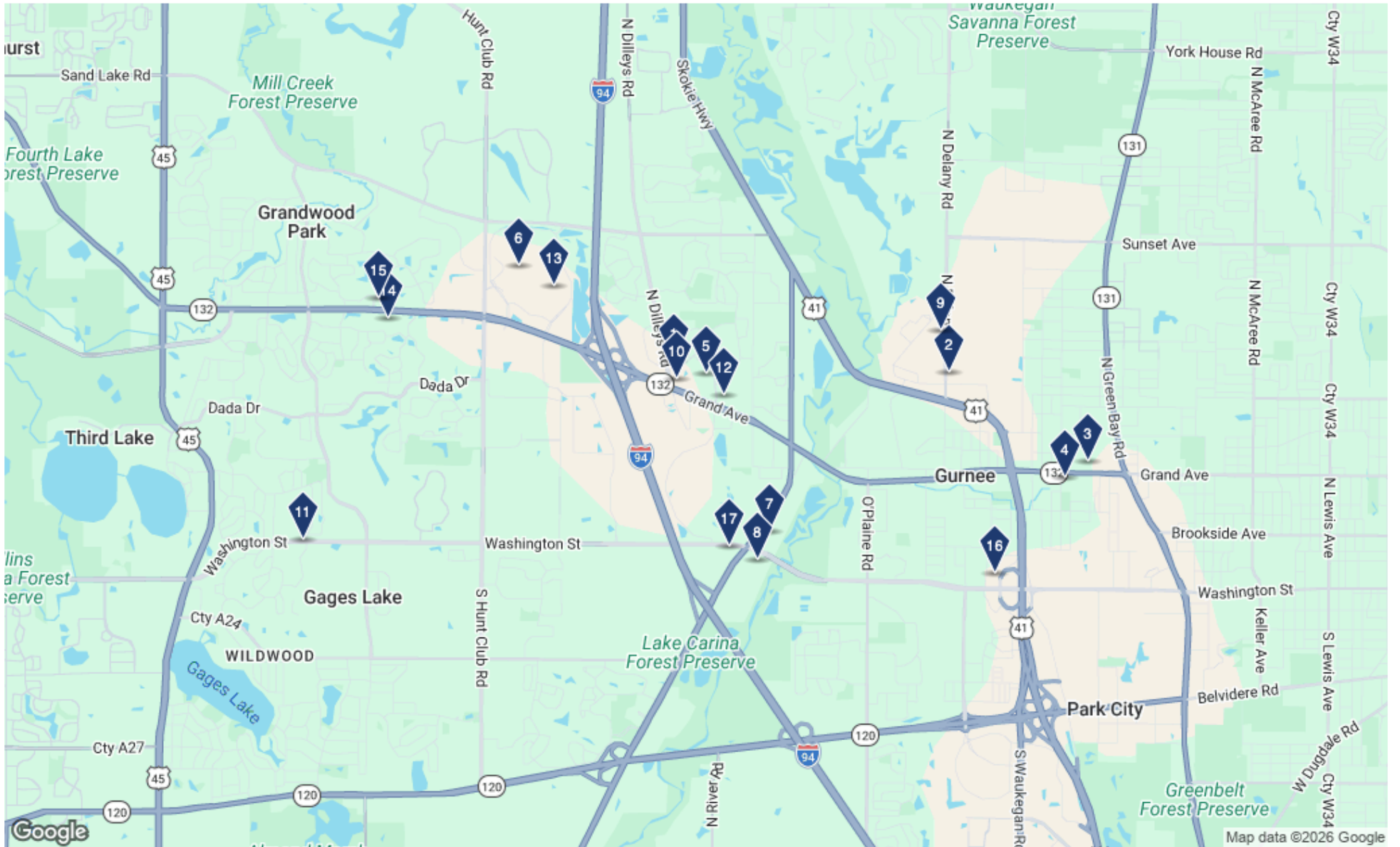


Gurnee Retail - Lease Availability





1475 N Dilley's Rd - Pinewood Crossings

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	20,382 SF (82.5%)
Built	2007
Tenancy	Multiple
Available	1,000 - 3,560 SF
Max Contiguous	3,560 SF
Asking Rent	\$22.00 - 28.00 SF/Year/NNN
Frontage	205' on Dilley's Rd
Frontage	467' on Pinewood Rd
Parking Spaces	7.36/1,000 SF; 150 Surface Spaces



Property Details

Land Area	2.96 AC (128,938 SF)	Zoning	C-2
Building FAR	0.16	Parcel	07-15-100-123

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	09	Retail	Direct	1,280	3,560	3,560	\$25.00 NNN	Vacant	Negotiable

Pinewood Crossings LLC: Augusto Hurtado (847) 737-5493

This unit is offered in a clean, fully renovated light box condition, providing an ideal blank canvas for incoming tenants to customize their space. The suites are move-in ready for build-out and can accommodate a wide range of uses, including medical or healthcare, office, restaurant, fitness, dojo, dance studio, or entertainment concepts. Ownership is open to offering tenant improvement allowances, subject to negotiation, allowing tenants to efficiently tailor the space to their operational needs. These units are in excellent condition and designed to support a smooth and efficient tenant build-out process.

P 1	08	Retail	Direct	1,280	3,560	3,560	\$28.00 NNN	Vacant	Negotiable
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Pinewood Crossings LLC: Augusto Hurtado (847) 737-5493

This unit is offered in a clean, fully renovated light box condition, providing an ideal blank canvas for incoming tenants to customize their space. The suites are move-in ready for build-out and can accommodate a wide range of uses, including medical or healthcare, office, restaurant, fitness, dojo, dance studio, or entertainment concepts. Ownership is open to offering tenant improvement allowances, subject to negotiation, allowing tenants to efficiently tailor the space to their operational needs. These units are in excellent condition and designed to support a smooth and efficient tenant build-out process.

