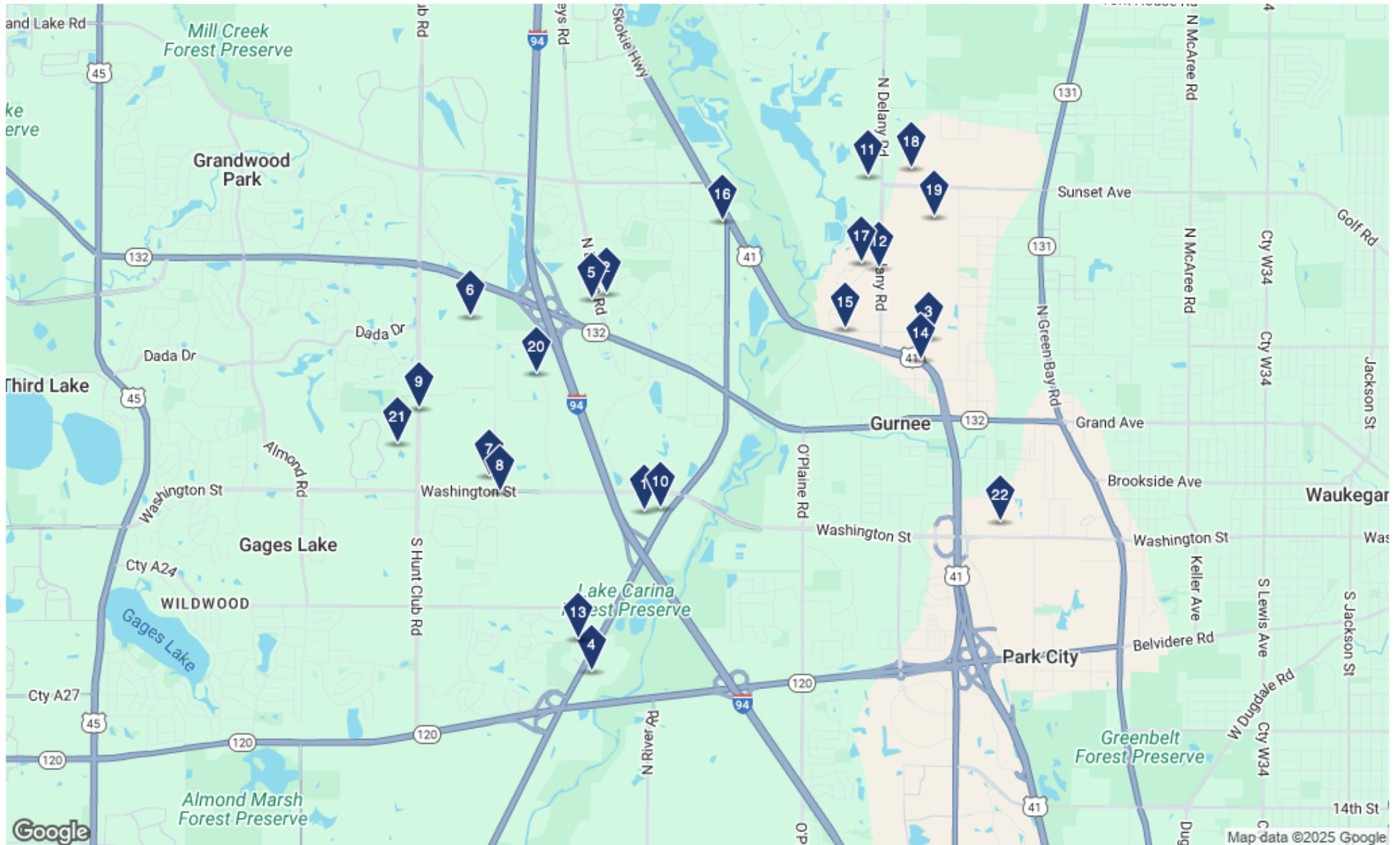




Gurnee - Land for Sale





Illinois Route 21 - "Triangle" adj. to Six Flags, divisible site

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



Land

Property Summary

Land Area - Gross	44.18 AC (1,924,481 SF)
Topography	Level
On-Sites	Raw land
Zoning	Gurnee/Lake County
Proposed Use	Hospitality, Mixed Use, Restaurant, Storefront Retail/Office
Parcel	07-22-300-008, 07-22-300-009, 07-22-300-010, 07-22-300-011, 07-22-300-012, 07-22-300-023, 07-22-400-001, 07-22-400-002, 07-22-400-003, 07-22-400-004, 07-22-400-005, 07-22-400-011, 07-22-400-050, 07-22-400-052, 07-22-400-054, 07-22-400-056, 07-22-400-057





Property Details

Improvements	house, barn - month-to-month leases
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	2,000' on Interstate 94, 1,500' on Milwaukee Avenue / Rt. 21, 1,800' on Washington Street
Zoning	Gurnee/Lake County
Zoning Description	Unincorporated Lake County and Village of Gurnee. Annexation of the whole site and rezoning are contemplated in the context of an approved project.
Proposed Use	Hospitality, Mixed Use, Restaurant, Storefront Retail/Office
Parcel	07-22-300-008, 07-22-300-009, 07-22-300-010, 07-22-300-011, 07-22-300-012, 07-22-300-023, 07-22-400-001, 07-22-400-002, 07-22-400-003, 07-22-400-004, 07-22-400-005, 07-22-400-011, 07-22-400-050, 07-22-400-052, 07-22-400-054, 07-22-400-056, 07-22-400-057

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment or Owner User	Land	44.18 AC (1,924,481 SF)
On Market	672 Days	Last Update	January 28, 2025
Sale Conditions	Build to Suit +1		

Transportation

Traffic Volume	20,433 on Woodlake Blvd (2015); 2,836 on Not Available (2020); 20,657 on I- 94 (2015); 18,842 on Woodlake Blvd (2015); 92,749 on Washington St (2022); 646 on Milwaukee Ave (2022); 89,892 on Milwaukee Ave (2022); 15,669 on I- 94 (2022); 50,900 on Washington St (2018); 54,934 on Milwaukee Ave (2022)		
Commuter Rail	Libertyville Station 		9 min drive
	Prairie Crossing Station (Md-North) 		10 min drive
Airport	Chicago O'Hare International		41 min drive
Walk Score ®	Car-Dependent (37)		
Transit Score ®	Minimal Transit (24)		



