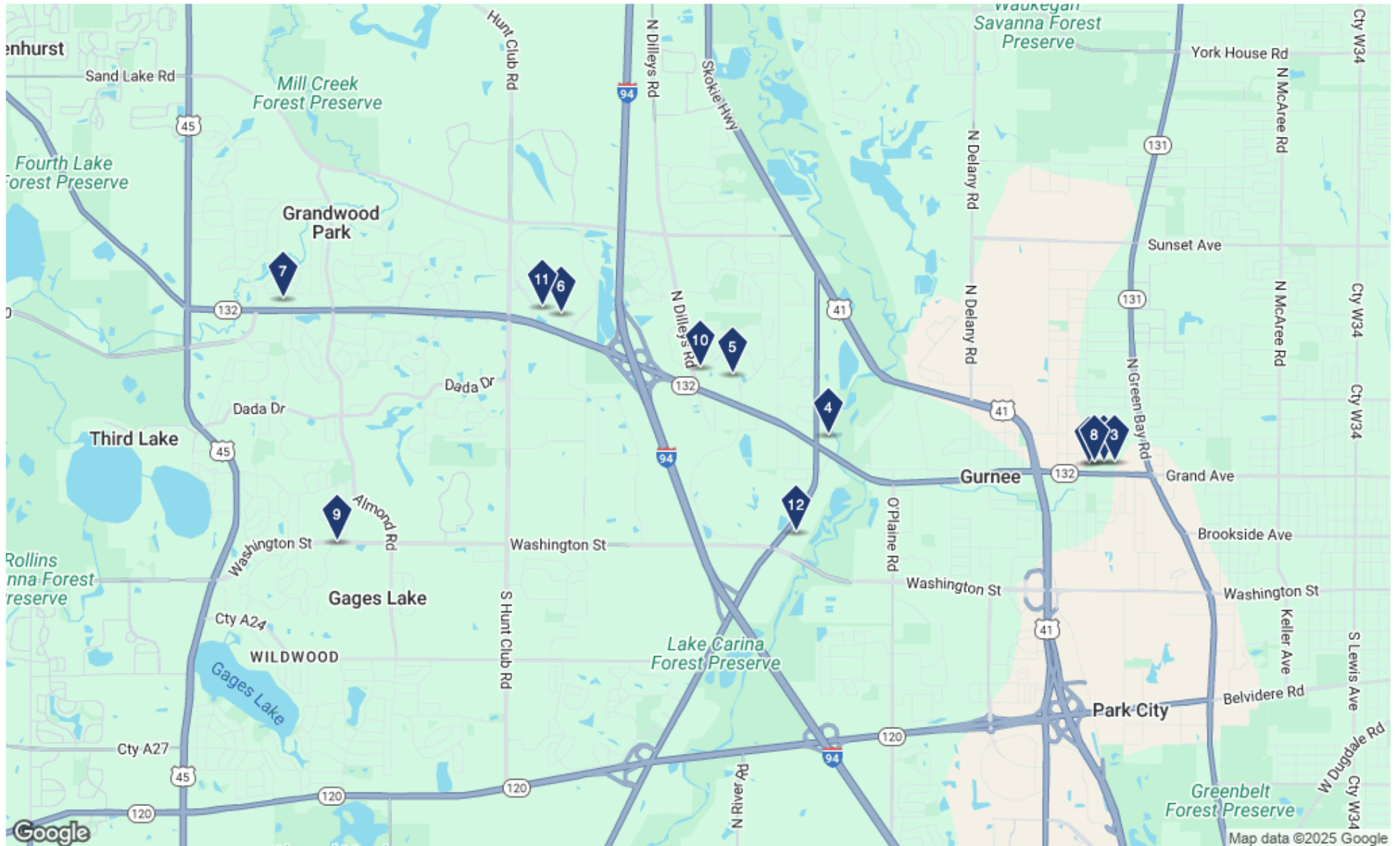




Gurnee Retail/Specialty - for Sale





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'

For Lease Summary

Number of Spaces	1	Smallest Space	18,964 SF
Max Contiguous	18,964 SF	Vacant	18,964 SF
% Leased	0.0%	Asking Rent	\$10.95 SF/yr
Service Type	Net	Retail Available	18,964 SF

