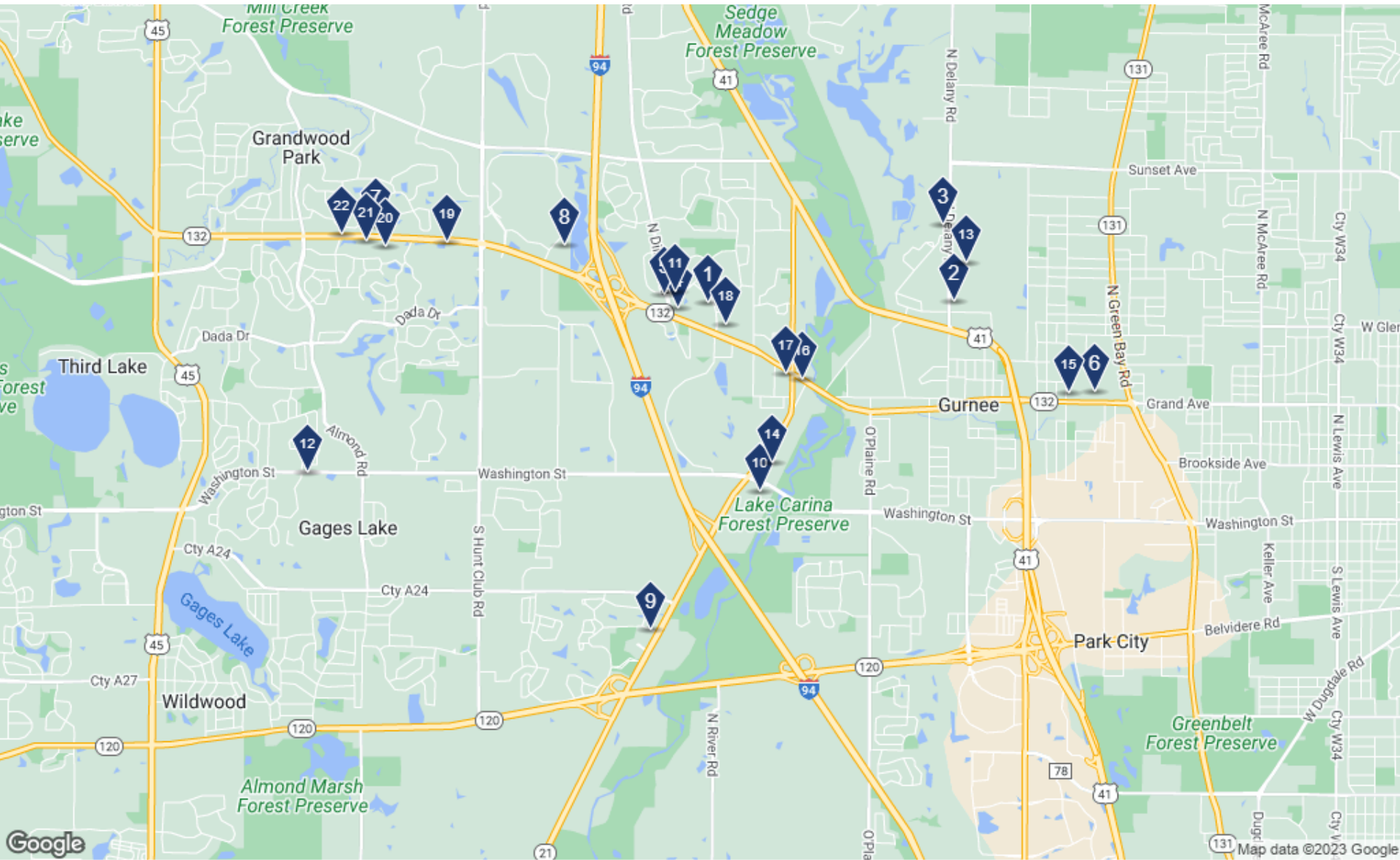


# Property Map Overview



# Lease Availability Report

## 1333 N Delany Rd

Gurnee, IL 60031 - Far North Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

### KEY TENANTS

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

### TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking:	125 Surface Spaces are available; Ratio of 7.53/1,000 SF
Commuter Rail:	11 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 (42)
Transit Score ®:	Minimal Transit (24)

