, Andrew Picchiatti (847) 602-2005, Zack Pearlstein (847) 780-8067  
1,901 SF storefront available for lease fronting the heavily trafficked Grand Ave (32,900 VDP) commercial corridor in Gurnee. The storefront offers an opportunity to join co-tenants Firestone, Tropical Smoothie Cafe, and Jimano's Pizza. The center is well located approximately one (1) mile west of Gurnee Mills Shopping Center and approximately two (2) miles west of Interstate-94. Neighboring retailers include Walmart, Jewel-Osco, Target, Sam's Club, Tj-Maxx, Binny's, Mariano's, The Great Escape, Ross Dress for Less, Burlington, Starbucks, Panda Express, McDonald's, Noodles, Einstein Bro's, Panera, Chili's, Five Guys, Outback Steakhouse, Denny's, Chase, First American Bank, among many others

### SALE

Last Sale: Sold on Dec 8, 2016 for \$2,650,000 (\$220.83/SF) at 8.14% Cap

### AMENITIES

Pylon Sign, Signage, Signalized Intersection

### KEY TENANTS

Grand Cleaners	1,375 SF	Jimano's Pizzeria	1,031 SF
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### TRAFFIC & FRONTAGE

Traffic Volume:	35,632 on Grand Ave & Brookside Dr (2015)
	37,714 on Grand Ave & Hunt Club Rd (2015)
Frontage:	329' on Grand Ave (with 1 curb cut)

Made with TrafficMetrix® Products

## 7010 Grand Ave

Gurnee, IL 60031 - Far North Submarket



### TRANSPORTATION

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Parking:	50 Surface Spaces are available; Ratio of 4.16/1,000 SF
Commuter Rail:	11 minute drive to Round Lake Beach Station (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	43 minute drive to Chicago O'Hare International
Walk Score ®:	Somewhat Walkable (61)
Transit Score ®:	Some Transit (26)

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# Lease Availability Report

**7055 Grand Ave - Gurnee Town Center**  
 Gurnee, IL 60031 - Far North Submarket



## BUILDING

Type:	<b>Retail</b>
Center Type:	<b>Community Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2002</b>
GLA:	<b>7,127 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>7,127 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

Min Divisible:	<b>1,015 SF</b>
Max Contig:	<b>1,015 SF</b>
Total Available:	<b>1,015 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	28	Retail	Direct	1,015	1,015	1,015	Withheld	30 Days	Negotiable

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

## LEASING AGENTS

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

## SALE

Last Sale:	Portfolio of 588 Properties/Condos Sold on Oct 22, 2021 for \$2,800,000,000
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## AMENITIES

Signage

## KEY TENANTS

Carhartt	3,427 SF	ATI Physical Therapy	2,700 SF
Cali Nail	1,000 SF		

## TRAFFIC & FRONTAGE

Traffic Volume:	35,632 on Grand Ave & Brookside Dr (2015)
	37,714 on Grand Ave & Hunt Club Rd (2015)
Frontage:	206' on Grand Ave (with 1 curb cut)

Made with TrafficMetrix® Products

## 7055 Grand Ave - Gurnee Town Center



Gurnee, IL 60031 - Far North Submarket

### TRANSPORTATION

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Parking:	30 Surface Spaces are available; Ratio of 4.16/1,000 SF
Commuter Rail:	11 minute drive to Round Lake Beach Station (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Somewhat Walkable (65)
Transit Score ®:	Some Transit (26)

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# Lease Availability Report

**6120-6170 W Grand Ave - Gurnee Mills**  
 Gurnee, IL 60031 - Far North Submarket



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Retail Building</b>
Center Type:	<b>Super Regional Mall</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1991; Renov 2018</b>
GLA:	<b>1,365,910 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>1,365,910 SF</b>
Docks:	<b>16 ext</b>

## AVAILABILITY

Min Divisible:	<b>65,819 SF</b>
Max Contig:	<b>65,819 SF</b>
Total Available:	<b>65,819 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	6156	Retail	Direct	65,819	65,819	65,819	Withheld	Vacant	Negotiable