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

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

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

Contact Details

Leasing Company

Entre Commercial Realty LLC 3550 Salt Creek Ln, Suite 104 Arlington Heights, IL 60005 USA (847) 310-4295 www.entrecommercial.com	Brian Bocci Principal	bbocci@entrecommercial.com	(847) 989-4485
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Sales Company

Entre Commercial Realty LLC 3550 Salt Creek Ln, Suite 104 Arlington Heights, IL 60005 USA (847) 310-4295 www.entrecommercial.com	Brian Bocci Principal	bbocci@entrecommercial.com	(847) 989-4485
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Recorded Owner

Arcoa Group Capital Llc

True Owner

Arcoa 3300 Washington St Waukegan, IL 60085 USA (847) 599-9001 www.thinkarcoa.com	Edward Spriegel Managing Partner	espriegel@gmail.com	(847) 599-9001
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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"		

For Lease Summary

Number of Spaces	1	Smallest Space	5,515 SF
Max Contiguous	5,515 SF	Vacant	5,515 SF
% Leased	0.0%	Asking Rent	\$14.00 SF/yr
Service Type	Triple Net	Retail Available	5,515 SF

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

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

Previous Sale

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



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)		

Contact Details

Leasing Company

Troy Realty 6625 Avondale Ave Chicago, IL 60631 USA (773) 792-3000 www.troyrealtyltd.com	Peter Karlis VP Investment Properties	pkarlis@troyrealtyltd.com	(630) 853-1313
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Sales Company

Troy Realty 6625 Avondale Ave Chicago, IL 60631 USA (773) 792-3000 www.troyrealtyltd.com	Peter Karlis VP Investment Properties	pkarlis@troyrealtyltd.com	(630) 853-1313
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Recorded Owner

Grand Avenue Investments, LLC
20800 Glengarry Cir
Deer Park, IL 60010 USA

True Owner

Cedar Creek Investments, LLC 20800 Glengarry Cir Deer Park, IL 60010 USA (847) 276-6579	Lane Moyer Manager	mskeisoffice.inc@gmail.com	(847) 276-6579
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3430 Grand Ave

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



Retail

Property Summary

GLA	9,997 SF
Built	2003
Tenancy	Multiple
Asking Rent	Withheld
Parking Spaces	30 (3.00/1,000 SF)
Frontage	190' on Grand Ave



Property Details

Land Area	0.28 AC (12,197 SF)	Building FAR	0.82
Zoning	E	Parcel	07-13-426-049
Docks	None		

For Sale Summary

Asking Price	\$3,275,000 (\$327.60/SF)	Status	Active
Cap Rate	8.1%	Sale Type	Investment
GLA	9,997 SF	Land	0.28 AC
Built	2003	On Market	1,426 Days
Last Update	February 4, 2025		

Previous Sale

Sale Date	1/26/2015	Sale Price	\$2,237,500 (\$223.82/SF)
Comp ID	3221339	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	8.4%

Transportation

Parking Details	30 Surface Spaces; Ratio of 3.00/1,000 SF		
Traffic Volume	24,902 on Lawrence Ave (2022); 27,893 on Boulevard View St (2020); 25,104 on Blvd View St (2022); 23,792 on Oakwood Ave (2022); 29,999 on W Grandview Ave (2022); 33,578 on W Duggald Ave (2015); 19,221 on Adelphi Ave (2022); 28,899 on Grand Ave (2022); 4,322 on Grandview Ave (2022); 4,322 on Grandville Ave (2022)		
Frontage	190' on Grand Ave		
Commuter Rail	Waukegan Station		8 min drive
	North Chicago Station		10 min drive
Airport	Chicago O'Hare International		42 min drive
Walk Score ®	Somewhat Walkable (63)		
Transit Score ®	Some Transit (27)		



3430 Grand Ave

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



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
AthletiCo Physical Therapy	1	2,700	2	Jul 2010	-
Sprint Store	1	2,100	5	Sep 2013	-
Jimmy John's	1	2,000	8	Jul 2013	-
Gold Max USA	1	-	2	Jul 2016	-
T-Mobile	1	-	6	Aug 2017	-