Illinois Route 21 - "Triangle" adj. to Six Flags, divisible site

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



Land

Contact Details

Sales Company

Village of Gurnee
325 O'Plaine Rd
Gurnee, IL 60031 USA
(847) 599-7500
www.gurnee.il.us

Ellen Dean
Economic Development Director

edean@village.gurnee.il.us

(847) 651-8281

Recorded Owner

PROPERTIES 3D INC
1037 Suffolk Ct
Gurnee, IL 60031 USA

True Owner

Dan Riedel
1037 Suffolk Ct
Gurnee, IL 60031 USA
(847) 623-3355

Dan Riedel
Owner

(847) 623-3355



Property Summary

Land Area - Gross	5.33 AC (232,175 SF)
Topography	Level
Zoning	O-1
Proposed Use	Bank, Commercial, Day Care Center, General Freestanding, Hotel, Medical, Office, Restaurant, Retail, Storefront Retail/Residntl, Storefront, Storefront Retail/Office, Strip Center
Parcel	07-15-100-010



Property Details

Frontage	684' on Dilleys
Zoning	O-1
Proposed Use	Bank, Commercial, Day Care Center, General Freestanding, Hotel, Medical, Office, Restaurant, Retail, Storefront Retail/Residntl, Storefront, Storefront Retail/Office, Strip Center
Parcel	07-15-100-010

For Sale Summary

Asking Price	\$1,625,000 (\$304,878.05/AC)	Status	Active
Sale Type	Investment	Land	5.33 AC (232,175 SF)
On Market	2,862 Days	Last Update	January 14, 2025

Transportation

Traffic Volume	7,487 on Nations Dr (2022); 25,267 on N Dilleys Rd (2022); 12,313 on Not Available (2020); 30,274 on Spruce St (2015); 26,793 on I- 94 (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)		15 min drive
	Prairie Crossing Station (Md-North)		13 min drive
Airport	Chicago O'Hare International		41 min drive
Walk Score ®	Car-Dependent (47)		
Transit Score ®	Some Transit (25)		

Contact Details

Sales Company

Robert E. Frank Real Estate 203 Grand Ave Lake Villa, IL 60046 USA (847) 356-5263 www.robertfrankrealestate.com	Robert Frank GRI, Owner/Managing Broker	robertfrankrealestate@gmail.com	(847) 508-5263
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1551 N Dilleys Rd

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



Land

Contact Details (Continued)

Recorded Owner

Pipsissewa Limited Partnership

2755 Pfingsten Rd
Northbrook, IL 60062 USA
(847) 272-6879



1321 Estes St - 1.39 Acres

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



Land

Property Summary

Land Area - Gross	1.39 AC (60,548 SF)
Topography	Level
Zoning	I-2
Proposed Use	Industrial
Parcel	07-13-300-103



Property Details

Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, Sewer, No Streets, No Telephone, Water
Frontage	240' on Estes St
Zoning	I-2
Zoning Description	General Industrial District
Proposed Use	Industrial
Parcel	07-13-300-103

For Sale Summary

Asking Price	\$299,715 (\$215,622.30/AC)	Status	Active
Sale Type	Investment	Land	1.39 AC (60,548 SF)
On Market	2 Days	Last Update	February 3, 2025

Transportation

Traffic Volume	38,744 on Estes Ave (2015); 36,334 on Blackburn St (2022); 36,217 on Grandville Ave (2015); 4,250 on Grandville Ave (2022); 4,477 on Northwestern Ave (2022); 22,753 on Grove Ave (2015); 23,077 on Grove Ave (2022); 330 on Magnolia Ave (2022); 340 on Grandmore Ave (2022); 7,449 on Grandville Ave (2015)		
Commuter Rail	Waukegan Station		11 min drive
	North Chicago Station		11 min drive
Airport	Chicago O'Hare International		42 min drive
Walk Score ®	Car-Dependent (32)		
Transit Score ®	Some Transit (26)		

Contact Details

Sales Company

Tri-State Realty, Inc.
Gurnee, IL 60031
USA
(847) 360-1375
www.tristaterealty.com

Robert Elbrecht
President

re@tristaterealty.com

(847) 774-0330





Milwaukee Ave - SEC Milwaukee Ave & Manchester Dr Gurnee IL

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



Land

Property Summary

Land Area - Gross	25.90 AC (1,128,204 SF)
Topography	Level
On-Sites	Raw land
Zoning	O-2
Proposed Use	Commercial, Medical, Office, R&D
Parcel	07-27-300-047, 07-27-300-048



Property Details

Frontage	810' on Manchester Drive (with 1 curb cut), 1,079' on Milwaukee Ave
Zoning	O-2
Zoning Description	Office Campus District
Proposed Use	Commercial, Medical, Office, R&D
Parcel	07-27-300-047, 07-27-300-048

For Sale Summary

Asking Price	\$7,905,000 (\$305,212.36/AC)	Status	Active
Sale Type	Investment	Land	25.90 AC (1,128,204 SF)
On Market	1,052 Days	Last Update	February 3, 2025

Previous Sale

Sale Date	5/9/2018	Sale Price	\$3,327,500 (\$128,475/AC)
Comp ID	4260319	Sale Type	Investment
Comp Status	Research Complete		

Transportation

Traffic Volume	21,179 on Spinney Run Dr (2015); 17,639 on S Riverside Dr (2022); 15,904 on S Riverside Dr (2022); 33,169 on N Milwaukee Ave (2022); 20,631 on Milwaukee Ave (2015); 18,887 on N Milwaukee Ave (2022); 18,988 on Manchester Rd (2015); 17,256 on Belvidere Rd (2022); 26,428 on N Milwaukee Ave (2022); 31,605 on N Milwaukee Ave (2022)		
Commuter Rail	Libertyville Station		7 min drive
	Prairie Crossing Station (Md-North)		8 min drive
Airport	Chicago O'Hare International		39 min drive
Walk Score ®	Car-Dependent (26)		



Milwaukee Ave - SEC Milwaukee Ave & Manchester Dr Gurnee IL

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



Land

Contact Details

Sales Company

Tri-State Realty, Inc.
Gurnee, IL 60031
USA
(847) 360-1375
www.tristaterealty.com

