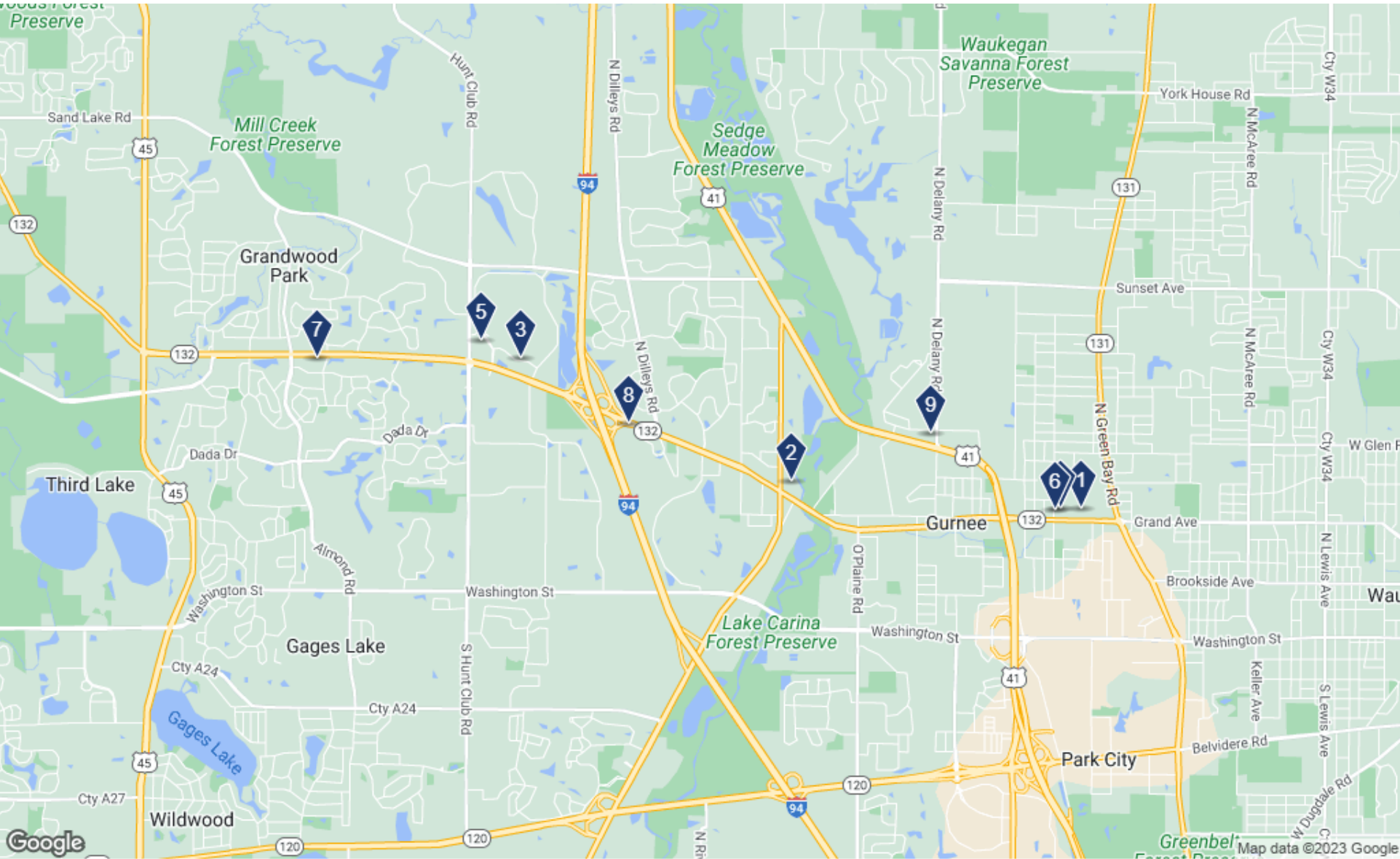


# Property Map Overview



# 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 (0)       |
|                 | 33,578 on N Green Bay Rd & W Duggald Ave (0) |
| Frontage:       | 190' on Grand Ave (with 1 curb cut)          |

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### 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 |
|-----|----------|-----------------------------------|----------|

