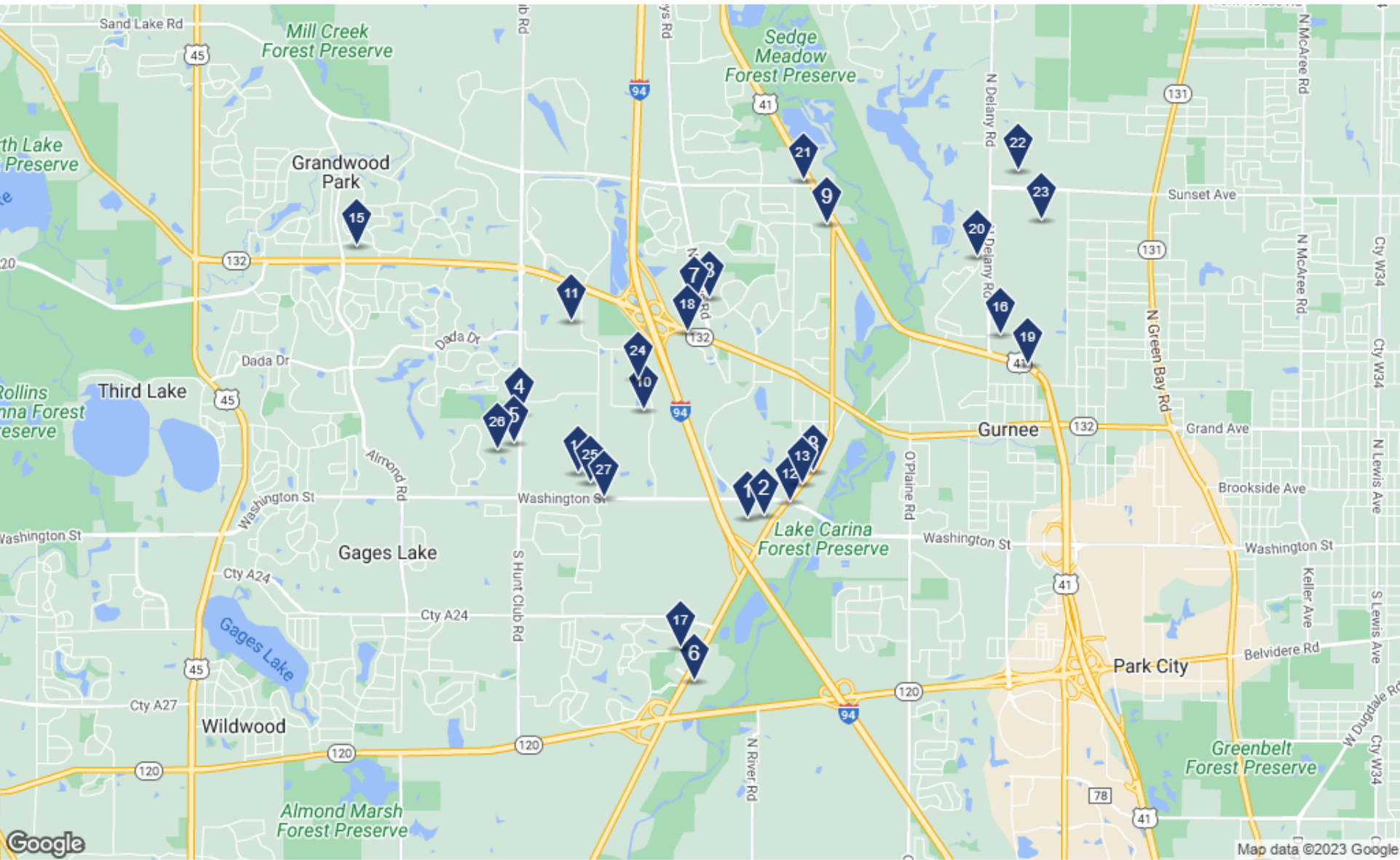


Property Map Overview



Lease Availability Report

34644 N Cemetery Rd - 34644 N Cemetery

Gurnee, IL 60031 - Far North Submarket



LAND

Type:	Commercial Land	Parcel	07-21-100-040
Land AC:	4.85 AC		
Land SF:	211,266 SF		