P 1	10	Retail	Direct	1,000	3,560	3,560	\$22.00 NNN	Vacant	Negotiable
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Pinewood Crossings LLC: Augusto Hurtado (847) 737-5493

This unit is offered in a clean, fully renovated light box condition, providing an ideal blank canvas for incoming tenants to customize their space. The suites are move-in ready for build-out and can accommodate a wide range of uses, including medical or healthcare, office, restaurant, fitness, dojo, dance studio, or entertainment concepts. Ownership is open to offering tenant improvement allowances, subject to negotiation, allowing tenants to efficiently tailor the space to their operational needs. These units are in excellent condition and designed to support a smooth and efficient tenant build-out process.

Previous Sale

Sale Date	12/12/2025	Sale Type	Investment
Sale Price	\$3,263,165	Comp Status	Research Complete
Comp ID	7457248	Actual Cap Rate	7.5%

Seller Broker: Matthews Real Estate Investment Services: Patrick Forkin (872) 256-1031, Hogan Wierda (616) 819-0896





1475 N Dilleys Rd - Pinewood Crossings

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



Retail

Transportation

Parking Details	7.36/1,000 SF; 150 Surface Spaces		
Traffic Volume	1,793 on Yew Ct (2024); 27,513 on N Dilleys Rd (2025); 27,774 on N Dilleys Rd (2023); 24,005 on N Dilleys Rd (2024); 24,005 on Spruce St (2024); 1,445 on Leslie Ln (2024); 29,575 on I- 94 (2025); 8,261 on Nations Dr (2025); 23,963 on N Juniper St (2025)		
Frontage	205' on Dilleys Rd; 467' on Pinewood Rd		
Commuter Rail	Waukegan Station		14 min drive
	Prairie Crossing Station (Md-North)		14 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	51 - Somewhat Walkable		
Cycling Friendly	44 - Somewhat Bikeable		
Transit Friendly	28 - Some Transit		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Good Life Veterinary Care	1	3,200	9	Jan 2019	-
Prairie Orthodontics	1	3,000	5	Jul 2016	-
Hair 4 Cut	1	2,625	7	Feb 2011	-
MyEyeDr.	1	2,625	12	Jul 2021	-
Clark Family Chiropractic	1	1,600	1	Jul 2016	-

Showing 5 of 6 Tenants



1333 N Delany Rd

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	16,609 SF (85.3%)
Built	1980
Tenancy	Multiple
Available	2,438 SF
Max Contiguous	2,438 SF
Asking Rent	\$12.00 SF/Year/NNN
Parking Spaces	7.53/1,000 SF; 125 Surface Spaces



Property Details

Land Area	1.41 AC (61,617 SF)	Zoning	C-2 PUD
Building FAR	0.27	Parcel	07-13-102-009

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	600	Retail	Direct	2,438	2,438	2,438	\$12.00 NNN	Vacant	Negotiable

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

Transportation

Parking Details	7.53/1,000 SF; 125 Surface Spaces
Traffic Volume	25,277 on Grove Ave (2023); 24,920 on Grove Ave (2025); 39,741 on Cty W27 (2025); 39,894 on Cty W27 (2023); 24,376 on Porett Dr (2025); 40,227 on Blackburn St (2023); 6,982 on Grandville Ave (2023); 40,076 on Blackburn St (2025); 6,851 on Grandville Ave (2025); 2,920 on Cty W27 (2025)
Commuter Rail	Waukegan Station 12 min drive Great Lakes Station 9 min drive
Airport	Chicago O'Hare International 42 min drive
Pedestrian Friendly	43 - Car-Dependent
Cycling Friendly	36 - Somewhat Bikeable
Transit Friendly	26 - Some Transit

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Grand Animal Hospital Inc	1	3,043	9	Apr 2008	-
Subway	1	1,200	3	Jan 2004	-
Braulio Valladares Insurance Agency Inc	1	500	-	Sep 2025	-
Octagon Spa And Salon	1	500	50	Oct 2009	-
Brunger Export Inc	1	-	10	Sep 2016	-

Showing 5 of 8 Tenants





3430 Grand Ave

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



Retail

Property Summary

GLA (% Leased)	10,000 SF (40.6%)
Built	2003
Tenancy	Multiple
Available	2,700 - 5,943 SF
Max Contiguous	3,243 SF
Asking Rent	\$22.00 SF/Year/NNN
Frontage	116' on Crestville Ct
Frontage	190' on Grand Ave
Parking Spaces	3.00/1,000 SF; 37 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.28 AC (12,197 SF)	Zoning	EGG
Building FAR	0.82	Parcel	07-13-400-049

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	200-300	Retail	Direct	3,243	3,243	3,243	\$22.00 NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 293-2547, Joseph Santucci (847) 506-1000, Jose Jimenez (773) 931-6096, Michael Lukman (847) 506-1000									
P 1	400	Retail	Direct	2,700	2,700	2,700	\$22.00 NNN	Vacant	Negotiable
Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 293-2547, Joseph Santucci (847) 506-1000, Jose Jimenez (773) 931-6096, Michael Lukman (847) 506-1000									

Previous Sale

Sale Date	8/28/2025	Sale Type	Investment
Sale Price	\$1,950,000	Comp Status	Research Complete
Comp ID	7314529	Actual Cap Rate	9.0%

