

3430 Grand Ave., Gurnee, IL

Price Upon Request



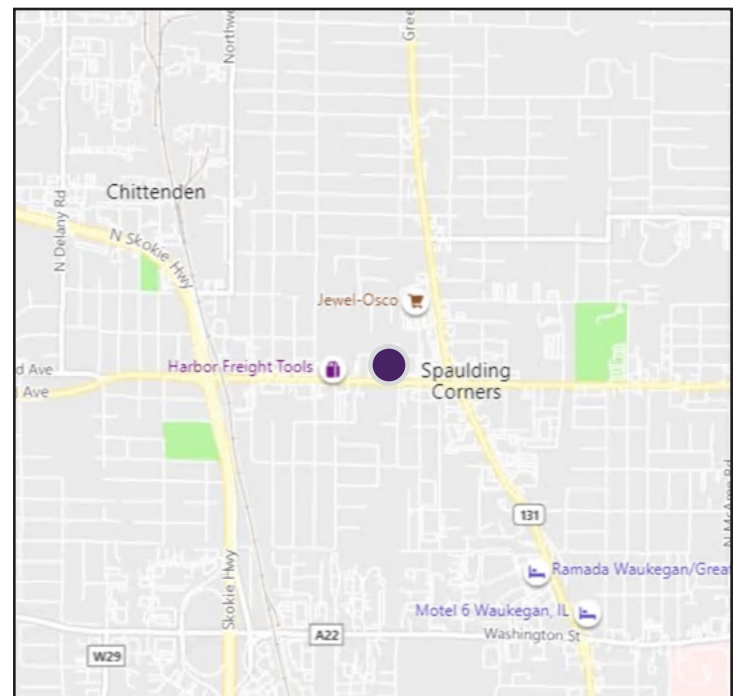
Property Highlights

- 9,997 SF retail shopping center, Gurnee Plaza
- Long term tenants include T-Mobile and Jimmy John's
- Value-add opportunity
- Great opportunity for user or investor
- Excellent visibility on busy Grand Avenue near Green Bay Road
- Easy access to Gurnee Mills and Six Flags - Great America
- In strong commercial area with Walgreens, Starbuck's, Jewel-Osco, Dollar Tree, TCF Bank, McDonald's, Burger King and more
- Traffic Count: 32,291 daily
- Zoning: E - Special purpose; EGG-East Grand Gateway Overlay District
- Taxes (2019): \$47,056

Property Overview

A 9,997 SF retail strip shopping center, Gurnee Plaza, is available for sale. Current tenants are the center include T-Mobile and Jimmy John's. Good in-place income with value-add opportunity through leasing the vacant spaces. The property has excellent visibility on Grand Ave near Green Bay Road with great access to Tri-State Tollway I-294 expressway, Six Flags Great America amusement park and Gurnee Mills shopping center. The property is near retailers such as Walgreens, Starbuck's, Jewel-Osco, Dollar Tree, TCF Bank, McDonald's, Burger King and more.

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	5,736	46,062	132,437
Households	2,133	16,869	45,770
Median Income	\$84,060	\$87,734	\$72,358

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