Robert Elbrecht
President

re@tristaterealty.com

(847) 774-0330

True Owner

Consumers Credit Union
300 Field Dr
Lake Forest, IL 60045 USA
(877) 275-2228
myconsumers.org

Sean Rathjen
Chief Executive Officer

(877) 275-2228

Property Manager

Murphy Real Estate & Development
714 Burlington Ave, Suite 2nd
Floor
La Grange, IL 60525 USA
(708) 588-0370

Thomas Murphy

(708) 588-0375



1525 Nations Dr - Next to Great Wolf lodge

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



Land

Property Summary

Land Area - Gross	3.59 AC (156,380 SF)
Zoning	C-02
Proposed Use	Commercial
Parcel	07-15-112-007



Property Details

Frontage	Grand Ave, Interstate 294
Zoning	C-02
Proposed Use	Commercial
Parcel	07-15-112-007

For Sale Summary

Asking Price	\$2,000,000 (\$557,103.06/AC)	Status	Active
Sale Type	Investment	Land	3.59 AC (156,380 SF)
On Market	1,175 Days	Last Update	January 9, 2025

Transportation

Traffic Volume	7,487 on Nations Dr (2022); 25,267 on N Dilleys Rd (2022); 26,793 on I- 94 (2022); 12,313 on Not Available (2020); 88,699 on Grand Ave (2022); 30,274 on Spruce St (2015); 40,484 on I- 94 (2022); 30,214 on N Juniper St (2015); 21,100 on I- 94 (2017); 63,321 on Grand Ave (2022)		
Commuter Rail	Washington St (Grayslake) Station (Ncs)		15 min drive
	Prairie Crossing Station (Md-North)		13 min drive
Airport	Chicago O'Hare International		41 min drive
Walk Score ®	Somewhat Walkable (52)		
Transit Score ®	Some Transit (25)		

Contact Details

Sales Company

Mon Ami Realty 1033 Van Buren St, Suite 6th Floor Chicago, IL 60607 USA (312) 589-5797 monamirealty.com	Tom Wagner Director of National Leasing and Sales	Twagner@monamire.com	(708) 222-7254
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1525 Nations Dr - Next to Great Wolf lodge

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



Land

Contact Details (Continued)

Recorded Owner

Mon Ami Proderties Llc
23 Wabash Av
Chicago, IL 60602 USA



0 Tri-State Pky

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



Land

Property Summary

Land Area - Gross	16.50 AC (718,740 SF)
Zoning	C/O2 & C/B2
Proposed Use	Department Store, Medical, Movie Theater, Movie/Radio/TV Studio, Office, Office Park, Restaurant, Retail, Retail Warehouse, Skating Rink, Spclty/Festvl/Entertnmnt, Theater/Concert Hall, Warehouse



Property Details

Improvements	At Entry to Gurnee Mills
Frontage	Grand Avenue
Zoning	C/O2 & C/B2
Proposed Use	Department Store, Medical, Movie Theater, Movie/Radio/TV Studio, Office, Office Park, Restaurant, Retail, Retail Warehouse, Skating Rink, Spclty/Festvl/Entertnmnt, Theater/Concert Hall, Warehouse

For Sale Summary

Asking Price	\$2,100,000 (\$127,272.73/AC)	Status	Active
Sale Type	Investment or Owner User	Land	16.50 AC (718,740 SF)
On Market	512 Days	Last Update	January 27, 2025

Transportation

Traffic Volume	3,445 on Pvt Access Rd (2015); 2,657 on Grand Ave (2022); 2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 38,159 on Tri State Pkwy (2022); 38,835 on Gurnee Cir E (2015); 40,117 on Gurnee Mills Cir W (2015); 38,159 on I- 94 (2022); 11,659 on Not Available (2020); 21,100 on I- 94 (2017)		
Commuter Rail	Washington St (Grayslake) Station (Ncs)		13 min drive
	Prairie Crossing Station (Md-North)		13 min drive
Airport	Chicago O'Hare International		41 min drive
Walk Score ®	Car-Dependent (30)		
Transit Score ®	Some Transit (25)		

Contact Details

Sales Company

CBS Realtors
2436 Grand Ave
Waukegan, IL 60085 USA
(847) 249-0660

Nicholas Nicketakakis
President and Real Estate Agent

nnicketakis@ccim.net

(847) 927-2342

Recorded Owner

Koslow Alan J & Julie
3501 Prestwick Ln
Northbrook, IL 60062 USA





16530 Washington

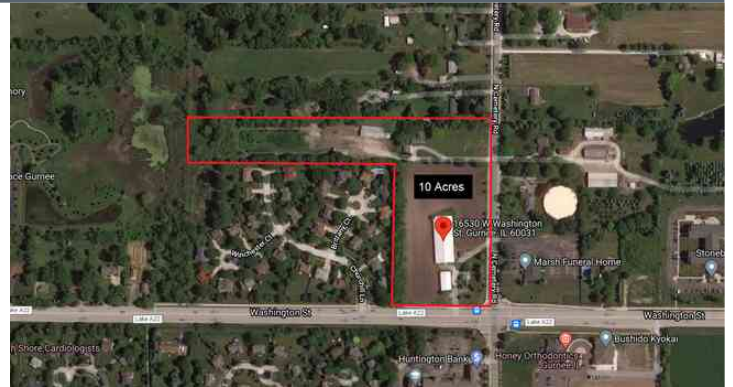
Gurnee, IL 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	10.00 AC (435,600 SF)
Zoning	C-2
Parcel	07-21-100-040, 07-21-100-042



Property Details

Frontage	400' on Washington St
Zoning	C-2
Zoning Description	C-2 zoning in Illinois is a commercial district that allows a variety of uses, including retail, administrative, and wholesale activities
Parcel	07-21-100-040, 07-21-100-042

For Sale Summary

Asking Price	\$1,550,000 (\$155,000.00/AC)	Status	Active
Sale Type	Owner User	Land	10.00 AC (435,600 SF)
On Market	1,076 Days	Last Update	January 27, 2025
Sale Conditions	Redevelopment Project		