ZONING & USAGE

Zoning:	C-2
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CURRENT CONDITION

Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water
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TRAFFIC & FRONTAGE

Traffic Volume:	17,416 on Washington St & Churchill Ln (2022)
	20,104 on Washington St & Tri State Pkwy (2015)
Frontage:	200' on Cemetery Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	11 minute drive to Prairie Crossing Station (MD-North) Commuter Rail (Milwaukee District North Line)
Airport:	43 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (23)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

Corner of 120 and IL-21 Rt - Corner of Rt 120 and Il 21, Gurnee IL 60031

Gurnee, IL 60031 - Far North Submarket



LAND

Type:	Commercial Land	Topography:	Level
Land AC:	12.46 AC		
Land SF:	542,758 SF		

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

ZONING & USAGE

Proposed Use: Bank, Commercial, Fast Food, Health Care, Hospital, Hotel, Mixed Use, Retail

CURRENT CONDITION

Grading:	Previously developed lot
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	20,433 on Milwaukee Ave & Woodlake Blvd (2015)
	92,749 on I- 94 & Washington St (2022)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	14 minute drive to Libertyville Station Commuter Rail (Milwaukee District North Line)
Airport:	39 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (35)
Transit Score ®:	Some Transit (25)

Lease Availability Report

1551 N Dilleys Rd

Gurnee, IL 60031 - Far North Submarket



LAND

Type:	Commercial Land	Topography:	Level
Land AC:	5.33 AC	Parcel	07-15-100-010
Land SF:	232,175 SF		

ZONING & USAGE

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

CURRENT CONDITION

Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water
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TRAFFIC & FRONTAGE

Traffic Volume:	7,487 on Cty W17 & Nations Dr (2022)
	88,699 on I- 94 & Grand Ave (2022)
Frontage:	684' on Dilleys

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	15 minute drive to Washington St (Grayslake) Station (NCS) Commuter Rail (North Central Service)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (48)
Transit Score ®:	Some Transit (25)

Lease Availability Report

7200 Grand Ave
Gurnee, IL 60031 - Far North Submarket



LAND			
Type:	Commercial Land	Topography:	Rolling
Land AC:	1.84 AC	Parcel	07-07-400-016-0000
Land SF:	80,000 SF		

ZONING & USAGE	
Zoning:	C2-PUD
Proposed Use:	Commercial, MultiFamily, Neighborhood Center, Retail

CURRENT CONDITION	
Grading:	Raw land
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE	
Traffic Volume:	32,438 on Grand Ave & Almond Rd (2022)
	35,925 on Grand Ave & Brookside Dr (2015)
Frontage:	1,000' on Grand Avenue

Made with TrafficMetrix® Products

SALE	
Last Sale:	Sold on May 8, 1997 for \$2,160,000 (\$1,176,120/AC - \$27.00/SF)

Lease Availability Report

7200 Grand Ave
Gurnee, IL 60031 - Far North Submarket



TRANSPORTATION

Commuter Rail:	10 minute drive to Round Lake Beach Station Commuter Rail (North Central Service)
Airport:	44 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (47)
Transit Score ®:	Some Transit (26)

Lease Availability Report

4015 Grove Ave

Gurnee, IL 60031 - Far North Submarket



LAND

Type:	Commercial Land	Topography:	Level
Land AC:	0.79 AC	Parcel	07-13-104-002
Land SF:	34,518 SF		

ZONING & USAGE

Zoning:	I-2 PUD
Proposed Use:	Commercial, Industrial, Warehouse

CURRENT CONDITION

Grading:	Raw land
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TRAFFIC & FRONTAGE

Traffic Volume:	23,077 on Cty W27 & Grove Ave (2022)
	38,744 on Skokie Hwy & Estes Ave (2015)
Frontage:	185' on Grove Avenue

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	11 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (31)
Transit Score ®:	Some Transit (26)