Showing 5 of 5 Tenants

Contact Details

Primary Leasing Company

Millennium Properties R/E, Inc. 225 Illinois St, Suite 350 Chicago, IL 60654 USA (312) 338-3000 www.mpirealestate.com	Daniel Hyman President & Managing Broker	dhyman@mpirealestate.com	(312) 338-3003
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Sales Company

Preferred Co Realty & Investments 721 Lake St, Suite 101 Addison, IL 60101 USA (630) 628-9200	Peter Dravilas Designated Managing Broker	rpreferred@gmail.com	(630) 330-8540
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True Owner

Rick's Insurance Agency
1340 Rand Rd
Palatine, IL 60074 USA
(847) 991-2600



Property Summary

GLA	15,050 SF
Built	2001
Tenancy	Single
Asking Rent	Withheld



Property Details

Land Area	0.35 AC (15,246 SF)	Building FAR	0.99
Parcel	07-14-301-023		

For Sale Summary

Asking Price	\$4,154,000 (\$276.01/SF)	Status	Active
Cap Rate	6.5%	Sale Type	Investment
GLA	15,050 SF	Land	0.35 AC
Built	2001	On Market	678 Days
Last Update	January 16, 2025	Sale Conditions	Investment Triple Net

Previous Sale

Sale Date	2/25/2019	Sale Price	\$1,658,408 (\$110.19/SF)
Comp ID	4712744	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	7.7%
Sale Conditions	Investment Triple Net		

Transportation

Traffic Volume	25,267 on N Riverside Dr (2022); 9,351 on Grand Ave (2022); 26,539 on N Riverside Dr (2022); 14,690 on Grand Ave (2022); 18,800 on Milwaukee Ave (2019); 22,799 on Milwaukee Ave (2022); 5,150 on Grand Ave (2019); 13,900 on Grand Ave (2019); 7,713 on Grand Ave (2022); 19,147 on South Rd (2022)		
Commuter Rail	Waukegan Station		12 min drive
	North Chicago Station		13 min drive
Airport	Chicago O'Hare International		42 min drive
Walk Score ®	Somewhat Walkable (53)		
Transit Score ®	Some Transit (28)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Walgreens	1	15,050	30	Jun 2008	-

Showing 1 of 1 Tenants



Contact Details

Sales Company

Colliers 3 Park Plaza, Suite 1200 Irvine, CA 92614 USA (949) 724-5500 www.colliers.com	Jereme Snyder Executive Vice President	jereme.snyder@colliers.com	(714) 335-5818
	Eric Carlton Executive Vice President	eric.carlton@colliers.com	(949) 903-3399
Colliers 6250 River Rd, Suite 11-100 Rosemont, IL 60018 USA (847) 698-8444 www.colliers.com	Peter Block Executive Vice President	peter.block@colliers.com	(312) 343-1800

Recorded Owner

Niki Properties II LP
11720 El Camino Real
San Diego, CA 92130 USA
www.thenikigroup.com

True Owner

The Niki Group
11720 El Camino Real, Suite
250
San Diego, CA 92130 USA
(858) 546-0036
www.thenikigroup.com



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		

For Lease Summary

Number of Spaces	2	Smallest Space	5,000 SF
Max Contiguous	19,000 SF	Total Available	38,000 SF
Vacant	38,000 SF	% Leased	38.2%
Asking Rent	Withheld	Office Available	19,000 SF
Retail Available	19,000 SF		

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
P 1	-	Office	Direct	5,000 - 19,000	19,000	19,000	Withheld	Vacant	Negotiable

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

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



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

Contact Details

Primary Leasing Company

Vemuri LLC 13224 Telecom Dr Tampa, FL 33637 USA (813) 399-7935	Sudhir Vemuri Owner	sudhirmemuri@gmail.com	(515) 779-7239
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Sales Company

Vemuri LLC 13224 Telecom Dr Tampa, FL 33637 USA (813) 399-7935	Sudhir Vemuri Owner	sudhirmemuri@gmail.com	(515) 779-7239
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True Owner