# Lease Availability Report

## 1810 N Delany Rd - Delany Square Shopping Center

Gurnee, IL 60031 - Far North Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	I	Off/Ret	Direct	1,200	1,200	1,200	\$10.00/MG	Vacant	Negotiable
P 1st	H	Off/Ret	Direct	3,000	3,000	3,000	\$10.00/MG	Vacant	Negotiable

### SALE

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

### AMENITIES

Pylon Sign, Signalized Intersection

### KEY TENANTS

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

### TRAFFIC & FRONTAGE

Traffic Volume:	3,483 on St Paul Ave & Cty W27 (0)
	23,118 on N Delany Rd & St Paul Ave (0)
Frontage:	314' on Delany Rd (with 2 curb cuts)

Made with TrafficMetrix® Products

# Lease Availability Report

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



**TRANSPORTATION**

Parking:	134 Surface Spaces are available; Ratio of 4.91/1,000 SF
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 (43)
Transit Score ®:	Minimal Transit (18)



# Lease Availability Report

## 1475 N Dilleys Rd - Pinewood Crossings

Gurnee, IL 60031 - Far North Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

### AMENITIES

Pylon Sign

### KEY TENANTS

Good Life Veterinary Care	1,600 SF	Toshi Sushi & Grill	1,500 SF
Prairie Orthodontics	1,400 SF	Clark Family Chiropractic	800 SF
My Eye Xpert	800 SF	Hair 4 Cut	500 SF

### TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking:	150 Surface Spaces are available; Ratio of 7.31/1,000 SF
Commuter Rail:	14 minute drive to Prairie Crossing Station (MD-North) Commuter Rail (Milwaukee District North Line)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Somewhat Walkable (62)
Transit Score ®:	Some Transit (26)

# Lease Availability Report

## 3430 Grand Ave

Gurnee, IL 60031 - Far North Submarket



### BUILDING

Type:	Retail
Tenancy:	Multiple
Year Built:	2003
GLA:	9,697 SF
Floors:	1
Typical Floor:	9,697 SF
Docks:	None

### AVAILABILITY

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

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	2,700	2,700	2,700	Withheld	Vacant	Negotiable
P 1st	100	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable

### SALE

Last Sale: Sold on Jan 26, 2015 for \$2,237,500 (\$230.74/SF) at 8.40% Cap

### AMENITIES

Signage

### KEY TENANTS

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

### TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking:	20 Surface Spaces are available; Ratio of 2.66/1,000 SF
Commuter Rail:	9 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	43 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Somewhat Walkable (64)
Transit Score ®:	Some Transit (27)

# Lease Availability Report

## 3590 Grand Ave

Gurnee, IL 60031 - Far North Submarket



### BUILDING

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

### AVAILABILITY

Min Divisible:	5,515 SF
Max Contig:	5,515 SF
Total Available:	5,515 SF
Asking Rent:	Withheld

### SPACES

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

### SALE

Last Sale: Sold on Nov 29, 2011 for \$515,000 (\$93.38/SF)

### KEY TENANTS

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

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

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Commuter Rail:	10 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	43 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Somewhat Walkable (56)
Transit Score ®:	Some Transit (27)

# Lease Availability Report

## 4821 Grand Ave

Gurnee, IL 60031 - Far North Submarket



### BUILDING

Type:	Retail
Subtype:	Restaurant
Tenancy:	Single
Year Built:	1900
GLA:	7,400 SF
Floors:	1
Typical Floor:	7,400 SF
Docks:	1 ext

### AVAILABILITY

Min Divisible:	7,400 SF
Max Contig:	7,400 SF
Total Available:	7,400 SF
Asking Rent:	Withheld

### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	7,400	7,400	7,400	Withheld	30 Days	Negotiable

### SALE

Last Sale: Sold on Dec 27, 2022 for \$605,000 (\$81.76/SF)

### TRAFFIC & FRONTAGE

Traffic Volume:	5,150 on Milwaukee Avenue & Grand Ave (2019)
	26,539 on Grand Ave & N Riverside Dr (2022)
Frontage:	Grand Ave
	Riverside Dr

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking:	90 Surface Spaces are available; Ratio of 10.00/1,000 SF
Commuter Rail:	12 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Somewhat Walkable (55)
Transit Score ®:	Some Transit (28)