Lease Availability Report

0 Hunt Club Rd
Gurnee, IL 60031 - Far North Submarket



LAND			
Type:	Residential Land	Parcel	0720205001
Land AC:	3.02 AC		
Land SF:	131,551 SF		

ZONING & USAGE	
Zoning:	R-1
Proposed Use:	Single Family Residence

CURRENT CONDITION	
Infrastructure:	No Curb/Gutter/Sidewalk, Electricity, Gas, No Sewer, No Streets, Water

TRAFFIC & FRONTAGE	
Traffic Volume:	18,801 on Cty W15 & W Orchard Valley Dr (2015)
	22,380 on Washington St & White Oak Ln (2015)

Made with TrafficMetrix® Products

TRANSPORTATION	
Commuter Rail:	11 minute drive to Washington St (Grayslake) Station (NCS) Commuter Rail (North Central Service)
Airport:	43 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (15)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

N Hunt Club Dr

Gurnee, IL 60031 - Far North Submarket



LAND

Type:	Residential Land	Topography:	Level
Land AC:	10.35 AC		
Land SF:	450,846 SF		

PARCEL

07-20-200-016, 07-20-205-001

ZONING & USAGE

Zoning:	R-1
Proposed Use:	Commercial, Medical, MultiFamily, Office

CURRENT CONDITION

Improvements:	Vacant Land
Grading:	Raw land
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	19,525 on N Hunt Club Rd & Washington St (2022)
	22,380 on Washington St & White Oak Ln (2015)
Frontage:	1,298' on N Hunt Club Drive

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	10 minute drive to Washington St (Grayslake) Station (NCS) Commuter Rail (North Central Service)
Airport:	40 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (12)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

223 IL-21 (Milwaukee Ave.) - 223 Milwaukee Ave.
Gurnee, IL 60031 - Far North Submarket



LAND

Type:	Commercial Land
Land AC:	0.92 AC
Land SF:	40,074 SF

ZONING & USAGE

Zoning:	O-1
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TRAFFIC & FRONTAGE

Traffic Volume:	12,952 on Milwaukee Ave & Washington St (2022)
	20,657 on Washington St & I- 94 (2015)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	10 minute drive to Libertyville Station Commuter Rail (Milwaukee District North Line)
Airport:	41 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (41)
Transit Score ®:	Some Transit (26)

Lease Availability Report

Illinois Route 21 - Mixed-Use Development with Incentives

Gurnee, IL 60031 - Far North Submarket



LAND

Type:	Commercial Land	Topography:	Level
Land AC:	44.18 AC		
Land SF:	1,924,481 SF		

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

ZONING & USAGE

Zoning:	Various
Proposed Use:	Hospitality, Mixed Use, Restaurant, Storefront Retail/Office

CURRENT CONDITION

Grading:	Raw land
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	20,433 on Milwaukee Ave & Woodlake Blvd (2015)
	92,749 on I- 94 & Washington St (2022)
Frontage:	2,000' on Interstate 94
	1,500' on Milwaukee Avenue / Rt. 21
	1,800' on Washington Street

Made with TrafficMetrix® Products

Lease Availability Report

Illinois Route 21 - Mixed-Use Development with Incentives

Gurnee, IL 60031 - Far North Submarket

TRANSPORTATION

Commuter Rail:	10 minute drive to Libertyville Station Commuter Rail (Milwaukee District North Line)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (31)
Transit Score ®:	Minimal Transit (24)

Lease Availability Report

0 Manchester Dr

Gurnee, IL 60031 - Far North Submarket



LAND

Type:	Commercial Land	Topography:	Level
Land AC:	0.66 AC	Parcel	07-28-400-035
Land SF:	28,750 SF		

ZONING & USAGE

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

CURRENT CONDITION

Grading:	Finish grade
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	21,179 on Milwaukee Ave & Spinney Run Dr (2015)
	20,631 on N Milwaukee Ave & Milwaukee Ave (2015)
Frontage:	132' on Manchester

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	8 minute drive to Libertyville Station Commuter Rail (Milwaukee District North Line)
Airport:	40 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (27)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