Transportation

Traffic Volume	1,975 on W Orchard Valley Dr (2022); 17,416 on Churchill Ln (2022); 20,104 on Tri State Pkwy (2015); 19,268 on N Hunt Club Rd (2022); 19,525 on Washington St (2022); 17,198 on Gurnee Glen (2015); 15,565 on W Gurnee Gln (2022); 19,497 on N Hunt Club Rd (2022); 17,883 on I- 94 (2022); 92,267 on Washington St (2022)		
Commuter Rail	Prairie Crossing Station (Md-North)		10 min drive
	Prairie Crossing Station (Ncs)		11 min drive
Airport	Chicago O'Hare International		43 min drive
Walk Score ®	Car-Dependent (25)		

Contact Details

Sales Company

Real Broker LLC 50 Main St Naperville, IL 60540 USA (630) 439-8040 www.joinreal.com	Daniel Winkowski Senior Broker	danw@realcre.net	(847) 445-7325
	Robb Satten Broker	rsatten@realcre.net	(847) 875-8201



6071 Washington St

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



Land

Property Summary

Land Area - Gross	0.56 AC (24,400 SF)
Topography	Level
Zoning	PUD
Proposed Use	Medical, Office, Retail
Parcel	07-21-401-010



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Zoning	PUD
Proposed Use	Medical, Office, Retail
Parcel	07-21-401-010

Land For Lease Summary

Asking Rent	Withheld
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For Sale Summary

Asking Price	\$499,000 - 599,000 (\$2,173,647.90 - 3,623,955.62/AC)	Status	Active
Sale Type	Investment	Land	0.56 AC (24,400 SF)
On Market	643 Days	Last Update	January 27, 2025

Transportation

Traffic Volume	1,975 on W Orchard Valley Dr (2022); 17,416 on Churchill Ln (2022); 20,104 on Tri State Pkwy (2015); 19,268 on N Hunt Club Rd (2022); 17,198 on Gurnee Glen (2015); 15,565 on W Gurnee Glen (2022); 19,525 on Washington St (2022); 17,883 on I-94 (2022); 19,497 on N Hunt Club Rd (2022); 50,900 on Washington St (2018)		
Commuter Rail	Prairie Crossing Station (Md-North)		10 min drive
	Prairie Crossing Station (Ncs)		12 min drive
Airport	Chicago O'Hare International		43 min drive
Walk Score ®	Car-Dependent (23)		
Transit Score ®	Minimal Transit (24)		



6071 Washington St

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



Land

Contact Details

Primary Leasing Company

Keller Williams North Shore West
350 Milwaukee Ave, Suite 200
Libertyville, IL 60048 USA
(847) 383-6600
kwnorthshorewest.yourkwoffice.com

Daniel Winkowski
Senior Broker

danw@realcre.net

(847) 445-7325

Sales Company

Real Broker LLC
50 Main St
Naperville, IL 60540 USA
(630) 439-8040
www.joinreal.com

Daniel Winkowski
Senior Broker

danw@realcre.net

(847) 445-7325

Robb Satten
Broker

rsatten@realcre.net

(847) 875-8201

True Owner

American Tradesman, Inc.
16530 Washington St, Suite 102
Gurnee, IL 60031 USA
(847) 623-3355



0 Hunt Club Rd

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



Land

Property Summary

Land Area - Gross	9.00 AC (392,040 SF)
Topography	Level
Current Use	Vacant farm land
Zoning	R-1



Property Details

Zoning	R-1
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For Sale Summary

Asking Price	\$2,400,000 (\$266,666.67/AC)	Status	Under Contract
Sale Type	Investment	Land	9.00 AC (392,040 SF)
On Market	40 Days	Last Update	December 27, 2024

Transportation

Traffic Volume	18,801 on W Orchard Valley Dr (2015); 19,525 on Washington St (2022); 19,268 on N Hunt Club Rd (2022); 19,497 on N Hunt Club Rd (2022); 17,198 on Gurnee Glen (2015); 15,565 on W Gurnee Gln (2022); 17,416 on Churchill Ln (2022); 22,380 on White Oak Ln (2015); 2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022)		
Commuter Rail	Washington St (Grayslake) Station (Ncs)		10 min drive
	Prairie Crossing Station (Md-North)		10 min drive
Airport	Chicago O'Hare International		43 min drive
Walk Score ®	Car-Dependent (15)		

Contact Details

Sales Company

Coldwell Banker Commercial Realty
1420 Waukegan Rd
Glenview, IL 60025 USA
(847) 724-5800
www.cbcworldwide.com

Sheryl Fisher
Commercial Broker

sherylfisher@cbcnrt.com

(312) 988-9070

Property Summary

Land Area - Gross	12.46 AC (542,758 SF)
Topography	Level
On-Sites	Previously developed lot
Proposed Use	Bank, Commercial, Fast Food, Health Care, Hospital, Hotel, Mixed Use, Retail
Parcel	07-27-300-008, 07-27-300-009, 07-27-300-012, 07-27-300-013, 07-27-300-014, 07-27-300-023, 07-27-400-009



Property Details

Proposed Use	Bank, Commercial, Fast Food, Health Care, Hospital, Hotel, Mixed Use, Retail
Parcel	07-27-300-008, 07-27-300-009, 07-27-300-012, 07-27-300-013, 07-27-300-014, 07-27-300-023, 07-27-400-009

For Sale Summary

Asking Price	\$2,250,000 (\$180,577.85/AC)	Status	Under Contract
Sale Type	Investment	Land	12.46 AC (542,758 SF)
On Market	634 Days	Last Update	January 30, 2025
Sale Conditions	Redevelopment Project		

Transportation

Traffic Volume	20,433 on Woodlake Blvd (2015); 18,842 on Woodlake Blvd (2015); 19,781 on Milwaukee Ave (2022); 20,657 on I- 94 (2015); 2,836 on Not Available (2020); 15,669 on I- 94 (2022); 89,892 on Milwaukee Ave (2022); 12,952 on Washington St (2022); 92,749 on Washington St (2022); 15,600 on Cty W20 (2019)		
Commuter Rail	Libertyville Station 🚏		14 min drive
	Prairie Crossing Station (MD-North) 🚏		12 min drive
Airport	Chicago O'Hare International		39 min drive
Walk Score ®	Car-Dependent (42)		
Transit Score ®	Some Transit (25)		

Contact Details

Sales Company

Keller Williams North Shore West
350 Milwaukee Ave, Suite 200
Libertyville, IL 60048 USA
(847) 383-6600
kwnorthshorewest.yourkwoffice.com