CBRE - Sean McCourt (312) 297-7688, Joseph C. Parrott, CRX, CLS (312) 297-7680

+ 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

## LEASING AGENTS

Company:	CBRE
Contacts:	Sean McCourt (312) 297-7688, Joseph C. Parrott, CRX, CLS (312) 297-7680

## SALE

Last Sale:	Portfolio of 75 Properties Sold on Mar 22, 2012 for \$1,500,000,000 (\$188.37/SF)
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## AMENITIES

Air Conditioning, Banking, Car Charging Station, Enclosed Mall, Food Court, Freeway Visibility, Kiosk/Cart Space, Pylon Sign, Restaurant, Signage, Signalized Intersection

## KEY TENANTS

● Bass Pro Shops	120,285 SF	● Floor & Decor	105,248 SF
● Dick's Sporting Goods	100,000 SF	The RoomPlace	40,000 SF
Marshalls	25,000 SF	Forever 21	24,107 SF

● Anchor

# Lease Availability Report

## 6120-6170 W Grand Ave - Gurnee Mills



Gurnee, IL 60031 - Far North Submarket

### TRAFFIC & FRONTAGE

Traffic Volume:	12,419 on Hunt Club Rd & Westbrook Ln (2022)
	40,117 on Grand Ave & Gurnee Mills Cir W (2015)
Frontage:	Gurnee Mills E Cir
	Grand Ave
	I-94
	W Stearns School Rd

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking:	11,400 Surface Spaces are available; Ratio of 6.71/1,000 SF
Commuter Rail:	17 minute drive to Round Lake Beach Station (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	46 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (46)
Transit Score ®:	Some Transit (25)

### BUILDING 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.

# Lease Availability Report

## 6050 Gurnee Mills Cir E

Gurnee, IL 60031 - Far North Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1992</b>
GLA:	<b>44,885 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>44,885 SF</b>

### AVAILABILITY

Min Divisible:	<b>21,633 SF</b>
Max Contig:	<b>44,885 SF</b>
Total Available:	<b>44,885 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	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.

### LEASING AGENTS

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

### SALE

Last Sale:	Sold on Jul 11, 2019 for \$2,700,000 (\$60.15/SF)
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### AMENITIES

Signage

### TRAFFIC & FRONTAGE

Traffic Volume:	38,835 on Grand Ave & Gurnee Cir E (2015)
	63,321 on I- 94 & Grand Ave (2022)
Frontage:	Gurnee Mills Cir

Made with TrafficMetrix® Products

## 6050 Gurnee Mills Cir E

Gurnee, IL 60031 - Far North Submarket



### TRANSPORTATION

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Parking:	288 Surface Spaces are available; Ratio of 10.00/1,000 SF
Commuter Rail:	14 minute drive to Washington St (Grayslake) Station (NCS) (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (38)
Transit Score ®:	Some Transit (25)

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# Lease Availability Report

## 1504 Nations Dr - Long John Silver's/KFC Gurnee, IL 60031 - Far North Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Fast Food</b>
Tenancy:	<b>Single</b>
Year Built:	<b>2000</b>
GLA:	<b>3,624 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>3,624 SF</b>

### AVAILABILITY

Min Divisible:	<b>3,624 SF</b>
Max Contig:	<b>3,624 SF</b>
Total Available:	<b>3,624 SF</b>
Asking Rent:	<b>\$25.00/NNN</b>

### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	3,624	3,624	3,624	\$25.00/NNN	30 Days	5 - 20 Yrs

Axis Realty, Inc. - Dino Geroulis (773) 594-1602 X102, John Roberson (312) 925-7701  
Drive-Thru Includes hooded ventilation in kitchen, walk-in coolers and many fixtures.