Buyer Broker: Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 293-2547

Seller Broker: Preferred Co Realty & Investments: Peter Dravilas (630) 330-8540

Transportation

Parking Details	3.00/1,000 SF; 37 Surface Spaces; Covered Spaces Available		
Traffic Volume	27,517 on Lawrence Ave (2025); 23,396 on Lawrence Ave (2024); 27,893 on Boulevard View St (2020); 22,804 on Blvd View St (2024); 21,615 on Oakwood Ave (2024); 21,700 on Blvd View St (2021); 23,243 on Oakwood Ave (2024); 22,868 on Blvd View St (2025); 28,094 on Oakwood Ave (2025); 32,519 on W Grandview Ave (2025)		
Frontage	116' on Crestville Ct; 190' on Grand Ave		
Commuter Rail	Waukegan Station		9 min drive
	North Chicago Station		11 min drive
Airport	Chicago O'Hare International		43 min drive





3430 Grand Ave

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



Retail

Transportation (Continued)

Pedestrian Friendly	64 - Somewhat Walkable
Cycling Friendly	45 - Somewhat Bikeable
Transit Friendly	29 - Some Transit

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sprint Store	1	2,100	5	Sep 2013	-
Gold Max USA	1	-	2	Jul 2016	-

Showing 2 of 2 Tenants



3545-3575 Grand Ave - Gurnee East Point

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	105,000 SF (77.1%)
Built/Renovated	1953/1980
Tenancy	Multiple
Available	13,603 - 24,000 SF
Max Contiguous	24,000 SF
Asking Rent	\$8.00 SF/Year/MG
Frontage	629' on Grand Avenue
Parking Spaces	2.08/1,000 SF; 332 Surface Spaces



Property Details

Land Area	6.80 AC (296,208 SF)	Zoning	EGG
Building FAR	0.35	Parcel	07-24-200-002

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	13,603 - 24,000	24,000	24,000	\$8.00 MG	Vacant	Negotiable

Troy Realty: Peter Karlis (630) 853-1313

Currently demised at approximately 13,603 SF. May be subdivided for the right use.



Previous Sale

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

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

Seller Broker: Better Homes and Gardens Real Estate Star Homes: Kevin MacDonald (224) 298-8829

Transportation

Parking Details	2.08/1,000 SF; 332 Surface Spaces
Traffic Volume	21,700 on Blvd View St (2021); 22,868 on Blvd View St (2025); 22,804 on Blvd View St (2024); 27,893 on Boulevard View St (2020); 21,615 on Pine Grove Ave (2024); 23,396 on Magnolia Ave (2024); 1,694 on Grandview Ave (2024); 27,517 on Lawrence Ave (2025); 23,396 on Lawrence Ave (2024); 26,912 on Waveland Ave (2025)
Frontage	629' on Grand Avenue
Commuter Rail	Waukegan Station  9 min drive North Chicago Station  11 min drive
Airport	Chicago O'Hare International 64 min drive
Pedestrian Friendly	49 - Car-Dependent
Cycling Friendly	39 - Somewhat Bikeable





3545-3575 Grand Ave - Gurnee East Point

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



Retail

Transportation (Continued)

Transit Friendly 29 - Some Transit

Tenants

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

Showing 5 of 27 Tenants



5320-5340 Grand Ave - Northern Lights Crossings

Gurnee, Illinois 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	3,000 - 38,000 SF
Max Contiguous	19,000 SF
Asking Rent	Withheld
Frontage	221' on Grand Avenue
Parking Spaces	5.04/1,000 SF; 310 Surface Spaces



Property Details

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

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	3,000 - 19,000	19,000	19,000	Withheld	Vacant	Negotiable

Vemuri LLC: Sudhir Vemuri (515) 779-7239

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

For Sale Summary

Asking Price	Withheld	Built	1995
Status	Active	On Market	675 Days
Sale Type	Investment	Last Update	January 7, 2026
Land	4.92 AC		

Vemuri LLC: Sudhir Vemuri (515) 779-7239

Previous Sale

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

Seller Broker: JLL: Michael Nieder (773) 524-8449, Clinton Mitchell (502) 386-9137

Transportation

Parking Details	5.04/1,000 SF; 310 Surface Spaces
Traffic Volume	1,445 on Leslie Ln (2024); 23,963 on N Juniper St (2025); 24,005 on Great American Pkwy (2024); 1,449 on Grand Ave (2024); 24,005 on Spruce St (2024); 1,793 on Yew Ct (2024); 24,005 on Great American Pkwy (2024); 24,005 on N Dilleys Rd (2024); 24,005 on Elsie Ave (2024)





5320-5340 Grand Ave - Northern Lights Crossings

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



Retail

Transportation (Continued)

Frontage	221' on Grand Avenue	
Commuter Rail	Waukegan Station	14 min drive
	Prairie Crossing Station (MD-North)	13 min drive
Airport	Chicago O'Hare International	42 min drive
Pedestrian Friendly	57 - Somewhat Walkable	
Cycling Friendly	43 - Somewhat Bikeable	
Transit Friendly	28 - Some Transit	

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 6 Tenants

Property Notes

* 4/98 building sold to an undisclosed buyer

* The building has:

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





Property Summary

Center Type	Super Regional Mall
GLA (% Leased)	1,365,910 SF (84.9%)
Built/Renovated	1991/2018
Tenancy	Multiple
Available	555 SF
Max Contiguous	555 SF
Asking Rent	Withheld
Frontage	Grand Ave
Frontage	Gurnee Mills E Cir
Parking Spaces	6.71/1,000 SF; 11400 Surface Spaces



Property Details

Land Area	115.77 AC (5,042,941 SF)	Zoning	C-6
Building FAR	0.27	Parcel	07-09-301-026

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Sublet	555	555	555	Withheld	Vacant	Negotiable

Matanky Realty Group: Terri Cox (773) 517-9740

Available for lease is a 555 SF food court space occupied by Corn Dog by Mr. Cow, located within Gurnee Mills Mall at 6170 W Grand Ave, Gurnee, IL. The space benefits from exceptional exposure along Grand Avenue with 41,300 vehicles per day and strong mall foot traffic. Positioned within an established food pavilion alongside national and regional tenants including Auntie Anne's, Jamba Juice, and Subway, this is a prime opportunity for food operators seeking a high-volume retail environment. The surrounding trade area features average household incomes of \$141,295 within five miles.