Vemuri LLC 13224 Telecom Dr Tampa, FL 33637 USA (813) 399-7935	Sudhir Vemuri Owner	sudhirmemuri@gmail.com	(515) 779-7239
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6280 Grand Ave

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



Retail

Property Summary

GLA	6,272 SF
Built	1995
Tenancy	Single
Asking Rent	Withheld
Parking Spaces	20 (3.19/1,000 SF)
Frontage	Grand Ave
Frontage	230' on Prairie Creek Dr




Property Details

Land Area	0.83 AC (36,155 SF)	Building FAR	0.17
Zoning	C6	Parcel	07-16-103-044

For Sale Summary

Asking Price	\$1,300,000 (\$207.27/SF)	Status	Active
Sale Type	Owner User	GLA	6,272 SF
Land	0.83 AC	Built	1995
On Market	65 Days	Last Update	February 3, 2025

Transportation

Parking Details	20 Surface Spaces; Ratio of 3.19/1,000 SF		
Traffic Volume	38,159 on Tri State Pkwy (2022); 40,117 on Gurnee Mills Cir W (2015); 2,657 on Grand Ave (2022); 38,835 on Gurnee Cir E (2015); 38,159 on Gurnee Mills Cir W (2022); 19,428 on Hunt Club Rd (2022); 12,419 on Westbrook Ln (2022); 2,157 on Not Available (2020); 38,159 on I- 94 (2022); 63,321 on Grand Ave (2022)		
Frontage	230' on Prairie Creek Dr		
Commuter Rail	Washington St (Grayslake) Station (Ncs) 	14 min drive	
	Prairie Crossing Station (Md-North) 	13 min drive	
Airport	Chicago O'Hare International	42 min drive	
Walk Score ®	Car-Dependent (42)		
Transit Score ®	Some Transit (26)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fastlane Lubemasters	1	6,272	6	Apr 2016	-

Showing 1 of 1 Tenants



6280 Grand Ave

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



Retail

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

Recorded Owner

Fastlane Lube Masters Inc
17860 Pond Ridge Cir
Gurnee, IL 60031 USA
(847) 226-1170

True Owner

Fastlane Lube Masters Inc
17860 Pond Ridge Cir
Gurnee, IL 60031 USA
(847) 226-1170

Morris Clement
President

Morris.clement@fastlaneLSV.com

(847) 226-1170



7680 Grand Ave

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



Retail

Property Summary

GLA	7,800 SF
Built	1990
Tenancy	Single
Asking Rent	Withheld
Parking Spaces	74 (9.49/1,000 SF)
Frontage	228' on Grand Avenue



Property Details

Land Area	1.13 AC (49,319 SF)	Building FAR	0.16
Zoning	C-3	Parcel	07-07-407-017

For Sale Summary

Asking Price	\$1,299,000 (\$166.54/SF)	Status	Active
Sale Type	Investment or Owner User	GLA	7,800 SF
Land	1.13 AC	Built	1990
On Market	70 Days	Last Update	January 27, 2025

Transportation

Parking Details	74 Surface Spaces; Ratio of 9.49/1,000 SF		
Traffic Volume	32,246 on N Grandwood Dr (2015); 827 on N Linda Ln (2022); 29,917 on Grand Ave (2022); 29,917 on Almond Rd (2022); 20,908 on Scarborough Dr (2022); 827 on N Grand Oaks Ct (2022); 1,490 on N Grand Oaks Ct (2022); 15,993 on N Knowles Rd (2022); 3,583 on W Woodland Ter (2022); 3,851 on W Woodland Ter (2022)		
Frontage	228' on Grand Avenue		
Commuter Rail	Round Lake Beach Station		9 min drive
	Washington St (Grayslake) Station (Ncs)		11 min drive
Airport	Chicago O'Hare International		44 min drive
Walk Score ®	Car-Dependent (44)		
Transit Score ®	Some Transit (26)		