# Lease Availability Report

## 4949 Grand Ave

Gurnee, IL 60031 - Far North Submarket



### BUILDING

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

### AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	2,000 SF
Total Available:	3,200 SF
Asking Rent:	Withheld

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	5A	Retail	Direct	1,200	1,200	1,200	Withheld	30 Days	Negotiable
P 1st	5B	Retail	Direct	2,000	2,000	2,000	Withheld	30 Days	Negotiable

### AMENITIES

Pylon Sign, Signalized Intersection

### KEY TENANTS

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

### TRAFFIC & FRONTAGE

Traffic Volume: 14,690 on N Riverside Dr & Grand Ave (2022)

26,539 on Grand Ave & N Riverside Dr (2022)

Frontage: 339' on Grand Ave (with 1 curb cut)

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking: 124 Surface Spaces are available; Ratio of 5.39/1,000 SF

Commuter Rail: 12 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 (46)

Transit Score ®: Some Transit (28)

# Lease Availability Report

## 5250 Grand Ave - Pembroke Corners

Gurnee, IL 60031 - Far North Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1989
GLA:	21,462 SF
Floors:	1
Typical Floor:	21,462 SF
Docks:	None

### AVAILABILITY

Min Divisible:	1,158 SF
Max Contig:	1,158 SF
Total Available:	1,158 SF
Asking Rent:	Withheld

### SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	15	Retail	Direct	1,158	1,158	1,158	Withheld	Vacant	Negotiable

### AMENITIES

Banking, Signage

### KEY TENANTS

Lifesource Blood Service	2,571 SF	Kumon	2,360 SF
Children's Dentistry of Lake	2,000 SF	Comfort Dental	2,000 SF
Cho's Dry Cleaners	1,500 SF	Jimmy John's	1,500 SF

### TRAFFIC & FRONTAGE

Traffic Volume:	30,857 on Grand Ave & Elsie Ave (2015)
	30,628 on Grand Ave & N Juniper St (2015)

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking:	93 Surface Spaces are available; Ratio of 4.33/1,000 SF
Commuter Rail:	13 minute drive to Prairie Crossing Station (MD-North) Commuter Rail (Milwaukee District North Line)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Somewhat Walkable (55)
Transit Score ®:	Some Transit (26)

# Lease Availability Report

## 5320-5340 Grand Ave - Northern Lights Crossings

Gurnee, IL 60031 - Far North Submarket



### BUILDING

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

### AVAILABILITY

Min Divisible:	100 SF
Max Contig:	31,500 SF
Total Available:	31,500 SF
Asking Rent:	Withheld

### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	100 - 31,500	31,500	31,500	Withheld	Vacant	Negotiable

### SALE

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

### AMENITIES

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

### KEY TENANTS

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

### TRAFFIC & FRONTAGE

Traffic Volume: 30,214 on Grand Ave & N Juniper St (2015)  
30,857 on Grand Ave & Elsie Ave (2015)

Made with TrafficMetrix® Products

# Lease Availability Report

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



**TRANSPORTATION**

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



# Lease Availability Report

## 5572 Grand Ave

Gurnee, IL 60031 - Far North Submarket



### BUILDING

Type:	Retail
Subtype:	Restaurant
Tenancy:	Multiple
Year Built:	2007
GLA:	16,000 SF
Floors:	1
Typical Floor:	16,000 SF

### AVAILABILITY

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

### SPACES

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

### SALE

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

### AMENITIES

Corner Lot

### KEY TENANTS

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

### TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

# Lease Availability Report

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



**TRANSPORTATION**

Parking:	120 Surface Spaces are available; Ratio of 7.50/1,000 SF
Commuter Rail:	14 minute drive to Prairie Crossing Station (MD-North) Commuter Rail (Milwaukee District North Line)
Airport:	42 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Somewhat Walkable (58)
Transit Score ®:	Some Transit (26)

# Lease Availability Report

## 6615 Grand Ave - Grand Hunt Shopping Center

Gurnee, IL 60031 - Far North Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Power Center
Tenancy:	Multiple
Year Built:	1990
GLA:	5,400 SF
Floors:	1
Typical Floor:	5,400 SF

### AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	1,400 SF
Total Available:	1,400 SF
Asking Rent:	Withheld

### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,000 - 1,400	1,400	1,400	Withheld	Vacant	Negotiable