### TRAFFIC & FRONTAGE

|                 |  |
|-----------------|--|
| Traffic Volume: | 25,104 on Grand Ave & Blvd View St (0)   |
|                 | 35,803 on Skokie Hwy & Old Grand Ave (0) |
| Frontage:       | 101' on Belle Plaine St                  |
|                 | 82' on Grand Ave                         |

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### 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

## 4830 Grand Ave - Walgreens

Gurnee, IL 60031 - Far North Submarket



### BUILDING

|                |            |
|----------------|------------|
| Type:          | Retail     |
| Subtype:       | Drug Store |
| Tenancy:       | Single     |
| Year Built:    | 2001       |
| GLA:           | 15,050 SF  |
| Floors:        | 1          |
| Typical Floor: | 15,050 SF  |

### AVAILABILITY

No Spaces Available

### SALE

Last Sale: Portfolio of 3 Retail Properties in Gurnee, IL Sold on Feb 25, 2019 for \$8,660,000 (\$151.94/SF)

### KEY TENANTS

|           |           |
|-----------|-----------|
| Walgreens | 15,050 SF |
|-----------|-----------|

### TRAFFIC & FRONTAGE

|                 |   |
|-----------------|---|
| Traffic Volume: | 25,267 on Grand Ave & N Riverside Dr (2022) |
|                 | 22,799 on Grand Ave & Milwaukee Ave (2022)  |

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### TRANSPORTATION

|                  |  |
|------------------|--|
| 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 (54)   |
| Transit Score ®: | Some Transit (28)  |



# Lease Availability Report

## 6280 Grand Ave

Gurnee, IL 60031 - Far North Submarket



### BUILDING

|                |            |
|----------------|------------|
| Type:          | Retail     |
| Subtype:       | Storefront |
| Tenancy:       | Single     |
| Year Built:    | 1995       |
| GLA:           | 6,272 SF   |
| Floors:        | 2          |
| Typical Floor: | 3,136 SF   |

### AVAILABILITY

No Spaces Available

### AMENITIES

24 Hour Access, Drive Thru, Monument Signage, Security System, Storage Space

### KEY TENANTS

|                      |          |
|----------------------|----------|
| Fastlane Lubemasters | 6,272 SF |
|----------------------|----------|

### TRAFFIC & FRONTAGE

|                 |   |
|-----------------|---|
| Traffic Volume: | 38,159 on Grand Ave & Tri State Pkwy (2022) |
|                 | 63,321 on I- 94 & Grand Ave (2022)          |
| Frontage:       | 10' on Grand Ave                            |

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### TRANSPORTATION

|                  |  |
|------------------|--|
| Parking:         | 20 Surface Spaces are available; Ratio of 3.19/1,000 SF  |
| Commuter Rail:   | 14 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 (42)   |
| Transit Score ®: | Some Transit (26)  |

# Lease Availability Report

## 7225 Grand Ave - Anthony Pontiac-Gmc-Buick

Gurnee, IL 60031 - Far North Submarket



### BUILDING

|                |                  |
|----------------|------------------|
| Type:          | Retail           |
| Subtype:       | Auto Dealership  |
| Year Built:    | 1999; Renov 2011 |
| GLA:           | 44,026 SF        |
| Floors:        | 1                |
| Typical Floor: | 40,576 SF        |

### AVAILABILITY

No Spaces Available

### KEY TENANTS

|       |          |                    |          |
|-------|----------|--------------------|----------|
| GMC   | 5,000 SF | Anthony Auto Group | 2,000 SF |
| Hertz | 500 SF   |                    |          |

### TRAFFIC & FRONTAGE

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

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### TRANSPORTATION

|                  |   |
|------------------|---|
| Parking:         | Ratio of 0.00/1,000 SF  |
| 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 (54)  |
| Transit Score ®: | Some Transit (26)   |

# Lease Availability Report

## 3550 W Grand Ave - Harbor Freight Tools

Gurnee, IL 60031 - Far North Submarket



### BUILDING

|                |                  |
|----------------|------------------|
| Type:          | Retail           |
| Subtype:       | Freestanding     |
| Tenancy:       | Single           |
| Year Built:    | 1975; Renov 2018 |
| GLA:           | 20,574 SF        |
| Floors:        | 1                |
| Typical Floor: | 20,574 SF        |
| Docks:         | 1 ext            |