Contact Details

Sales Company

Real Broker LLC 50 Main St Naperville, IL 60540 USA (630) 439-8040 www.joinreal.com	Elliott Khayat Broker	elliott@khayatenterprises.com	(847) 456-1486
	Daniel Winkowski Senior Broker	danw@realcre.net	(847) 445-7325
	Robb Satten Broker	rsatten@realcre.net	(847) 875-8201





7680 Grand Ave

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



Retail

Contact Details (Continued)

Recorded Owner

Melody P Bode

7680 Grand Av
Gurnee, IL 60031 USA

True Owner

Melody Bode

7680 Grand Ave
Gurnee, IL 60031 USA
(847) 828-6655



3550 W Grand Ave - Harbor Freight Tools

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



Retail

Property Summary

GLA	20,568 SF
Built/Renovated	1975/2018
Tenancy	Single
Asking Rent	Withheld
Parking Spaces	49 (2.38/1,000 SF)



Property Details

Land Area	1.50 AC (65,340 SF)	Building FAR	0.31
Zoning	B-3	Parcel	07-13-421-006
Docks	1 exterior		

For Sale Summary

Asking Price	\$1,763,486 (\$85.74/SF)	Status	Active
Cap Rate	7.0%	Sale Type	Investment
GLA	20,568 SF	Land	1.50 AC
Built/Renovated	1975/2018	On Market	792 Days
Last Update	January 28, 2025		

Previous Sale

Sale Date	1/28/2020	Sale Price	\$1,450,000 (\$70.5/SF)
Comp ID	5035192	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	8.7%
Sale Conditions	Investment Triple Net		

Transportation

Parking Details	49 Surface Spaces; Ratio of 2.38/1,000 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); 4,322 on Grandview Ave (2022); 4,322 on Grandville Ave (2022); 4,331 on Magnolia Ave (2022); 24,749 on Waveland Ave (2022); 23,792 on Oakwood Ave (2022); 29,999 on W Grandview 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)		



3550 W Grand Ave - Harbor Freight Tools

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



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Harbor Freight Tools	1	20,568	15	Apr 2014	Jun 2034

Showing 1 of 1 Tenants

Contact Details

Primary Leasing Company

A-R-C Real Estate Group 700 Commerce Dr, Suite 110 Oak Brook, IL 60523 USA (630) 908-5700 arcgrp.com	Mike Streit Principal/ Director of Leasing	mstreit@arcgrp.com	(708) 386-4383
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Sales Company

The Boulder Group 3520 Lake Ave, Suite 203 Wilmette, IL 60091 USA (847) 562-0003 www.bouldergroup.com	Randy Blankstein President	randy@bouldergroup.com	(847) 881-6388
	Jimmy Goodman Partner	jimmy@bouldergroup.com	(847) 502-0033

Recorded Owner

Prep Hardware-gurnee Llc
1790 Bonanza Dr
Park City, UT 84060 USA
www.preppg.com



34491 N Old Walnut Cir - Delaware Commons

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



Retail

Property Summary

Center Type	Strip Center
GLA	10,000 SF
Built	1998
Tenancy	Multiple
Asking Rent	Withheld
Parking Spaces	60 (6.00/1,000 SF)
Frontage	99' on Old Walnut



Property Details

Land Area	1.41 AC (61,420 SF)	Building FAR	0.16
Zoning	L-C	Parcel	07-19-401-280
Ceiling Height	12'		

For Sale Summary

Asking Price	\$1,825,000 (\$182.50/SF)	Status	Active
Cap Rate	7.3%	Sale Type	Investment
GLA	10,000 SF	Land	1.41 AC
Built	1998	On Market	302 Days
Last Update	January 27, 2025	Sale Conditions	1031 Exchange

Previous Sale

Sale Date	7/27/2021	Sale Price	\$1,640,000 (\$164/SF)
Comp ID	5712778	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	8.8%