Previous Sale

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

Seller Broker: Eastdil Secured, LLC

Transportation

Parking Details	6.71/1,000 SF; 11400 Surface Spaces		
Traffic Volume	13,433 on Stearns School Rd (2025); 13,433 on Westbrook Ln (2025); 13,618 on Stearns School Rd (2023); 41,434 on Gurnee Mills Cir W (2025); 42,433 on N Hunt Club Rd (2024); 42,433 on Gurnee Mills Cir W (2024); 12,177 on Cty W15 (2025); 35,147 on Gurnee Mills Cir W (2025); 42,433 on Tri State Pkwy (2024); 21,409 on Hunt Club Rd (2025)		
Commuter Rail	Round Lake Beach Station		17 min drive
	Washington St (Grayslake) Station (NCS)		18 min drive
Airport	Chicago O'Hare International		46 min drive
Pedestrian Friendly	53 - Somewhat Walkable		
Cycling Friendly	40 - Somewhat Bikeable		



6120-6170 W Grand Ave - Gurnee Mills

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



Retail

Transportation (Continued)

Transit Friendly 28 - Some Transit

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bass Pro Shops	1	137,249	200	Dec 2007	-
Floor & Decor	1	105,248	50	Sep 2016	Sep 2026
Dick's Sporting Goods	1	100,000	40	Apr 2021	-
IKEA	1	65,819	-	Oct 2026	-
Hobby Lobby	1	55,000	-	Oct 2025	-

Showing 5 of 179 Tenants

Property Notes

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

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



Property Summary

GLA (% Leased)	59,027 SF (88.7%)
Built	1990
Tenancy	Multiple
Available	1,132 - 9,069 SF
Max Contiguous	4,584 SF
Asking Rent	Withheld
Frontage	1,680' on Riverside Road
Parking Spaces	3.39/1,000 SF; 200 Surface Spaces



Property Details

Land Area	8.23 AC (358,499 SF)	Zoning	C-2
Building FAR	0.16	Parcel	07-22-203-010

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	3,390	4,584	4,584	Withheld	Vacant	Negotiable

Frontline Real Estate Partners: Matt Tarshis (847) 542-9058, Andrew Rubin (224) 628-4005, Zack Pearlstein (847) 275-6106, Andrew Slovis (847) 989-6020, Andrew Picchietti (847) 602-2005

Riverside Plaza presents a prime leasing opportunity in the heart of Gurnee's thriving commercial corridor. Strategically located at 401 N Riverside Drive, just north of Grand Avenue (IL-132) and less than a mile from I-94, this neighborhood shopping center offers unmatched visibility and access. With traffic counts nearing 39,000 vehicles per day, the center benefits from its proximity to major regional attractions including Gurnee Mills, Great Wolf Lodge, and Six Flags Great America—ensuring a steady stream of consumer activity year-round.

The plaza features a diverse tenant mix including Dairy Queen, Stevens' Restaurant & Bar, Riverside Cafe, and Tacos El Norte, creating a vibrant and well-trafficked environment. Available suites range from 1,132 to 4,584 square feet, ideal for retail, service, or medical users seeking exposure in a high-demand trade area. The property boasts ample surface parking (approx. 400 spaces), prominent pylon signage, and strong co-tenancy synergy.

Surrounding national retailers such as Walmart, Target, The Home Depot, Best Buy, ALDI, and Kohl's further enhance the location's draw. With a local population exceeding 434,000 within a 10-mile radius and average household incomes above \$125,000 in the immediate area, Riverside Plaza offers a compelling opportunity for businesses targeting affluent suburban consumers.

P 1	-	Retail	Direct	2,165	3,297	3,297	Withheld	Vacant	Negotiable
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Frontline Real Estate Partners: Matt Tarshis (847) 542-9058, Andrew Rubin (224) 628-4005, Zack Pearlstein (847) 275-6106, Andrew Slovis (847) 989-6020, Andrew Picchietti (847) 602-2005

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401 N Riverside Dr - Riverside Plaza

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



Retail

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	1,194	4,584	4,584	Withheld	04/2026	Negotiable

Surrounding national retailers such as Walmart, Target, The Home Depot, Best Buy, ALDI, and Kohl's further enhance the location's draw. With a local population exceeding 434,000 within a 10-mile radius and average household incomes above \$125,000 in the immediate area, Riverside Plaza offers a compelling opportunity for businesses targeting affluent suburban consumers.

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The plaza features a diverse tenant mix including Dairy Queen, Stevens' Restaurant & Bar, Riverside Cafe, and Tacos El Norte, creating a vibrant and well-trafficked environment. Available suites range from 1,132 to 4,584 square feet, ideal for retail, service, or medical users seeking exposure in a high-demand trade area. The property boasts ample surface parking (approx. 400 spaces), prominent pylon signage, and strong co-tenancy synergy.