Michele Kupcso
Realtor

michele.kupcso@kw.com

(847) 682-2688

True Owner

Glenn Bell



Property Summary

Land Area - Gross	22.73 AC (990,119 SF)
Topography	Level
On-Sites	Previously developed lot
Zoning	R-5 PUD
Proposed Use	Apartment Units, MultiFamily



Property Details

Frontage	904' on Delany Rd
Zoning	R-5 PUD
Zoning Description	Limited Multi-Family Residence District as a Planned Unit Development
Proposed Use	Apartment Units, MultiFamily

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment or Owner User	Land	22.73 AC (990,119 SF)
On Market	323 Days	Last Update	January 31, 2025

Transportation

Traffic Volume	15,141 on Tannahill Dr (2015); 14,657 on Tannahill Dr (2022); 23,413 on Sunset Ave (2022); 28,354 on Sunset Ave (2015); 1,869 on Ryan Rd (2022); 1,259 on Ryan Rd W (2022); 20,575 on St Paul Ave (2015); 21,878 on St Paul Ave (2022); 14,860 on Cty W27 (2022); 13,153 on N Delany Rd (2015)		
Commuter Rail	Waukegan Station		13 min drive
	North Chicago Station		14 min drive
Airport	Chicago O'Hare International		44 min drive
Walk Score ®	Car-Dependent (33)		
Transit Score ®	Minimal Transit (18)		

Contact Details

Sales Company

Colliers 71 Wacker Dr, Suite 3700 Chicago, IL 60606 USA (312) 648-9150 www.colliers.com	Tyler Hague Executive Vice President	Tyler.hague@colliers.com	(847) 975-8358
	Lauren Stoliar Associate VP, National Multifamily Advisory	Lauren.Stoliar@colliers.com	(847) 830-0477
	Ryan Roegner Financial Analyst	Ryan.roegner@colliers.com	(312) 283-0091

Recorded Owner

Ccm-waukegan Llc
800 Milwaukee Av
Libertyville, IL 60048 USA
libertyville.patch.com



Contact Details (Continued)

True Owner

Promex Midwest
800 Milwaukee Ave, Suite 170
Libertyville, IL 60048 USA
(847) 816-6400
libertyville.patch.com



Property Summary

Land Area - Gross	1.33 AC (57,935 SF)
Current Use	Vacant Land
Zoning	G-O
Dimensions	Irregular
Proposed Use	Commercial, Office, Retail
Parcel	07-14-200-008



Property Details

Improvements	Not Available
Frontage	333' on Barberry Ln, 439' on N Delaney
Zoning	G-O
Proposed Use	Commercial, Office, Retail
Parcel	07-14-200-008

Land For Lease Summary

Lot Size for Lease	1.33 AC	Asking Rent	Withheld
Term	Negotiable	Outparcel	No

For Sale Summary

Asking Price	\$598,000 (\$449,624.06/AC)	Status	Active
Sale Type	Investment	Land	1.33 AC (57,935 SF)
On Market	253 Days	Last Update	January 13, 2025

Previous Sale

Sale Date	4/24/2003	Sale Price	\$409,000 (\$250,920/AC)
Comp ID	768757	Comp Status	Research Complete

Transportation

Traffic Volume	21,761 on Barberry Ln (2015); 21,630 on N Barberry Ln (2022); 20,905 on Barberry Ln (2015); 22,317 on N Barberry Ln (2022); 2,429 on Cty W27 (2022); 3,483 on Cty W27 (2022); 27,000 on Porett Dr (2015); 22,356 on Porett Dr (2022); 23,118 on St Paul Ave (2015); 22,142 on St Paul Ave (2022)		
Commuter Rail	Waukegan Station		11 min drive
	North Chicago Station		12 min drive
Airport	Chicago O'Hare International		42 min drive
Walk Score ®	Car-Dependent (42)		
Transit Score ®	Minimal Transit (18)		



Contact Details

Leasing Company

Edgemark Commercial Real Estate Services LLC 2215 York Rd Oak Brook, IL 60523 USA (630) 472-1010 www.edgemarkllc.com	Jeffrey Kowal Senior Vice President – Investment Ser- vices	JKowal@edgemarkllc.com	(630) 235-3319
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Sales Company

Edgemark Commercial Real Estate Services LLC 2215 York Rd Oak Brook, IL 60523 USA (630) 472-1010 www.edgemarkllc.com	Jeffrey Kowal Senior Vice President – Investment Ser- vices	JKowal@edgemarkllc.com	(630) 235-3319
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Recorded Owner

Alfred Rubin & Naomi Rubin Ltd PO BOX 7 NAPERVILLE, IL 60566 USA



0 Manchester Dr

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



Land

Property Summary

Land Area - Gross	0.66 AC (28,750 SF)
Topography	Level
On-Sites	Finish grade
Zoning	C-2
Proposed Use	Commercial, Community Center, Day Care Center, General Freestanding, Health Care, Hold for Development, Hold for Investment, Lodge/Meeting Hall, Medical, Post Office, Public Park, Self-Storage, Storefront, Storefront Retail/Office
Parcel	07-28-400-035





Property Details

Frontage	132' on Manchester
Zoning	C-2
Zoning Description	C-2
Proposed Use	Commercial, Community Center, Day Care Center, General Freestanding, Health Care, Hold for Development, Hold for Investment, Lodge/Meeting Hall, Medical, Post Office, Public Park, Self-Storage, Storefront, Storefront Retail/Office
Parcel	07-28-400-035

For Sale Summary

Asking Price	\$320,000 (\$484,848.48/AC)	Status	Active
Sale Type	Owner User	Land	0.66 AC (28,750 SF)
On Market	993 Days	Last Update	February 3, 2025
Sale Conditions	High Vacancy Property		

Transportation

Traffic Volume	21,179 on Spinney Run Dr (2015); 18,988 on Manchester Rd (2015); 9,268 on W Hickory Haven Dr (2015); 7,803 on W Hickory Haven Dr (2022); 17,639 on S Riverside Dr (2022); 9,065 on Colby Rd (2015); 18,887 on N Milwaukee Ave (2022); 20,631 on Milwaukee Ave (2015); 1,725 on Scott Ct (2022); 15,904 on S Riverside Dr (2022)		
Commuter Rail	Libertyville Station 	8 min drive	
	Prairie Crossing Station (Md-North) 	8 min drive	
Airport	Chicago O'Hare International	40 min drive	
Walk Score ®	Car-Dependent (27)		