Transportation

Parking Details	60 Surface Spaces; Ratio of 6.00/1,000 SF		
Traffic Volume	18,152 on Old Walnut Cir (2022); 18,100 on Almond Rd (2022); 6,138 on Julie Ln (2022); 661 on Almond Rd (2022); 4,700 on Julie Ln (2022); 18,152 on Cty A22 (2022); 19,944 on US Hwy 45 (2015); 9,743 on W Dady Ct (2015); 18,579 on W Cottage Ave (2022); 18,588 on W Cottage Ave (2015)		
Frontage	99' on Old Walnut		
Commuter Rail	Washington St (Grayslake) Station (Ncs)		8 min drive
	Prairie Crossing Station (Md-North)		8 min drive
Airport	Chicago O'Hare International		44 min drive
Walk Score ®	Car-Dependent (28)		



34491 N Old Walnut Cir - Delaware Commons

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



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Moshi's Tobacco	1	2,500	-	Jan 2023	Jan 2026
Gurnee Dental Care	1	1,500	5	Jul 2016	-
Leo's Chicago Grill	1	1,500	-	Dec 2018	Dec 2028
Liberty Cleaners	1	1,500	3	Oct 2009	-
Eye Level Education	1	1,000	-	Oct 2013	-

Showing 5 of 8 Tenants

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
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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

Recorded Owner

De Commons Llc
15 Maremma Ln
Ladera Ranch, CA 92694 USA

True Owner

Tarkan Dogan 15 Maremma Ln Ladera Ranch, CA 92694 USA (314) 304-1121	Tarkan Dogan	tarkan.dogan@mureks.com	(949) 573-6700
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Property Summary

Center Type	Strip Center
GLA	31,770 SF
Built	2007
Tenancy	Multiple
Asking Rent	Withheld





Property Details

Land Area	2.96 AC (128,938 SF)	Building FAR	0.25
Zoning	C-2	Parcel	07-15-100-124

For Sale Summary

Asking Price	\$5,200,000 (\$163.68/SF)	Status	Active
Cap Rate	7.4%	Sale Type	Investment
GLA	31,770 SF	Land	2.96 AC
Built	2007	On Market	160 Days
Last Update	January 14, 2025		

Transportation

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); 30,628 on N Juniper St (2015); 1,354 on Not Available (2020); 26,793 on I- 94 (2022); 88,699 on Grand Ave (2022); 30,857 on Elsie Ave (2015); 30,734 on Elsie Ave (2015)		
Commuter Rail	Waukegan Station 		14 min drive
	Prairie Crossing Station (Md-North) 		13 min drive
Airport	Chicago O'Hare International		41 min drive
Walk Score ®	Somewhat Walkable (56)		
Transit Score ®	Some Transit (26)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Golden Corral	1	11,420	70	Feb 2009	-

Showing 1 of 1 Tenants



1455 N Dilleys Rd - Pinewood Crossings

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



Retail

Contact Details

Sales Company

Matthews Real Estate Investment Services

600 Fulton St, Suite 100
Chicago, IL 60661 USA
(262) 844-5111
www.matthews.com

Patrick Forkin
First Vice President

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(872) 256-1031

Hogan Wierda
Associate

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(616) 819-0896

Matthews Real Estate Investment Services

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Cleveland, OH 44113 USA
(866) 889-0550
www.matthews.com

Matthew Wallace
Market Leader

matthew.wallace@matthews.com

(216) 215-8991

Recorded Owner

Wayne Hummer Trust Company, T #98-104

440 Lake St
Antioch, IL 60002 USA
(847) 395-2700

True Owner

Wayne Hummer Investments

440 Lake St
Antioch, IL 60002 USA
(312) 431-1700

Wayne Hummer
Owner

(815) 675-1820



6360 Grand Ave - Taco Bell

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



Retail

Property Summary

GLA	2,082 SF
Built	1991
Tenancy	Single
Asking Rent	Withheld
Parking Spaces	52 (24.98/1,000 SF)
Frontage	135' on Prairie Creek Dr.