Surrounding national retailers such as Walmart, Target, The Home Depot, Best Buy, ALDI, and Kohl's further enhance the location's draw. With a local population exceeding 434,000 within a 10-mile radius and average household incomes above \$125,000 in the immediate area, Riverside Plaza offers a compelling opportunity for businesses targeting affluent suburban consumers.

P 1	-	Retail	Direct	1,188	1,188	1,188	Withheld	04/2026	Negotiable
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Frontline Real Estate Partners: Matt Tarshis (847) 542-9058, Andrew Rubin (224) 628-4005, Zack Pearlstein (847) 275-6106, Andrew Slovis (847) 989-6020, Andrew Picchietti (847) 602-2005

Riverside Plaza presents a prime leasing opportunity in the heart of Gurnee's thriving commercial corridor. Strategically located at 401 N Riverside Drive, just north of Grand Avenue (IL-132) and less than a mile from I-94, this neighborhood shopping center offers unmatched visibility and access. With traffic counts nearing 39,000 vehicles per day, the center benefits from its proximity to major regional attractions including Gurnee Mills, Great Wolf Lodge, and Six Flags Great America—ensuring a steady stream of consumer activity year-round.

The plaza features a diverse tenant mix including Dairy Queen, Stevens' Restaurant & Bar, Riverside Cafe, and Tacos El Norte, creating a vibrant and well-trafficked environment. Available suites range from 1,132 to 4,584 square feet, ideal for retail, service, or medical users seeking exposure in a high-demand trade area. The property boasts ample surface parking (approx. 400 spaces), prominent pylon signage, and strong co-tenancy synergy.

Surrounding national retailers such as Walmart, Target, The Home Depot, Best Buy, ALDI, and Kohl's further enhance the location's draw. With a local population exceeding 434,000 within a 10-mile radius and average household incomes above \$125,000 in the immediate area, Riverside Plaza offers a compelling opportunity for businesses targeting affluent suburban consumers.

Previous Sale

Sale Date	10/31/2025	Sale Type	Investment
Sale Price	\$7,500,000	Comp Status	Research Complete
Comp ID	7456535		





Transportation

Parking Details	3.39/1,000 SF; 200 Surface Spaces		
Traffic Volume	13,107 on Washington St (2023); 12,700 on Washington St (2021); 20,616 on Cty W20 (2023); 20,914 on Cty W20 (2025); 21,774 on Milwaukee Ave (2025); 12,650 on Woodlake Blvd (2024); 20,758 on Springhaven Dr (2024); 20,939 on Milwaukee Ave (2025); 21,226 on Milwaukee Ave (2023); 13,072 on Woodlake Blvd (2024)		
Frontage	1,680' on Riverside Road		
Commuter Rail	Waukegan Station		13 min drive
	Libertyville Station		11 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	50 - Somewhat Walkable		
Cycling Friendly	58 - Bikeable		
Transit Friendly	32 - Some Transit		

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



5101 Washington St - Saratoga Square

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	113,170 SF (95.6%)
Built	1990
Tenancy	Multiple
Available	200 - 5,025 SF
Max Contiguous	2,800 SF
Asking Rent	Withheld
Frontage	280' on Milwaukee Ave
Frontage	287' on Washington St
Parking Spaces	3.50/1,000 SF; 381 Surface Spaces



Property Details



Land Area	6.57 AC (286,102 SF)	Zoning	C-2
Building FAR	0.40	Parcel	07-22-400-026 (+1 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	15	Retail	Direct	1,300	1,300	1,300	Withheld	Vacant	Negotiable

Marling Management, Inc.: Mike Marling (224) 629-6061

Transportation

Parking Details	3.50/1,000 SF; 381 Surface Spaces
Traffic Volume	20,914 on Cty W20 (2025); 20,616 on Cty W20 (2023); 12,650 on Woodlake Blvd (2024); 21,774 on Milwaukee Ave (2025); 13,107 on Washington St (2023); 12,700 on Washington St (2021); 13,072 on Woodlake Blvd (2024); 20,758 on Springhaven Dr (2024); 2,836 on Not Available (2020); 17,083 on I- 94 (2025)
Frontage	280' on Milwaukee Ave; 287' on Washington St
Commuter Rail	Waukegan Station  14 min drive Libertyville Station  11 min drive
Airport	Chicago O'Hare International 42 min drive
Pedestrian Friendly	40 - Car-Dependent
Cycling Friendly	52 - Bikeable
Transit Friendly	31 - Some Transit

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
AccuVISION	1	5,000	6	Jun 2019	-
East Meets West Therapeutics	1	3,775	2	Jul 2024	-
Chicago Title Insurance Company	Unkwn	3,500	-	Sep 2022	-
WG Technologies	1	3,425	22	Jan 2022	-
ALC MedSpa	1	2,500	6	May 2018	-





5101 Washington St - Saratoga Square

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



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 5 of 29 Tenants

Property Notes

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



1680 N Delany Rd

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



Office

Property Summary

RBA (% Leased)	5,547 SF (0.0%)
Built	1993
Stories	1
Typical Floor	5,547 SF
Tenancy	Single
Available	5,547 SF
Max Contiguous	5,547 SF
Asking Rent	\$14.25 SF/Year/NNN
Parking Spaces	3.79/1,000 SF; 21 Surface Spaces



Property Details

Land Area	1.00 AC (43,560 SF)	Zoning	I-2
Building FAR	0.13	Parcel	07-14-200-026
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office/Retail	Direct	5,547	5,547	5,547	\$14.25 NNN	Vacant	Negotiable

Edgemark Commercial Real Estate Services LLC: Jeffrey Kowal (630) 235-3319

21 Parking Spaces

Lighted Monument Signage on Delany Rd.