### SALE

Last Sale: Sold on Jun 26, 2020 for \$1,600,000 (\$296.30/SF)

### TRAFFIC & FRONTAGE

Traffic Volume: 32,438 on Grand Ave & Gurnee Mills Cir W (2022)

38,159 on Grand Ave & Tri State Pkwy (2022)

Frontage: 167' on Grand Avenue

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking: 31 Surface Spaces are available; Ratio of 5.65/1,000 SF

Commuter Rail: 16 minute drive to Round Lake Beach Station Commuter Rail (North Central Service)

Airport: 39 minute drive to Chicago O'Hare International Airport

Walk Score ®: Somewhat Walkable (61)

Transit Score ®: Some Transit (26)

# Lease Availability Report

## 6901-6971 Grand Ave - Gurnee Town Center

Gurnee, IL 60031 - Far North Submarket



### BUILDING

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

### AVAILABILITY

Min Divisible:	2,800 SF
Max Contig:	5,250 SF
Total Available:	8,050 SF
Asking Rent:	Withheld

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	8	Retail	Direct	5,250	5,250	5,250	Withheld	Vacant	Negotiable
P 1st	26	Retail	Direct	2,800	2,800	2,800	Withheld	Vacant	Negotiable

### SALE

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

### AMENITIES

Banking, Restaurant, Signage

### KEY TENANTS

• Binny's	34,000 SF	Ross Dress For Less	25,090 SF
DSW	24,878 SF	• Old Navy	18,301 SF
America's Best Contacts & Eyeglasses	3,972 SF	Little Green Apple	3,500 SF

• Anchor

### TRAFFIC & FRONTAGE

Traffic Volume: 35,632 on Grand Ave & Brookside Dr (2015)

37,714 on Grand Ave & Hunt Club Rd (2015)

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

Made with TrafficMetrix® Products



# Lease Availability Report

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



**TRANSPORTATION**

Parking:	545 Surface Spaces are available; Ratio of 3.74/1,000 SF
Commuter Rail:	12 minute drive to Round Lake Beach Station Commuter Rail (North Central Service)
Airport:	44 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Somewhat Walkable (62)
Transit Score ®:	Some Transit (26)

# Lease Availability Report

## 7010 Grand Ave

Gurnee, IL 60031 - Far North Submarket



### BUILDING

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

### AVAILABILITY

Min Divisible:	1,901 SF
Max Contig:	1,901 SF
Total Available:	1,901 SF
Asking Rent:	Withheld

### SPACES

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

### SALE

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

### AMENITIES

Pylon Sign, Signage, Signalized Intersection

### KEY TENANTS

Tropical Smoothie Cafe	1,398 SF	Grand Cleaners	1,375 SF
Jimano's Pizzeria	1,031 SF		

### TRAFFIC & FRONTAGE

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

Made with TrafficMetrix® Products

# Lease Availability Report

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



**TRANSPORTATION**

Parking:	50 Surface Spaces are available; Ratio of 4.16/1,000 SF
Commuter Rail:	11 minute drive to Round Lake Beach Station Commuter Rail (North Central Service)
Airport:	44 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Somewhat Walkable (61)
Transit Score ®:	Some Transit (26)

# Lease Availability Report

## 7105 Grand Ave - Gurnee Town Center

Gurnee, IL 60031 - Far North Submarket



### BUILDING

Type:	Retail
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	2002
GLA:	18,850 SF
Floors:	1
Typical Floor:	18,850 SF
Docks:	None

### AVAILABILITY

Min Divisible:	1,785 SF
Max Contig:	1,785 SF
Total Available:	1,785 SF
Asking Rent:	Withheld

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	7	Retail	Direct	1,785	1,785	1,785	Withheld	Vacant	Negotiable

### SALE

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

### AMENITIES

Signage

### KEY TENANTS

Bullfrog International	10,840 SF	Men's Wearhouse	5,150 SF
Giordano's	3,200 SF	Starbucks	2,500 SF
Panda Express	2,240 SF	Crumbl Cookie	1,600 SF

### TRAFFIC & FRONTAGE

Traffic Volume: 35,925 on Grand Ave & Brookside Dr (2015)

37,714 on Grand Ave & Hunt Club Rd (2015)

Frontage: 309' on Grand Ave (with 1 curb cut)

