

1525 Nations Dr., Gurnee, IL

**\$1,950,000**



**Property Highlights**

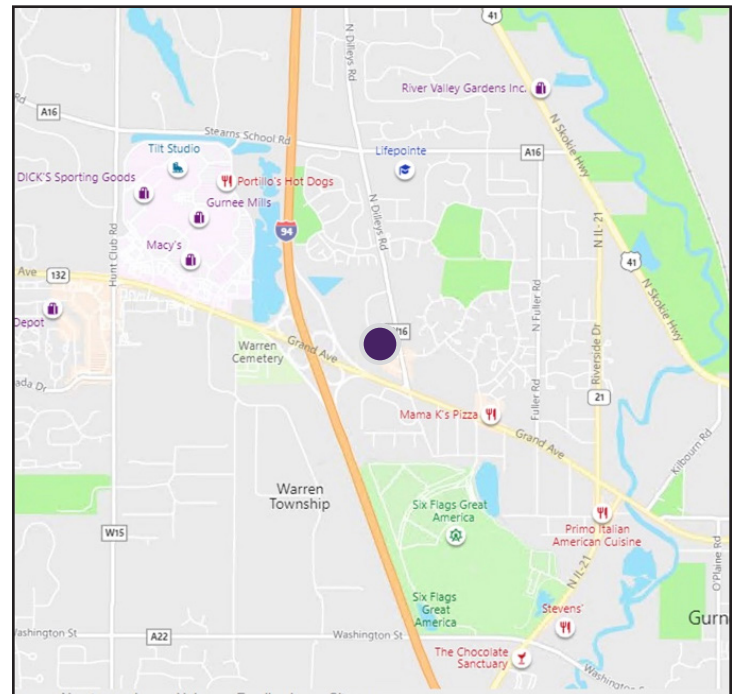
- 3.59 acres for development - 0.35 acres of wetlands
- Across from Great Wolf Lodge Water Park and in close proximity to Six Flags Great America amusement park and Gurnee Mills shopping center
- Potential to develop as retail center, multi-family, hotel, a restaurant and more
- Great access to I-94
- Nearby businesses include Six Flags Great America, Gurnee Mills, Starbucks, Kiddie Academy, several restaurants and hotels
- Traffic count: 66,000 cars daily
- Zoning: C2 PUD - Village of Gurnee
- Very low taxes

**Property Overview**

A 3.59 acre development site located at 1525 Nations Dr. in Gurnee, IL is available for sale. The subject site is zoned C2-Planned Unit Development. Great potential uses for the subject site would be a hotel, retail shopping center, restaurant, cafe and more. Located across the street from Great Wolf Lodge Water Park, the subject site is in the heart of a bustling area for businesses and residences alike. Nearby businesses include Six Flags - Great America amusement park, Gurnee Mills, Starbucks, Kiddie Academy plus several restaurants and hotels.

Gurnee is a 13.6 square mile town located about 40 miles north of downtown Chicago along I-94. The Village of Gurnee has a proximately 31,300 residents, an 8.5% increase over the last decade.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	5,070	45,506	129,728
Households	1,835	16,696	44,989
Median Income	\$85,247	\$88,071	\$70,736



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