For Sale Summary

Asking Price	\$967,000 (\$174.33/SF)	Land	1.00 AC
Status	Active	Built	1993
Sale Type	Investment or Owner User	On Market	306 Days
RBA	5,547 SF (0.0%)	Last Update	March 13, 2026

Edgemark Commercial Real Estate Services LLC: Jeffrey Kowal (630) 235-3319

Transportation

Parking Details	3.79/1,000 SF; 21 Surface Spaces		
Traffic Volume	24,376 on Porett Dr (2025); 23,602 on N Barberrry Ln (2025); 2,920 on Cty W27 (2025); 23,949 on N Barberrry Ln (2025); 4,186 on Cty W27 (2025); 24,010 on St Paul Ave (2025); 25,277 on Grove Ave (2023); 23,900 on St Paul Ave (2025); 24,920 on Grove Ave (2025); 39,894 on Cty W27 (2023)		
Commuter Rail	Waukegan Station		12 min drive
	Great Lakes Station		10 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	41 - Car-Dependent		
Cycling Friendly	38 - Somewhat Bikeable		
Transit Friendly	18 - Minimal Transit		





1680 N Delany Rd

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



Office

Property Notes

Excellent identity with exposure right off Delany Road in Gurnee. Great for professional groups, medical/dental users, research and development, education institute, PR firms and other businesses.



5572 Grand Ave

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



Retail

Property Summary

GLA (% Leased)	16,000 SF (90.0%)
Built	2007
Tenancy	Multiple
Available	1,600 SF
Max Contiguous	1,600 SF
Asking Rent	\$22.00 SF/Year/NNN
Frontage	165' on Dilley's Rd
Frontage	383' on Grand Ave
Parking Spaces	750/1,000 SF; 120 Surface Spaces



Property Details

Land Area	1.91 AC (83,200 SF)	Zoning	C-2
Building FAR	0.19	Parcel	07-15-110-002

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	#3	Retail	Direct	1,600	1,600	1,600	\$22.00 NNN	Vacant	5 Years

Axis Realty, Inc.: Dino Geroulis (773) 719-7355, John Roberson (312) 925-7701

Excellent maintained center built in 2007

Former pizzeria restaurant with new build-out

Excellent traffic counts - 30,000 VPD along Grand Ave (Rt. 132) and 86,000 VPD along I294

Next to Six Flags Great America Amusement Park

Next to Great Wolf Indoor Water Park

Previous Sale

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

Transportation

Parking Details	750/1,000 SF; 120 Surface Spaces		
Traffic Volume	24,005 on N Dilley's Rd (2024); 27,513 on N Dilley's Rd (2025); 24,005 on Spruce St (2024); 27,774 on N Dilley's Rd (2023); 1,793 on Yew Ct (2024); 23,963 on N Juniper St (2025); 1,445 on Leslie Ln (2024); 24,005 on Great American Pkwy (2024); 29,575 on I- 94 (2025)		
Frontage	165' on Dilley's Rd; 383' on Grand Ave		
Commuter Rail	Waukegan Station		14 min drive
	Libertyville Station		13 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	51 - Somewhat Walkable		





5572 Grand Ave

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



Retail

Transportation (Continued)

Cycling Friendly	44 - Somewhat Bikeable
Transit Friendly	28 - Some Transit

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Oberweis Dairy	1	2,000	15	May 2008	-
Timothy O'Toole's Pub-Gurnee	1	2,000	6	Jul 2016	-
Horaz Coffee	1	1,600	-	Feb 2025	-
Toppers Pizza	1	1,400	-	Aug 2022	-

Showing 4 of 4 Tenants

Property Notes

Property Description: Restaurant



34498 N Old Walnut Cir

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



Retail

Property Summary

GLA (% Leased)	6,000 SF (0.0%)
Built	2004
Tenancy	Multiple
Available	1,500 SF
Max Contiguous	1,500 SF
Asking Rent	\$15.00 SF/Year/NNN
Frontage	190' on Washington St.
Parking Spaces	3.33/1,000 SF; 20 Surface Spaces



Property Details

Land Area	0.86 AC (37,462 SF)	Zoning	Unincorporated Lake Count
Building FAR	0.16	Parcel	07-19-401-422

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	C/D	Office/Retail	Direct	1,500	1,500	1,500	\$15.00 NNN	Vacant	Negotiable

Real Commercial Broker LLC - Naperville: Robb Satten (847) 875-8201, Daniel Winkowski (847) 445-7325

For Future Tenants, ask Robb Satten or Dan Winkowski about the vacancy numbers

For Sale Summary

Asking Price	\$1,025,000 (\$170.83/SF)	Land	0.86 AC
Status	Active	Built	2004
Cap Rate	8.3%	On Market	328 Days
Sale Type	Investment or Owner User	Last Update	March 11, 2026

Real Commercial Broker LLC - Naperville: Robb Satten (847) 875-8201, Daniel Winkowski (847) 445-7325

Transportation

Parking Details	3.33/1,000 SF; 20 Surface Spaces
Traffic Volume	19,805 on Old Walnut Cir (2025); 6,895 on Cascade Way (2024); 19,751 on Almond Rd (2025); 19,972 on Almond Rd (2023); 6,749 on Julie Ln (2025); 737 on Almond Rd (2025); 19,805 on Cty A22 (2025); 5,168 on Julie Ln (2025); 19,675 on W Cottage Ave (2024); 19,424 on W Cottage Ave (2024)
Frontage	190' on Washington St.
Commuter Rail	Washington St (Grayslake) Station (NCS) 8 min drive Prairie Crossing Station (MD-North) 8 min drive
Airport	Chicago O'Hare International 45 min drive
Pedestrian Friendly	30 - Car-Dependent
Cycling Friendly	33 - Somewhat Bikeable
Transit Friendly	28 - Some Transit