Contact Details

Sales Company

@properties Commercial
1875 Damen Ave
Chicago, IL 60647 USA
(312) 506-0200
www.atproperties.com

Mike Levin
Senior Commercial Specialist

mikelevin@atproperties.com

(847) 977-5389



Property Summary

Land Area - Gross	0.88 AC (38,342 SF)
Topography	Level
On-Sites	Raw land
Current Use	Vacant Land
Zoning	C-3
Proposed Use	Commercial, Community Center, Retail, Retail Warehouse, Storefront
Parcel	07-13-309-001





Property Details

Off-Sites	Cable, No Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, No Sewer, Streets, Telephone, Water
Frontage	223' on Ferndale St, 301' on N Skokie Hwy
Zoning	C-3
Zoning Description	Allows for large-scale retail, community shopping centers, and other commercial uses
Proposed Use	Commercial, Community Center, Retail, Retail Warehouse, Storefront
Parcel	07-13-309-001

For Sale Summary

Asking Price	\$275,000 (\$312,428.99/AC)	Status	Active
Sale Type	Investment	Land	0.88 AC (38,342 SF)
On Market	3,108 Days	Last Update	January 17, 2025

Transportation

Traffic Volume	38,744 on Estes Ave (2015); 36,334 on Blackburn St (2022); 36,217 on Grandville Ave (2015); 4,477 on Northwestern Ave (2022); 4,250 on Grandville Ave (2022); 7,449 on Grandville Ave (2015); 6,123 on Grandville Ave (2022); 23,077 on Grove Ave (2022); 22,753 on Grove Ave (2015); 31,102 on Grand Ave (2015)		
Commuter Rail	Waukegan Station 	10 min drive	
	North Chicago Station 	10 min drive	
Airport	Chicago O'Hare International	41 min drive	
Walk Score ®	Car-Dependent (33)		
Transit Score ®	Some Transit (27)		

Contact Details

Sales Company

Coldwell Banker Commercial Realty
1813-1831 Saint Johns Ave
Highland Park, IL 60035 USA
(847) 490-7700
www.cbcworldwide.com

Richard Wolk
Senior Executive

rwolk@cbcncrt.com

(847) 490-7700



Contact Details (Continued)

Recorded Owner

Anton Peter A
6757 Navajo Ave
Lincolnwood, IL 60712 USA



1301 N Skokie Hwy

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



Land

Property Summary

Land Area - Gross	2.45 AC (106,722 SF)
Zoning	I-2
Proposed Use	Commercial, Retail
Parcel	07-14-204-008, 07-14-204-009, 07-14-204-010, 07-14-204-011, 07-14-204-012, 07-14-204-013, 07-14-204-014, 07-14-204-015, 07-14-204-016, 07-14-204-017



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	Skokie Hwy
Zoning	I-2
Zoning Description	General Industrial District/Planned Unit Development
Proposed Use	Commercial, Retail
Parcel	07-14-204-008, 07-14-204-009, 07-14-204-010, 07-14-204-011, 07-14-204-012, 07-14-204-013, 07-14-204-014, 07-14-204-015, 07-14-204-016, 07-14-204-017

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment	Land	2.45 AC (106,722 SF)
On Market	224 Days	Last Update	January 13, 2025

Transportation

Traffic Volume	35,108 on N Delany Rd (2015); 36,038 on Cty W27 (2022); 39,355 on St Paul Ave (2015); 24,415 on N Skokie Hwy (2022); 22,753 on Grove Ave (2015); 23,077 on Grove Ave (2022); 6,123 on Grandville Ave (2022); 7,449 on Grandville Ave (2015); 27,011 on N Skokie Hwy (2022); 27,000 on Porett Dr (2015)		
Commuter Rail	Waukegan Station		11 min drive
	North Chicago Station		11 min drive
Airport	Chicago O'Hare International		42 min drive
Walk Score ®	Car-Dependent (34)		
Transit Score ®	Minimal Transit (24)		

Contact Details

Sales Company

Newmark 8750 Bryn Mawr Ave, Suite 350 Chicago, IL 60631 USA (773) 957-1400 www.nmrk.com	Mike Prost Senior Managing Director	michael.prost@nmrk.com	(847) 208-5400
	Sergio Chapa Senior Managing Director	sergio.chapa@nmrk.com	(847) 980-7244



1301 N Skokie Hwy

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



Land

Contact Details (Continued)

Recorded Owner

Gurnee Industrial Park
1 Belvidere Rd
Grayslake, IL 60030 USA



36396 N Skokie Hwy

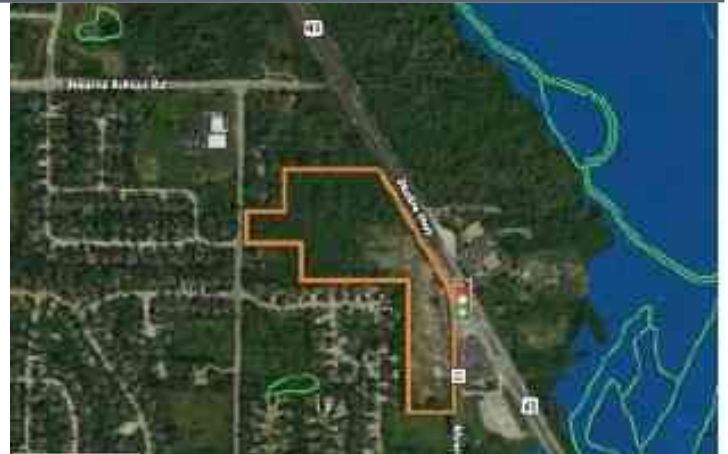
Gurnee, IL 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	17.53 AC (763,607 SF)
Topography	Level
On-Sites	Raw land
Current Use	Vacant Land
Zoning	C-2
Density Allowed	C-2
Proposed Use	Apartment Units, Auto Dealership, Commercial, Distribution, Hotel, Industrial Park, Office Park, Religious Facility, Restaurant, Retail, Retail Warehouse, Single Family Development, Storefront, Strip Center, Supermarket, Warehouse
Parcel	07-10-400-023



Property Details

Frontage	735' on Skokie Highway
Zoning	C-2
Proposed Use	Apartment Units, Auto Dealership, Commercial, Distribution, Hotel, Industrial Park, Office Park, Religious Facility, Restaurant, Retail, Retail Warehouse, Single Family Development, Storefront, Strip Center, Supermarket, Warehouse
Parcel	07-10-400-023

Land For Lease Summary

Lot Size for Lease	17.53 AC	Asking Rent	Withheld
Term	Negotiable	Outparcel	Yes



Lease Notes

1-17.53 acres available for ground-lease or BTS. Also for sale.