Made with TrafficMetrix® Products



# Lease Availability Report

**7105 Grand Ave - Gurnee Town Center**  
Gurnee, IL 60031 - Far North Submarket



**TRANSPORTATION**

Parking:	59 Surface Spaces are available; Ratio of 3.13/1,000 SF
Commuter Rail:	11 minute drive to Round Lake Beach Station Commuter Rail (North Central Service)
Airport:	43 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Somewhat Walkable (61)
Transit Score ®:	Some Transit (26)

# Lease Availability Report

## 7200 Grand Ave

Gurnee, IL 60031 - Far North Submarket



### BUILDING

Type:	Retail
Year Built:	Proposed
GLA:	80,000 SF
Floors:	1
Typical Floor:	80,000 SF

### AVAILABILITY

Min Divisible:	1,500 SF
Max Contig:	80,000 SF
Total Available:	80,000 SF
Asking Rent:	Withheld

### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,500 - 80,000	80,000	80,000	Withheld	Vacant	Negotiable

### TRAFFIC & FRONTAGE

Traffic Volume:	35,925 on Grand Ave & Brookside Dr (2015)
	32,438 on Grand Ave & Almond Rd (2022)

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### TRANSPORTATION

Commuter Rail:	10 minute drive to Round Lake Beach Station Commuter Rail (North Central Service)
Airport:	43 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Somewhat Walkable (57)
Transit Score ®:	Some Transit (26)

# Lease Availability Report

## 6050 Gurnee Mills Cir E

Gurnee, IL 60031 - Far North Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	21,633 - 44,885	44,885	44,885	Withheld	30 Days	Negotiable

### SALE

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

### AMENITIES

Signage

### TRAFFIC & FRONTAGE

Traffic Volume: 38,835 on Grand Ave & Gurnee Cir E (2015)

63,321 on I- 94 & Grand Ave (2022)

Frontage: Gurnee Mills Cir

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking: 288 Surface Spaces are available; Ratio of 10.00/1,000 SF

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 (38)

Transit Score ®: Some Transit (25)

# Lease Availability Report

## 726 S Milwaukee Ave - Gurnee Shopping Center

Gurnee, IL 60031 - Far North Submarket



### BUILDING

Type:	Retail
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1987
GLA:	10,400 SF
Floors:	1
Typical Floor:	10,400 SF
Docks:	None

### AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	1,000 SF
Total Available:	1,000 SF
Asking Rent:	Withheld

### SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	E	Off/Ret	Direct	1,000	1,000	1,000	Withheld	Vacant	Negotiable

### SALE

Last Sale: Sold on Nov 1, 2000 for \$1,250,000 (\$120.19/SF) at 9.00% Cap

### KEY TENANTS

Domino's	2,000 SF	Ooh La La Boutique & Spa	2,000 SF
Essence VIP	1,000 SF	Katrinaj Hair Studio	500 SF
The Gaming Goat	500 SF		

### TRAFFIC & FRONTAGE

Traffic Volume: 21,179 on Milwaukee Ave & Spinney Run Dr (0)  
33,169 on Belvidere Rd & N Milwaukee Ave (0)

Frontage: Milwaukee

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### TRANSPORTATION

Parking: 50 free Surface Spaces are available; Ratio of 4.81/1,000 SF  
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

## 1504 Nations Dr - Long John Silver's/KFC

Gurnee, IL 60031 - Far North Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

### AMENITIES

Drive Thru

### KEY TENANTS

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

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

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### 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 ®:	Somewhat Walkable (56)
Transit Score ®:	Some Transit (26)

# Lease Availability Report

## 34491 N Old Walnut Cir - Delaware Commons

Gurnee, IL 60031 - Far North Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1998
GLA:	10,000 SF
Floors:	1
Typical Floor:	10,000 SF

### AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	1,000 SF
Total Available:	1,000 SF
Asking Rent:	\$11.50/NNN

### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,000	1,000	1,000	\$11.50/NNN	Vacant	3 - 7 Yrs

### SALE

Last Sale: Sold on Jul 27, 2021 for \$1,640,000 (\$164.00/SF) at 8.82% Cap

### AMENITIES

Air Conditioning, Signage

### KEY TENANTS

Snap Fitness 24/7	2,500 SF	Gurnee Dental Care	1,500 SF
Leo's Chicago Grill	1,500 SF	Liberty Cleaners	1,500 SF
Eye Level Education	1,000 SF	Yessy's Hair Studio	1,000 SF