34498 N Old Walnut Cir

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



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ce Wurzer Buildings	1	1,200	-	Nov 2015	-
Allstate	1	1,142	6	Apr 2015	-
C&E Wurzer Construction	1	-	2	Oct 2018	-
Callan's Financial Svc	1	-	4	Jul 2016	-

Showing 4 of 4 Tenants



Property Summary

Center Type	Strip Center
GLA (% Leased)	21,462 SF (94.4%)
Built	1989
Tenancy	Multiple
Available	1,200 SF
Max Contiguous	1,200 SF
Asking Rent	Withheld
Parking Spaces	4.33/1,000 SF; 93 Surface Spaces



Property Details

Land Area	2.84 AC (123,710 SF)	Zoning	C-1 PUD
Building FAR	0.17	Parcel	07-15-400-016

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	1,200	1,200	1,200	Withheld	Vacant	Negotiable

Metro Commercial Real Estate: Hannah Perl (847) 840-4300, Jonathan Hyman (224) 365-8144

Transportation

Parking Details	4.33/1,000 SF; 93 Surface Spaces
Traffic Volume	24,005 on Great American Pkwy (2024); 1,449 on Grand Ave (2024); 24,005 on Elsie Ave (2024); 24,005 on Great American Pkwy (2024); 24,005 on Elsie Ave (2024); 23,963 on N Juniper St (2025); 24,005 on Fuller Rd (2024); 1,445 on Leslie Ln (2024); 27,774 on Fuller Rd (2023)
Commuter Rail	Waukegan Station 14 min drive Libertyville Station 13 min drive
Airport	Chicago O'Hare International 42 min drive
Pedestrian Friendly	56 - Somewhat Walkable
Cycling Friendly	44 - Somewhat Bikeable
Transit Friendly	28 - Some Transit

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Lifesource Blood Service	1	2,571	10	Nov 2005	-
Kumon	1	2,360	-	Apr 2017	-
Comfort Dental	1	2,000	3	Jul 2016	-
Cho's Dry Cleaners	1	1,500	-	Jun 2018	-
Jimmy John's	1	1,500	6	Dec 2006	-

Showing 5 of 24 Tenants



6116 Grand Ave - Gurnee Mills

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



Retail

Property Summary

Center Type	Super Regional Mall
GLA (% Leased)	79,779 SF (1.4%)
Built	1991
Tenancy	Single
Available	78,630 SF
Max Contiguous	78,630 SF
Asking Rent	Withheld
Frontage	724' on Gurnee Mills Circle East



Property Details

Land Area	8.01 AC (348,916 SF)	Zoning	C-6
Building FAR	0.23	Parcel	07-09-301-009

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	78,630	78,630	78,630	Withheld	Vacant	Negotiable

CBRE: Sean McCourt (734) 272-3419, Alex Corno (440) 591-7429

Previous Sale

Sale Date	8/15/1997	Comp Status	Research Complete
Sale Price	\$4,174,893	Sale Conditions	Sale Leaseback
Comp ID	261204		

Transportation

Traffic Volume	41,434 on Tri State Pkwy (2025); 42,433 on Tri State Pkwy (2024); 42,433 on Gurnee Mills Cir W (2024); 70,951 on Grand Ave (2025); 2,890 on Grand Ave (2025); 42,433 on Tri State Pkwy (2024); 2,930 on Grand Ave (2023); 2,157 on Not Available (2020); 598 on Hancock Ln (2024)		
Frontage	724' on Gurnee Mills Circle East		
Commuter Rail	Round Lake Beach Station		14 min drive
	Washington St (Grayslake) Station (NCS)		16 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	48 - Car-Dependent		
Cycling Friendly	40 - Somewhat Bikeable		
Transit Friendly	27 - Some Transit		





6116 Grand Ave - Gurnee Mills

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



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Victoria's Secret	1	6,942	25	Dec 2025	-

Showing 1 of 1 Tenants

Property Summary

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



Property Details

Land Area	20.98 AC (913,889 SF)	Zoning	C-2 PUD
Building FAR	0.16	Parcel	07-17-101-011

Available Spaces

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

Mid-America Real Estate Corp.: Brendan Reedy (312) 404-7768, Jimmy Danaher (630) 954-7238, Griffin Fleming (630) 954-7320

Previous Sale

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

Transportation

Parking Details	3.74/1,000 SF; 545 Surface Spaces		
Traffic Volume	37,883 on Brookside Dr (2025); 37,951 on Stonebrook Dr (2024); 37,951 on Arlington Ln (2024); 37,951 on Stonebrook Dr (2024); 37,951 on N Hunt Club Rd (2024); 35,552 on Almond Rd (2023); 35,147 on Almond Rd (2025); 3,597 on Suffolk Ct (2024); 3,967 on W Woodland Ter (2025)		
Frontage	1,162' on Grand Ave		
Commuter Rail	Round Lake Beach Station		11 min drive
	Washington St (Grayslake) Station (NCS)		13 min drive
Airport	Chicago O'Hare International		44 min drive
Pedestrian Friendly	62 - Somewhat Walkable		
Cycling Friendly	46 - Somewhat Bikeable		
Transit Friendly	28 - Some Transit		



6901-6971 Grand Ave - Gurnee Town Center

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



Retail

Tenants

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

Showing 5 of 10 Tenants



7010 Grand Ave

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



Retail

Property Summary

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



Property Details

Land Area	1.40 AC (60,984 SF)	Zoning	C-2
Building FAR	0.20	Parcel	07-08-310-046

Available Spaces

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

A-R-C Real Estate Group: Matt Cavanagh (773) 485-3380, Jeanne Elliott (630) 908-5696

1,901 square foot retail space available for lease.