Milwaukee Ave - SEC Milwaukee Ave & Manchester Dr Gurnee IL
Gurnee, IL 60031 - Far North Submarket



LAND			
Type:	Commercial Land	Topography:	Level
Land AC:	25.90 AC		
Land SF:	1,128,204 SF		
Min Divisible Size:	3.31 AC		

PARCEL	
07-27-300-047, 07-27-300-048	

ZONING & USAGE	
Zoning:	O-2
Proposed Use:	Commercial, Medical, Office, R&D

CURRENT CONDITION	
Grading:	Raw land
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE	
Traffic Volume:	21,179 on Milwaukee Ave & Spinney Run Dr (2015)
	33,169 on Belvidere Rd & N Milwaukee Ave (2022)
Frontage:	1,079' on Milwaukee Ave
	810' on Manchester Drive (with 1 curb cut)

Made with TrafficMetrix® Products

Lease Availability Report

Milwaukee Ave - SEC Milwaukee Ave & Manchester Dr Gurnee IL
Gurnee, IL 60031 - Far North Submarket



SALE

Last Sale: Sold on May 9, 2018 for \$3,327,500 (\$128,475/AC - \$2.95/SF)

TRANSPORTATION

Commuter Rail:	8 minute drive to Libertyville Station Commuter Rail (Milwaukee District North Line)
Airport:	40 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (26)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

1525 Nations Dr - Next to Great Wolf lodge
Gurnee, IL 60031 - Far North Submarket



LAND			
Type:	Commercial Land	Parcel	07-15-112-007
Land AC:	3.59 AC		
Land SF:	156,380 SF		
ZONING & USAGE			
Zoning:	C-02		
Proposed Use:	Commercial		
CURRENT CONDITION			
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water		
TRAFFIC & FRONTAGE			
Traffic Volume:	7,487 on Cty W17 & Nations Dr (2022)		
	88,699 on I- 94 & Grand Ave (2022)		
Frontage:	Grand Ave		
	Interstate 294		
Made with TrafficMetrix® Products			
TRANSPORTATION			
Commuter Rail:	15 minute drive to Washington St (Grayslake) Station (NCS) Commuter Rail (North Central Service)		
Airport:	41 minute drive to Chicago O'Hare International Airport		
Walk Score ®:	Somewhat Walkable (54)		
Transit Score ®:	Some Transit (25)		

Lease Availability Report

5626 Northridge Dr

Gurnee, IL 60031 - Far North Submarket



LAND

Type:	Commercial Land	Topography:	Level
Land AC:	1.64 AC		
Land SF:	71,438 SF		

PARCEL

07-15-107-007, 07-15-107-009

ZONING & USAGE

Zoning:	C/B2
Proposed Use:	Bank, Commercial, Fast Food, Hospitality, Office, Restaurant, Retail, Strip Center

CURRENT CONDITION

Grading:	Asphalt paved lot
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	25,267 on Grand Ave & N Dilleys Rd (2022)
	88,699 on I- 94 & Grand Ave (2022)
Frontage:	109' on Northridge Drive (with 2 curb cuts)

Made with TrafficMetrix® Products

Lease Availability Report

5626 Northridge Dr
Gurnee, IL 60031 - Far North Submarket



TRANSPORTATION

Commuter Rail:	16 minute drive to Washington St (Grayslake) Station (NCS) Commuter Rail (North Central Service)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (47)
Transit Score ®:	Some Transit (26)

Lease Availability Report

301 N Riverside Dr - COMMERCIAL/RETAIL/MULTI PURPOSE LAND Lot 1

Gurnee, IL 60031 - Far North Submarket



LAND

Type:	Commercial Land	Parcel	07-22-203-015
Land AC:	1.40 AC		
Land SF:	60,984 SF		
Min Divisible Size:	1.50 AC		

ZONING & USAGE

Zoning:	C
Proposed Use:	Bank, Car Wash, Commercial, Drug Store, Fast Food, Restaurant, Retail

CURRENT CONDITION

Infrastructure:	No Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, No Streets, Water
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TRAFFIC & FRONTAGE