### AVAILABILITY

No Spaces Available

### SALE

Last Sale: Sold on Jan 28, 2020 for \$1,450,000 (\$70.48/SF) at 8.73% Cap

### KEY TENANTS

|                      |           |
|----------------------|-----------|
| Harbor Freight Tools | 25,574 SF |
|----------------------|-----------|

### TRAFFIC & FRONTAGE

Traffic Volume: 25,104 on Grand Ave & Blvd View St (2022)  
29,999 on N Green Bay Rd & W Grandview Ave (2022)

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### TRANSPORTATION

Parking: 49 Surface Spaces are available; Ratio of 2.38/1,000 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

## 6460 Gurnee Mills Cir W

Gurnee, IL 60031 - Far North Submarket



### BUILDING

|                |                 |
|----------------|-----------------|
| Type:          | Retail          |
| Subtype:       | Auto Dealership |
| Tenancy:       | Multiple        |
| Year Built:    | 1980            |
| GLA:           | 36,715 SF       |
| Floors:        | 1               |
| Typical Floor: | 36,715 SF       |

### AVAILABILITY

No Spaces Available

### AMENITIES

Drive Thru, Pylon Sign, Signage

### TRAFFIC & FRONTAGE

|                 |   |
|-----------------|---|
| Traffic Volume: | 12,419 on Hunt Club Rd & Westbrook Ln (2022)    |
|                 | 40,117 on Grand Ave & Gurnee Mills Cir W (2015) |
| Frontage:       | 491' on Gurnee Mills Way (with 2 curb cuts)     |
|                 | 289' on West Grand Avenue                       |
|                 | 295' on Prairie Creek Dr (with 1 curb cut)      |

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### TRANSPORTATION

|                  |   |
|------------------|---|
| Parking:         | 303 Surface Spaces are available; Ratio of 8.25/1,000 SF                          |
| Commuter Rail:   | 13 minute drive to Round Lake Beach Station Commuter Rail (North Central Service) |
| Airport:         | 43 minute drive to Chicago O'Hare International Airport                           |
| Walk Score ®:    | Car-Dependent (49)  |
| Transit Score ®: | Some Transit (26)   |



# Lease Availability Report

## 5652 Northridge Dr - Outback Steakhouse

Gurnee, IL 60031 - Far North Submarket



### BUILDING

|                |            |
|----------------|------------|
| Type:          | Retail     |
| Subtype:       | Restaurant |
| Tenancy:       | Single     |
| Year Built:    | 1997       |
| GLA:           | 6,132 SF   |
| Floors:        | 1          |
| Typical Floor: | 6,132 SF   |

### AVAILABILITY

No Spaces Available

### SALE

Last Sale: Sold on Jun 14, 2007 for \$3,400,000 (\$554.47/SF)

### TRAFFIC & FRONTAGE

Traffic Volume: 1,354 on Not Available & Not Available (2020)  
88,699 on I- 94 & Grand Ave (2022)

Frontage: 356' on Grand Ave

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### TRANSPORTATION

Parking: 131 Surface Spaces are available; Ratio of 10.00/1,000 SF

Commuter Rail: 17 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 (43)

Transit Score ®: Minimal Transit (0)

# Lease Availability Report

## 1207 N Skokie Hwy

Gurnee, IL 60031 - Far North Submarket



### BUILDING

|                |                   |
|----------------|-------------------|
| Type:          | <b>Retail</b>     |
| Subtype:       | <b>Restaurant</b> |
| Tenancy:       | <b>Single</b>     |
| Year Built:    | <b>1998</b>       |
| GLA:           | <b>10,000 SF</b>  |
| Floors:        | <b>1</b>          |
| Typical Floor: | <b>10,000 SF</b>  |

### AVAILABILITY

No Spaces Available

### KEY TENANTS

|               |           |
|---------------|-----------|
| Asian Gourmet | 10,000 SF |
|---------------|-----------|

### TRAFFIC & FRONTAGE

|                 |   |
|-----------------|---|
| Traffic Volume: | 23,077 on Cty W27 & Grove Ave (2022)      |
|                 | 39,355 on Skokie Hwy & St Paul Ave (2015) |

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### TRANSPORTATION

|                  |  |
|------------------|--|
| Parking:         | 133 Surface Spaces are available; Ratio of 10.00/1,000 SF                    |
| 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 (41)   |
| Transit Score ®: | Some Transit (25)  |