Previous Sale

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

Buyer Broker: Marcus & Millichap: Brian Parmacek (224) 619-6808

Seller Broker: Marcus & Millichap: Brian Parmacek (224) 619-6808

Transportation

Parking Details	4.16/1,000 SF; 50 Surface Spaces; Covered Spaces Available		
Traffic Volume	37,883 on Brookside Dr (2025); 37,951 on Stonebrook Dr (2024); 37,951 on Arlington Ln (2024); 35,552 on Almond Rd (2023); 35,147 on Almond Rd (2025); 37,951 on Stonebrook Dr (2024); 3,967 on W Woodland Ter (2025); 37,951 on N Hunt Club Rd (2024); 4,311 on W Woodland Ter (2025)		
Frontage	329' on Grand Ave		
Commuter Rail	Round Lake Beach Station		11 min drive
	Washington St (Grayslake) Station (NCS)		13 min drive
Airport	Chicago O'Hare International		44 min drive
Pedestrian Friendly	61 - Somewhat Walkable		
Cycling Friendly	46 - Somewhat Bikeable		





7010 Grand Ave

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



Retail

Transportation (Continued)

Transit Friendly 28 - Some Transit

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Firestone Complete Auto Care	1	6,295	7	Oct 2019	-
Tropical Smoothie Cafe	1	1,398	-	Jan 2022	-
Grand Cleaners	1	1,375	-	Dec 2015	-
Jimano's Pizzeria	1	1,031	15	Apr 2012	-

Showing 4 of 4 Tenants



3900 Washington St - Washington Crossings

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	28,004 SF (95.7%)
Built/Renovated	1998/2019
Tenancy	Multiple
Available	1,200 SF
Max Contiguous	1,200 SF
Asking Rent	Withheld
Frontage	473' on 436 S Greenbay Rd
Frontage	307' on Ambrogio Dr
Parking Spaces	5.71/1,000 SF; 160 Surface Spaces



Property Details

Land Area	2.80 AC (121,968 SF)	Zoning	C-2,I-2 PUD
Building FAR	0.23	Parcel	07-24-307-011

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	1,200	1,200	1,200	Withheld	Vacant	Negotiable

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

Excellent 1200 sq ft available

Former Nail salon, but can be used for anything

Previous Sale

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

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

Seller Broker: Catapult Real Estate Group: Paul Dincin (847) 774-1763, Lisa Callahan (312) 320-6685

Transportation

Parking Details	5.71/1,000 SF; 160 Surface Spaces		
Traffic Volume	26,266 on Frontage Rd (2023); 25,930 on Frontage Rd (2025); 32,060 on Frontage Rd (2024); 31,759 on Frontage Rd (2025); 757 on Ambrogio Dr (2025); 21,133 on Washington St (2024); 30,523 on Washington St (2024); 43,581 on Cty A22 (2025); 3,036 on Cty A22 (2023); 52,161 on Cty A22 (2025)		
Frontage	473' on 436 S Greenbay Rd; 307' on Ambrogio Dr		
Commuter Rail	Waukegan Station		11 min drive
	Great Lakes Station		9 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	44 - Car-Dependent		
Cycling Friendly	37 - Somewhat Bikeable		





3900 Washington St - Washington Crossings

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



Retail

Transportation (Continued)

Transit Friendly 28 - Some Transit

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Desi Needs	1	3,800	3	Aug 2019	-
Edward Jones	1	3,250	2	May 2024	-
Rebaño Compañerismo Cristiano	1	2,810	-	Sep 2020	-
Chef Paul Catering	1	2,400	11	Jan 2007	-
Great Lakes Pain LLC	1	2,400	3	Jun 2020	-

Showing 5 of 13 Tenants

Property Notes

* Ample parking

Property Summary

Status	Proposed
Built	September 2027
Stories	1
Commercial Available	75,000 SF
Commercial Asking Rent	Withheld
Parking Spaces	680 Surface Spaces

Concept Plans (con't)



Property Details

Land Area	44.18 AC (1,924,481 SF)	Zoning	Unincorporated Lake Count
Building FAR	0.04	Parcel	07-22-300-008 (+16 more)
Construction Type	Masonry		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	75,000	75,000	75,000	Withheld	03/2027	Negotiable

Village of Gurnee: Ellen Dean (847) 651-8281

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

Transportation

Parking Details	680 Surface Spaces
Traffic Volume	21,774 on Milwaukee Ave (2025); 12,650 on Woodlake Blvd (2024); 13,072 on Woodlake Blvd (2024); 12,700 on Washington St (2021); 13,107 on Washington St (2023); 21,257 on I- 94 (2024); 2,836 on Not Available (2020); 20,914 on Cty W20 (2025); 20,616 on Cty W20 (2023); 103,830 on Washington St (2025)
Commuter Rail	Waukegan Station 13 min drive Libertyville Station 10 min drive
Airport	Chicago O'Hare International 41 min drive
Pedestrian Friendly	51 - Somewhat Walkable
Cycling Friendly	65 - Bikeable
Transit Friendly	31 - Some Transit

Property Notes

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