### TRAFFIC & FRONTAGE

Traffic Volume: 18,152 on Washington St & Old Walnut Cir (2022)  
19,944 on Washington St & US Hwy 45 (2015)

Frontage: 99' on Old Walnut

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# Lease Availability Report

**34491 N Old Walnut Cir - Delaware Commons**  
Gurnee, IL 60031 - Far North Submarket



**TRANSPORTATION**

Parking:	54 Surface Spaces are available; Ratio of 5.40/1,000 SF
Commuter Rail:	8 minute drive to Washington St (Grayslake) Station (NCS) Commuter Rail (North Central Service)
Airport:	44 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Car-Dependent (28)
Transit Score ®:	Minimal Transit (0)

# Lease Availability Report

## 4005 Porett Dr

Gurnee, IL 60031 - North Lake County Submarket



### BUILDING

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

### AVAILABILITY

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

### SPACES

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

### SALE

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

### LOADING

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

### POWER & UTILITIES

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

### LAND

Land Area:	3.32 AC
Parcel	07-13-101-006

### TRANSPORTATION

Commuter Rail:	12 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line)
Airport:	43 minute drive to Chicago O'Hare International Airport



# Lease Availability Report

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**4005 Porett Dr**  
Gurnee, IL 60031 - North Lake County Submarket



**KEY TENANTS**

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Quality Catering For Kids Inc	29,286 SF
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# Lease Availability Report

## 401 N Riverside Dr

Gurnee, IL 60031 - Far North Submarket



### BUILDING

Type:	Retail
Subtype:	Bank
Tenancy:	Multiple
Year Built:	1990
GLA:	56,399 SF
Floors:	1
Typical Floor:	56,399 SF

### AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	9,300 SF
Total Available:	12,900 SF
Asking Rent:	\$15.00/NNN

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Off/Ret	Direct	9,300	9,300	9,300	\$15.00/NNN	Vacant	Negotiable
P 1st	E	Off/Ret	Direct	1,200 - 3,600	3,600	3,600	\$15.00/NNN	Vacant	Negotiable

### KEY TENANTS

Stevens	7,139 SF	Tacos El Norte Gurnee	3,500 SF
Repeat Street Inc	3,000 SF	United Grocers Gurnee	3,000 SF
Dairy Queen	2,500 SF	Zuma Law Group	2,200 SF

### TRAFFIC & FRONTAGE

Traffic Volume:	12,952 on Milwaukee Ave & Washington St (0)
	20,657 on Washington St & I- 94 (0)
Frontage:	1,680' on Riverside Road

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### TRANSPORTATION

Parking:	50 Surface Spaces are available; Ratio of 0.89/1,000 SF
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 (41)
Transit Score ®:	Some Transit (28)

# Lease Availability Report

## 5101 Washington St - Saratoga Square

Gurnee, IL 60031 - Far North Submarket



### BUILDING

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

### AVAILABILITY

Min Divisible:	1,400 SF
Max Contig:	6,825 SF
Total Available:	13,575 SF
Asking Rent:	Withheld

### SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	5	Off/Ret	Direct	2,100	2,100	2,100	Withheld	Vacant	Negotiable
P 1st	17	Retail	Direct	1,400	1,400	1,400	Withheld	Vacant	Negotiable
P 1st	RESTAI	Retail	Direct	6,825	6,825	6,825	Withheld	Vacant	5 Yrs
P 1st	16	Off/Ret	Direct	1,750	1,750	1,750	Withheld	Vacant	Negotiable

### AMENITIES

Property Manager on Site, Signage

### KEY TENANTS

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

### TRAFFIC & FRONTAGE

Traffic Volume:	15,600 on Washington Street & Cty W20 (0)
	20,657 on Washington St & I-94 (0)
Frontage:	287' on Washington St (with 1 curb cut)
	280' on Milwaukee Ave (with 1 curb cut)

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# Lease Availability Report

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



**TRANSPORTATION**

Parking:	381 Surface Spaces are available; Ratio of 3.50/1,000 SF
Commuter Rail:	11 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 (34)
Transit Score ®:	Some Transit (26)