Property Details

Land Area	0.94 AC (40,946 SF)	Building FAR	0.05
Zoning	C/B2, Gurnee	Parcel	07-16-103-017

For Sale Summary

Asking Price	\$2,510,114 (\$1,205.63/SF)	Status	Active
Cap Rate	6.2%	Sale Type	Investment
GLA	2,082 SF	Land	0.94 AC
Built	1991	On Market	174 Days
Last Update	February 3, 2025		

Previous Sale

Sale Date	4/28/2006	Sale Price	\$1,652,802 (\$793.85/SF)
Comp ID	1115488	Comp Status	Research Complete

Transportation

Parking Details	52 Surface Spaces; Ratio of 24.98/1,000 SF		
Traffic Volume	40,117 on Gurnee Mills Cir W (2015); 38,159 on Gurnee Mills Cir W (2022); 38,159 on Tri State Pkwy (2022); 19,428 on Hunt Club Rd (2022); 12,419 on Westbrook Ln (2022); 37,714 on Hunt Club Rd (2015); 2,657 on Grand Ave (2022); 38,835 on Gurnee Cir E (2015); 12,419 on Stearns School Rd (2022); 2,157 on Not Available (2020)		
Frontage	135' on Prairie Creek Dr.		
Commuter Rail	Washington St (Grayslake) Station (Ncs)		14 min drive
	Prairie Crossing Station (Md-North)		14 min drive
Airport	Chicago O'Hare International		42 min drive
Walk Score ®	Car-Dependent (44)		
Transit Score ®	Some Transit (26)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Taco Bell	1	1,750	24	May 2012	-



6360 Grand Ave - Taco Bell

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Showing 1 of 1 Tenants					

Contact Details

Sales Company

Matthews Real Estate Investment Services 4110 Scottsdale Rd, Suite 100 Scottsdale, AZ 85251 USA (866) 889-0550 www.matthews.com	Haidyn DeJean Net Lease Retail Associate	Haidyn.DeJean@matthews.com	(605) 370-4494
	Simon Assaf First Vice President & Director	simon.assaf@matthews.com	(909) 800-7139

Recorded Owner

Njb R/e Llc Series J-Gurnee
231 Olde Half Day Rd
Lincolnshire, IL 60069 USA

True Owner

Taco Bell
1 Glen Bell Way
Irvine, CA 92618 USA
(949) 863-4500
www.tacobell.com



Property Summary

GLA	67,703 SF
Built	1990
Tenancy	Multiple
Asking Rent	Withheld
Parking Spaces	200 (3.40/1,000 SF)
Frontage	1,680' on Riverside Road



Property Details

Land Area	8.23 AC (358,499 SF)	Building FAR	0.19
Zoning	Commercial	Parcel	07-22-203-010

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment	GLA	67,703 SF
Land	8.23 AC	Built	1990
On Market	301 Days	Last Update	January 30, 2025

Transportation

Parking Details	200 Surface Spaces; Ratio of 3.40/1,000 SF		
Traffic Volume	12,952 on Washington St (2022); 18,085 on N Riverside Dr (2015); 15,600 on Cty W20 (2019); 19,781 on Milwaukee Ave (2022); 18,842 on Woodlake Blvd (2015); 18,997 on Cty W20 (2022); 20,433 on Woodlake Blvd (2015); 20,657 on I- 94 (2015); 19,147 on Milwaukee Ave (2022); 19,147 on South Rd (2022)		
Frontage	1,680' on Riverside Road		
Commuter Rail	Waukegan Station		13 min drive
	North Chicago Station		14 min drive
Airport	Chicago O'Hare International		41 min drive
Walk Score ®	Car-Dependent (47)		
Transit Score ®	Some Transit (28)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Stevens	1	7,139	25	Jun 2014	-
Tacos El Norte Gurnee	1	3,500	15	Jul 2016	-
Repeat Street Inc	1	3,000	1	Jul 2016	-
United Grocers Gurnee	1	3,000	2	May 2018	-
Dairy Queen	1	2,500	-	Feb 2022	-

Showing 5 of 20 Tenants



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
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Sales Company

Real Broker LLC 50 Main St Naperville, IL 60540 USA (630) 439-8040 www.joinreal.com	Mike Quirini	MikeqCRE@outlook.com	(331) 234-0867
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Recorded Owner

Olga Rodis 6383 Lockwood Ln Gurnee, IL 60031 USA (847) 856-3958			
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True Owner

Olga Rodis 6383 Lockwood Ln Gurnee, IL 60031 USA (847) 856-3958	Olga Rodis		(847) 373-6630
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