### AMENITIES

Drive Thru

### KEY TENANTS

Long John Silver's	2,200 SF
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### TRAFFIC & FRONTAGE

Traffic Volume: 25,267 on Grand Ave & N Dilleys Rd (2022)  
88,699 on I- 94 & Grand Ave (2022)

Made with TrafficMetrix® Products

### TRANSPORTATION

Commuter Rail:	16 minute drive to Washington St (Grayslake) Station (NCS) (North Central Service - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	42 minute drive to Chicago O'Hare International
Walk Score ®:	Somewhat Walkable (55)
Transit Score ®:	Some Transit (26)

# Lease Availability Report

## 4005 Porett Dr

Gurnee, IL 60031 - North Lake County Submarket



### BUILDING

Type:	<b>Class B Industrial</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1980</b>
RBA:	<b>29,286 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>29,286 SF</b>
Ceiling Ht:	<b>18'</b>

### AVAILABILITY

Min Divisible:	<b>12,000 SF</b>
Max Contig:	<b>25,000 SF</b>
Total Available:	<b>25,000 SF</b>
Asking Rent:	<b>\$10.00/FS</b>

### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	12,000 - 25,000	25,000	25,000	\$10.00/FS	Vacant	1 - 5 Yrs

RD Strategic - Rick Delisle, SIOR (847) 812-8180

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

### LEASING AGENTS

Company: Brookind Corp

### SALE

Last Sale: Sold on Aug 19, 2014 for \$1,075,000 (\$36.71/SF)

### LOADING

Docks:	<b>2 ext</b>	Drive Ins:	<b>7 tot./12'h</b>
Cross Docks:	<b>None</b>	Rail Spots:	<b>None</b>

### POWER & UTILITIES

Power:	1,600a/250v 3p Heavy
Utilities:	Gas, Heating, Lighting, Sewer, Water

### LAND

Land Area:	<b>3.32 AC</b>
Parcel:	<b>07-13-101-006</b>

# Lease Availability Report



## 4005 Porett Dr

Gurnee, IL 60031 - North Lake County Submarket



### TRANSPORTATION

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Commuter Rail: 12 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))

Airport: 43 minute drive to Chicago O'Hare International

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### KEY TENANTS

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Quality Catering For Kids Inc

29,286 SF

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# Lease Availability Report

**5101 Washington St - Saratoga Square**  
 Gurnee, IL 60031 - Far North Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Restaurant</b>
Center Type:	<b>Neighborhood Ce...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1990</b>
GLA:	<b>113,170 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>56,585 SF</b>
Docks:	<b>None</b>

### AVAILABILITY

Min Divisible:	<b>200 SF</b>
Max Contig:	<b>2,800 SF</b>
Total Available:	<b>6,875 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	17	Retail	Direct	1,400	1,400	1,400	Withheld	Vacant	Negotiable
<i>Marling Management, Inc. - Mike Marling (847) 249-8322</i> Former Tanning Salon Space									
P 1st	16	Off/Ret	Direct	1,750	1,750	1,750	Withheld	Vacant	Negotiable
<i>Marling Management, Inc. - Mike Marling (847) 249-8322</i>									

### LEASING AGENTS

Company:	Marling Management, Inc.
Contacts:	Mike Marling (847) 249-8322

### AMENITIES

Property Manager on Site, Signage

### KEY TENANTS

Arosa	56,585 SF	AccuVISION	5,000 SF
The Chocolate Sanctuary	5,000 SF	East Meets West Therapeutics	3,775 SF
Chicago Title Insurance Company	3,500 SF	WG Technologies	3,425 SF

### TRAFFIC & FRONTAGE

Traffic Volume:	15,600 on Washington Street & Cty W20 (2019)
	20,657 on Washington St & I- 94 (2015)
Frontage:	287' on Washington St (with 1 curb cut)
	280' on Milwaukee Ave (with 1 curb cut)

Made with TrafficMetrix® Products

## 5101 Washington St - Saratoga Square

Gurnee, IL 60031 - Far North Submarket



### TRANSPORTATION

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Parking:	381 Surface Spaces are available; Ratio of 3.50/1,000 SF
Commuter Rail:	10 minute drive to Libertyville Station (Milwaukee District North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (34)
Transit Score ®:	Some Transit (26)

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### BUILDING NOTES

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