For Sale Summary

Asking Price	\$8,000,000 (\$456,360.52/AC)	Status	Active
Sale Type	Investment	Land	17.53 AC (763,607 SF)
On Market	572 Days	Last Update	December 24, 2024

Transportation

Traffic Volume	10,066 on N Skokie Hwy (2015); 26,434 on N Riverside Dr (2022); 24,609 on N Riverside Dr (2022); 8,679 on Boulders Dr (2022); 9,192 on Boulders Dr (2022); 22,188 on Stearns School Rd (2015); 9,897 on Fuller Rd (2022); 11,934 on Fuller Rd (2015); 12,292 on Notting Hill Rd (2015); 10,318 on Ridge Dr (2015)		
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 (22)		
Transit Score ®	Minimal Transit (13)		



36396 N Skokie Hwy

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



Land

Contact Details

Leasing Company

Imperial Realty Company
4747 Peterson Ave, Suite 200
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David Rosenthal

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(312) 887-1144

Sales Company

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Recorded Owner

Tanis Nick
PO BOX 103
WAUKEGAN, IL 60079 USA
(847) 623-1390

True Owner

Tanis Nick
PO BOX 103
WAUKEGAN, IL 60079 USA
(847) 623-1390



1800 St Paul Ave

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



Land

Property Summary

Land Area - Gross	13.74 AC (598,514 SF)
Topography	Level
On-Sites	Raw land
Current Use	Vacant Land
Zoning	R-6 PUD
Proposed Use	Apartment Units, Commercial, Industrial, Planned Unit Development



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	1,052' on St Paul Ave
Zoning	R-6 PUD
Zoning Description	Residential District/Planned Unit Development
Proposed Use	Apartment Units, Commercial, Industrial, Planned Unit Development

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment	Land	13.74 AC (598,514 SF)
On Market	1,289 Days	Last Update	January 13, 2025

Transportation

Traffic Volume	3,483 on Cty W27 (2022); 21,761 on Barberry Ln (2015); 21,630 on N Barberry Ln (2022); 20,905 on Barberry Ln (2015); 22,317 on N Barberry Ln (2022); 23,118 on St Paul Ave (2015); 22,142 on St Paul Ave (2022); 27,000 on Porett Dr (2015); 22,356 on Porett Dr (2022); 2,429 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)		

Contact Details

Sales Company

Newmark 8750 Bryn Mawr Ave, Suite 350 Chicago, IL 60631 USA (773) 957-1400 www.nmrk.com	Sergio Chapa Senior Managing Director	sergio.chapa@nmrk.com	(847) 980-7244
	Mike Prost Senior Managing Director	michael.prost@nmrk.com	(847) 208-5400



1800 St Paul Ave

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



Land

Contact Details (Continued)

Recorded Owner

Trust 569

1601 Lewis Ave
Waukegan, IL 60085 USA



Sunset Ave - Sunset Avenue

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



Land

Property Summary

Land Area - Gross	9.73 AC (423,839 SF)
Topography	Level
On-Sites	Raw land
Current Use	Vacant Land
Zoning	I2
Proposed Use	Industrial, Self-Storage
Parcel	07-12-101-014, 07-12-101-017, 07-12-101-018



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Zoning	I2
Zoning Description	General Industrial
Proposed Use	Industrial, Self-Storage
Parcel	07-12-101-014, 07-12-101-017, 07-12-101-018

For Sale Summary

Asking Price	\$2,550,000 (\$262,076.05/AC)	Status	Active
Sale Type	Investment	Land	9.73 AC (423,839 SF)
On Market	29 Days	Last Update	January 7, 2025

Transportation

Traffic Volume	14,860 on Cty W27 (2022); 13,153 on N Delany Rd (2015); 17,600 on Cty W27 (2019); 14,657 on Tannahill Dr (2022); 15,141 on Tannahill Dr (2015); 28,354 on Sunset Ave (2015); 23,413 on Sunset Ave (2022); 1,259 on Ryan Rd W (2022); 1,869 on Ryan Rd (2022); 21,878 on St Paul Ave (2022)		
Commuter Rail	Waukegan Station		16 min drive
	North Chicago Station		18 min drive
Airport	Chicago O'Hare International		43 min drive
Walk Score ®	Car-Dependent (27)		
Transit Score ®	Minimal Transit (19)		

Contact Details

Sales Company

Colliers 6250 River Rd, Suite 11-100 Rosemont, IL 60018 USA (847) 698-8444 www.colliers.com	Christopher Volkert Principal and Executive Vice President	chris.volkert@colliers.com	(847) 373-6083
	Ned Frank Executive Vice President	ned.frank@colliers.com	(847) 217-4821

Recorded Owner

2323 Sully Llc
3009 Iroquois Rd
Wilmette, IL 60091 USA





Swanson Ct - Vacant Land

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



Land

Property Summary

Land Area - Gross	2.50 AC (108,900 SF)
Topography	Level
Zoning	Industrial
Number of Lots	1
Proposed Use	Industrial
Parcel	17-31-101-016-0000, 17-31-108-028-0000



Property Details

Zoning	Industrial
Proposed Use	Industrial
Parcel	17-31-101-016-0000, 17-31-108-028-0000



Amenities

- Utilities

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment or Owner User	Land	2.50 AC (108,900 SF)
On Market	1,589 Days	Last Update	February 3, 2025

Transportation

Traffic Volume	17,600 on Cty W27 (2019); 13,153 on N Delany Rd (2015); 14,860 on Cty W27 (2022); 1,259 on Ryan Rd W (2022); 4,363 on Clearview Ct (2022); 21,878 on St Paul Ave (2022); 20,575 on St Paul Ave (2015); 28,354 on Sunset Ave (2015); 23,413 on Sunset Ave (2022); 1,869 on Ryan Rd (2022)		
Commuter Rail	Waukegan Station 	13 min drive	
	North Chicago Station 	15 min drive	
Airport	Chicago O'Hare International	46 min drive	
Walk Score ®	Car-Dependent (22)		
Transit Score ®	Minimal Transit (19)		