Traffic Volume:	18,085 on Milwaukee Ave & N Riverside Dr (2015)
	20,657 on Washington St & I- 94 (2015)
Frontage:	150' on RIVERSIDE DR

Made with TrafficMetrix® Products

SALE

Last Sale:	Portfolio of 2 Land Properties in Gurnee, IL Sold on Jan 27, 2022 for \$2,550,000 (\$361,190/AC - \$8.29/SF)
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Lease Availability Report

301 N Riverside Dr - COMMERCIAL/RETAIL/MULTI PURPOSE LAND Lot 1
Gurnee, IL 60031 - Far North Submarket



TRANSPORTATION

Commuter Rail:	13 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (45)
Transit Score ®:	Some Transit (29)

Lease Availability Report

351 N Riverside Dr
Gurnee, IL 60031 - Far North Submarket



LAND

Type:	Commercial Land
Land AC:	1.09 AC
Land SF:	47,480 SF

TRAFFIC & FRONTAGE

Traffic Volume:	12,952 on Milwaukee Ave & Washington St (2022)
	20,657 on Washington St & I- 94 (2015)
Frontage:	312' on North Riverside Drive

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	13 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	41 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (42)
Transit Score ®:	Some Transit (28)

Lease Availability Report

SEC Skokie Hwy & Ferndale St Gurnee, IL 60031 - Far North Submarket



LAND

Type:	Commercial Land	Topography:	Level
Land AC:	0.88 AC	Parcel	07-13-309-001
Land SF:	38,342 SF		

ZONING & USAGE

Zoning:	C-3
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CURRENT CONDITION

Grading:	Raw land
Infrastructure:	No Curb/Gutter/Sidewalk, Electricity, Gas, No Sewer, Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	38,744 on Skokie Hwy & Estes Ave (2015)
	36,334 on Skokie Hwy & Blackburn St (2022)
Frontage:	301' on N Skokie Hwy
	223' on Ferndale St

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	10 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	41 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (33)
Transit Score ®:	Some Transit (27)

Lease Availability Report

36396 N Skokie Hwy

Gurnee, IL 60031 - Far North Submarket



LAND

Type:	Residential Land	Topography:	Level
Land AC:	17.53 AC	Density Allowed:	C-2
Land SF:	763,607 SF	Parcel	07-10-400-023

ZONING & USAGE

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

CURRENT CONDITION

Improvements:	Vacant Land
Grading:	Raw land
Infrastructure:	No Curb/Gutter/Sidewalk, Electricity, Gas, No Sewer, No Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	10,066 on N Riverside Dr & N Skokie Hwy (2015)
	26,434 on N Skokie Hwy & N Riverside Dr (2022)
Frontage:	735' on Skokie Highway

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	12 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	44 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (23)
Transit Score ®:	Minimal Transit (13)

Lease Availability Report

1800 St Paul Ave

Gurnee, IL 60031 - Far North Submarket



LAND

Type:	Commercial Land	Topography:	Level
Land AC:	13.74 AC		
Land SF:	598,514 SF		

ZONING & USAGE

Zoning:	R-6 PUD
Proposed Use:	Commercial

CURRENT CONDITION

Improvements:	Vacant Land
Grading:	Raw land
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	3,483 on St Paul Ave & Cty W27 (2022)
	27,000 on N Delany Rd & Porett Dr (2015)
Frontage:	1,052' on St Paul Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	12 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	44 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (42)
Transit Score ®:	Minimal Transit (18)

Lease Availability Report

15190 W Sterns School Rd

Gurnee, IL 60031 - Far North Submarket



LAND

Type:	Commercial Land	Topography:	Sloping
Land AC:	4.25 AC	Parcel	07-10-200-013-0000
Land SF:	185,130 SF		
Dimensions:	467'w x 467'd		

ZONING & USAGE

Proposed Use:	Commercial, Retail
Approvals:	Approved Plan

CURRENT CONDITION

Grading:	Raw land
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, No Sewer, Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	9,897 on Stearns School Rd & Fuller Rd (2022)
	26,434 on N Skokie Hwy & N Riverside Dr (2022)
Frontage:	1,074' on W Sterns School Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	13 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	44 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (24)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

Sunset Ave @ North Green Bay Road - Sunset Avenue
Gurnee, IL 60031 - Far North Submarket



LAND	
Type:	Industrial Land
Land AC:	9.73 AC
Land SF:	423,839 SF

PARCEL	
07-12-101-014, 07-12-101-017, 07-12-101-018	

ZONING & USAGE	
Zoning:	I2
Proposed Use:	Industrial, Self-Storage

CURRENT CONDITION	
Improvements:	Vacant Land
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE	
Traffic Volume:	14,860 on Sunset Ave & Cty W27 (2022)
	28,354 on N Delany Rd & Sunset Ave (2015)

Made with TrafficMetrix® Products

TRANSPORTATION	
Commuter Rail:	16 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	43 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (27)
Transit Score ®:	Minimal Transit (19)

Lease Availability Report

Swanson Ct - Vacant Land

Gurnee, IL 60031 - Far North Submarket



LAND

Type:	Commercial Land	Topography:	Level
Land AC:	2.50 AC		
Land SF:	108,900 SF		
No. of Lots:	1		

PARCEL

17-31-101-016-0000, 17-31-108-028-0000

ZONING & USAGE

Zoning:	Industrial
Proposed Use:	Industrial

TRAFFIC & FRONTAGE

Traffic Volume:	17,600 on Sunset Avenue & Cty W27 (2019)
	28,354 on N Delany Rd & Sunset Ave (2015)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	14 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	47 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (23)
Transit Score ®:	Minimal Transit (19)

Lease Availability Report

SWC Tri State Parkway & Lakeside Dr
Gurnee, IL 60031 - Far North Submarket



LAND			
Type:	Industrial Land	Topography:	Level
Land AC:	4.68 AC	Parcel	07-16-405-001
Land SF:	203,861 SF		
Min Divisible Size:	4.68 AC		

ZONING & USAGE	
Zoning:	I-2
Proposed Use:	Industrial

CURRENT CONDITION	
Improvements:	Vacant Land
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE	
Traffic Volume:	92,267 on I- 94 & Washington St (2022)
	88,699 on I- 94 & Grand Ave (2022)

Made with TrafficMetrix® Products

TRANSPORTATION	
Commuter Rail:	13 minute drive to Washington St (Grayslake) Station (NCS) Commuter Rail (North Central Service)
Airport:	40 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (19)
Transit Score ®:	Some Transit (26)

Lease Availability Report

0 Tri-State Pky

Gurnee, IL 60031 - Far North Submarket



LAND

Type:	Commercial Land
Land AC:	16.50 AC
Land SF:	718,740 SF

ZONING & USAGE

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

CURRENT CONDITION

Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water
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TRAFFIC & FRONTAGE

Traffic Volume:	3,445 on Tri State Pkwy & Pvt Access Rd (2015)
	40,117 on Grand Ave & Gurnee Mills Cir W (2015)
Frontage:	Grand Avenue

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TRANSPORTATION

Commuter Rail:	14 minute drive to Washington St (Grayslake) Station (NCS) Commuter Rail (North Central Service)
Airport:	41 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (27)
Transit Score ®:	Some Transit (25)

Lease Availability Report

1050 Tri-State Pky - Lot 121-124
Gurnee, IL 60031 - Far North Submarket



LAND			
Type:	Industrial Land	Topography:	Level
Land AC:	2.92 AC		
Land SF:	127,195 SF		
Min Divisible Size:	2.91 AC		

PARCEL	
07-16-403-041, 07-16-403-043, 07-16-403-044, 07-16-403-045	

ZONING & USAGE	
Zoning:	I-2
Proposed Use:	Industrial

CURRENT CONDITION	
Improvements:	Vacant Land
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