Contact Details

Sales Company

NAI Hiffman One Oakbrook Ter, Suite 400 Oakbrook Terrace, IL 60181 USA (630) 932-1234 hiffman.com	Steve Sullivan Vice President ssullivan@hiffman.com	(847) 610-0123
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1050 Tri-State Pky - Lot 121-124

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



Land

Property Summary

Land Area - Gross	2.92 AC (127,195 SF)
Topography	Level
Current Use	Vacant Land
Zoning	I-2
Proposed Use	Industrial
Parcel	07-16-403-041, 07-16-403-043, 07-16-403-044, 07-16-403-045



Property Details

Frontage	376' on Tri State Parkway
Zoning	I-2
Proposed Use	Industrial
Parcel	07-16-403-041, 07-16-403-043, 07-16-403-044, 07-16-403-045

For Sale Summary

Asking Price	\$756,811 (\$259,181.85/AC)	Status	Active
Sale Type	Investment	Land	2.92 AC (127,195 SF)
On Market	2,060 Days	Last Update	February 3, 2025

Transportation

Traffic Volume	6,707 on Not Available (2020); 2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 88,699 on Grand Ave (2022); 92,267 on Washington St (2022); 26,793 on I- 94 (2022); 3,445 on Pvt Access Rd (2015); 40,484 on I- 94 (2022); 21,100 on I- 94 (2017); 25,267 on N Dilleys Rd (2022)		
Commuter Rail	Washington St (Grayslake) Station (NCS)		14 min drive
	Prairie Crossing Station (MD-North)		15 min drive
Airport	Chicago O'Hare International		39 min drive
Walk Score ®	Car-Dependent (21)		
Transit Score ®	Some Transit (25)		

Contact Details

Sales Company

Tri-State Realty, Inc.
Gurnee, IL 60031
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(847) 360-1375
www.tristaterealty.com

Robert Elbrecht
President

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True Owner

CenterPoint Properties
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Oak Brook, IL 60523 USA
(630) 586-8000
centerpoint.com





17150 Washington

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



Land

Property Summary

Land Area - Gross	34.00 AC (1,481,040 SF)
Proposed Use	MultiFamily
Parcel	07-20-200-030



Property Details

Zoning Description	Farmland can be upgraded to R7 with annexation into Village of Gurnee.
Proposed Use	MultiFamily
Parcel	07-20-200-030

For Sale Summary

Asking Price	\$4,900,000 (\$144,117.65/AC)	Status	Under Contract
Sale Type	Investment	Land	34.00 AC (1,481,040 SF)
On Market	659 Days	Last Update	December 26, 2024

Transportation

Traffic Volume	19,525 on Washington St (2022); 19,497 on N Hunt Club Rd (2022); 19,268 on N Hunt Club Rd (2022); 15,565 on W Gurnee Gln (2022); 17,198 on Gurnee Glen (2015); 22,380 on White Oak Ln (2015); 18,801 on W Orchard Valley Dr (2015); 17,416 on Churchill Ln (2022); 18,100 on Almond Rd (2022); 1,975 on W Orchard Valley Dr (2022)		
Commuter Rail	Prairie Crossing Station (Md-North)		10 min drive
	Prairie Crossing Station (Ncs)		12 min drive
Airport	Chicago O'Hare International		44 min drive
Walk Score ®	Car-Dependent (7)		

Contact Details

Sales Company

Coldwell Banker Commercial Realty
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Sheryl Fisher
Commercial Broker

sherylfisher@cbcncrt.com

(312) 988-9070



3570 Washington St

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



Land

Property Summary

Land Area - Gross	3.00 AC (130,680 SF)
Topography	Level
On-Sites	Previously developed lot
Current Use	Parking
Zoning	I-2
Proposed Use	Industrial, Industrial Park



Property Details

Frontage	1,107' on Washington Street
Zoning	I-2
Proposed Use	Industrial, Industrial Park

Land For Lease Summary

Lot Size for Lease	1.00 - 3.00 AC	Asking Rent	Withheld
Term	Negotiable	Outparcel	No

Lease Notes

- Land Size: 3 Acres
- Building Size: 2,500 SF
- Fenced and secured site with gravel base
- Rare outside storage capabilities
- Zoning: I-2
- Access to I-94, I-294 and Hwy 41
- Lake County
- Wide range of industrial/transportation/maintenance uses permitted
- Less than 2 miles from the planned \$375 million Casino and Hotel development at Fountain Square

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment	Land	3.00 AC (130,680 SF)
On Market	428 Days	Last Update	January 22, 2025

Transportation

Traffic Volume	27,534 on Teske Blvd (2015); 23,607 on Teske Blvd (2022); 28,890 on Skokie Hwy (2015); 27,755 on Skokie Hwy (2022); 3,874 on Cty A22 (2022); 38,928 on Cty A22 (2022); 37,718 on Washington St (2015); 45,972 on Cty A22 (2022); 45,395 on Washington St (2015); 471 on Skokie Hwy (2022)		
Commuter Rail	Waukegan Station 	8 min drive	
	North Chicago Station 	10 min drive	
Airport	Chicago O'Hare International	41 min drive	
Walk Score ®	Car-Dependent (34)		
Transit Score ®	Some Transit (27)		



3570 Washington St

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



Land

Contact Details

Leasing Company

CBRE 700 Commerce Dr, Suite 450 Oak Brook, IL 60523 USA (630) 573-7000 www.cbre.com	Jason Lev Executive Vice President	jason.lev@cbre.com	(847) 706-4044
	John Suerth Executive Vice President	john.suerth@cbre.com	(708) 602-1236
	Jimmy Kowalczyk First Vice President	jimmy.kowalczyk@cbre.com	(630) 368-5548

Sales Company

CBRE 700 Commerce Dr, Suite 450 Oak Brook, IL 60523 USA (630) 573-7000 www.cbre.com	Jason Lev Executive Vice President	jason.lev@cbre.com	(847) 706-4044
	John Suerth Executive Vice President	john.suerth@cbre.com	(708) 602-1236
	Jimmy Kowalczyk First Vice President	jimmy.kowalczyk@cbre.com	(630) 368-5548