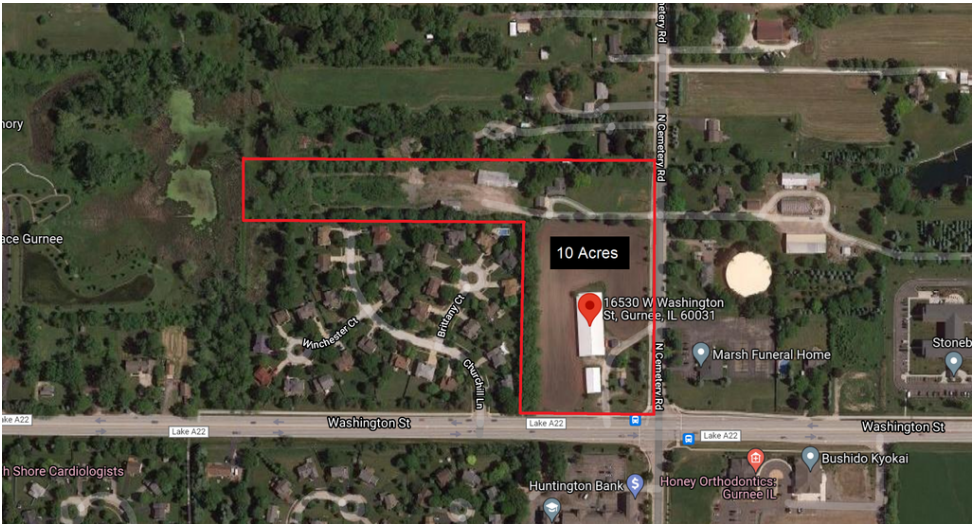
TRAFFIC & FRONTAGE	
Traffic Volume:	6,707 on Not Available & Not Available (2020) 92,267 on I- 94 & Washington St (2022)
Frontage:	376' on Tri State Parkway

Made with TrafficMetrix® Products

TRANSPORTATION	
Commuter Rail:	14 minute drive to Washington St (Grayslake) Station (NCS) Commuter Rail (North Central Service)
Airport:	39 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (21)
Transit Score ®:	Some Transit (25)

Lease Availability Report

16530 Washington
Gurnee, IL 60031 - Far North Submarket



LAND	
Type:	Commercial Land
Land AC:	10.00 AC
Land SF:	435,600 SF

PARCEL	
07-21-100-040, 07-21-100-042	

ZONING & USAGE	
Zoning:	C-2

TRAFFIC & FRONTAGE	
Traffic Volume:	1,975 on N Cemetery Rd & W Orchard Valley Dr (2022)
	92,267 on I- 94 & Washington St (2022)
Frontage:	400' on Washington St

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TRANSPORTATION	
Commuter Rail:	10 minute drive to Prairie Crossing Station (MD-North) Commuter Rail (Milwaukee District North Line)
Airport:	43 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (25)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

17150 Washington
Gurnee, IL 60031 - Far North Submarket



LAND

Type:	Agricultural Land
Land AC:	38.00 AC
Land SF:	1,655,280 SF

ZONING & USAGE

Proposed Use:	MultiFamily
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TRAFFIC & FRONTAGE

Traffic Volume:	19,525 on N Hunt Club Rd & Washington St (2022)
	22,380 on Washington St & White Oak Ln (2015)

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TRANSPORTATION

Commuter Rail:	10 minute drive to Prairie Crossing Station (MD-North) Commuter Rail (Milwaukee District North Line)
Airport:	44 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (7)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

6071 Washington St
Gurnee, IL 60031 - Far North Submarket



LAND			
Type:	Commercial Land	Topography:	Level
Land AC:	0.04 AC	Parcel	07-21-401-010
Land SF:	1,770 SF		

ZONING & USAGE	
Zoning:	PUD
Proposed Use:	Medical, Office, Retail

CURRENT CONDITION	
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE	
Traffic Volume:	1,975 on N Cemetery Rd & W Orchard Valley Dr (0)
	50,900 on Tri-State Tollway & Washington St (0)

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TRANSPORTATION	
Commuter Rail:	11 minute drive to Prairie Crossing Station (MD-North) Commuter Rail (Milwaukee District North Line)
Airport:	43 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (23)
Transit Score ®:	Minimal Transit (24)