

3521 Grand Ave., Gurnee, IL

\$20.00/SF MG



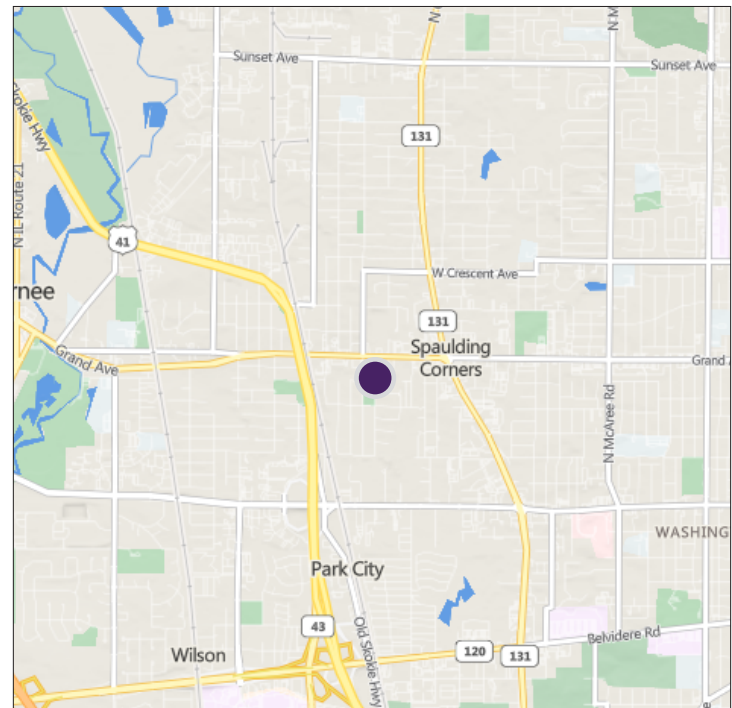
Property Highlights

- 2,500 SF space available for lease
 - Fully built-out with open areas and 2 ADA bathrooms
 - Retail zoned
- Great visibility on busy Grand Avenue near Green Bay Road
- Easy access to Gurnee Mills and Six Flags - Great America
- Near retailers such as 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

Property Overview

2,500 square feet of retail storefront is available for lease on Grand Avenue near Green Bay Road. Part of The Annex, this space has open area with two ADA-approved bathrooms and is zoned for retail. The property good exposure on Grand Avenue 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	10,480	98,990	164,276
Households	3,705	32,322	52,357
Average Income	\$71,076	\$70,998	\$82,339

Brad Thompson

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MILLENNIUM PROPERTIES R/E

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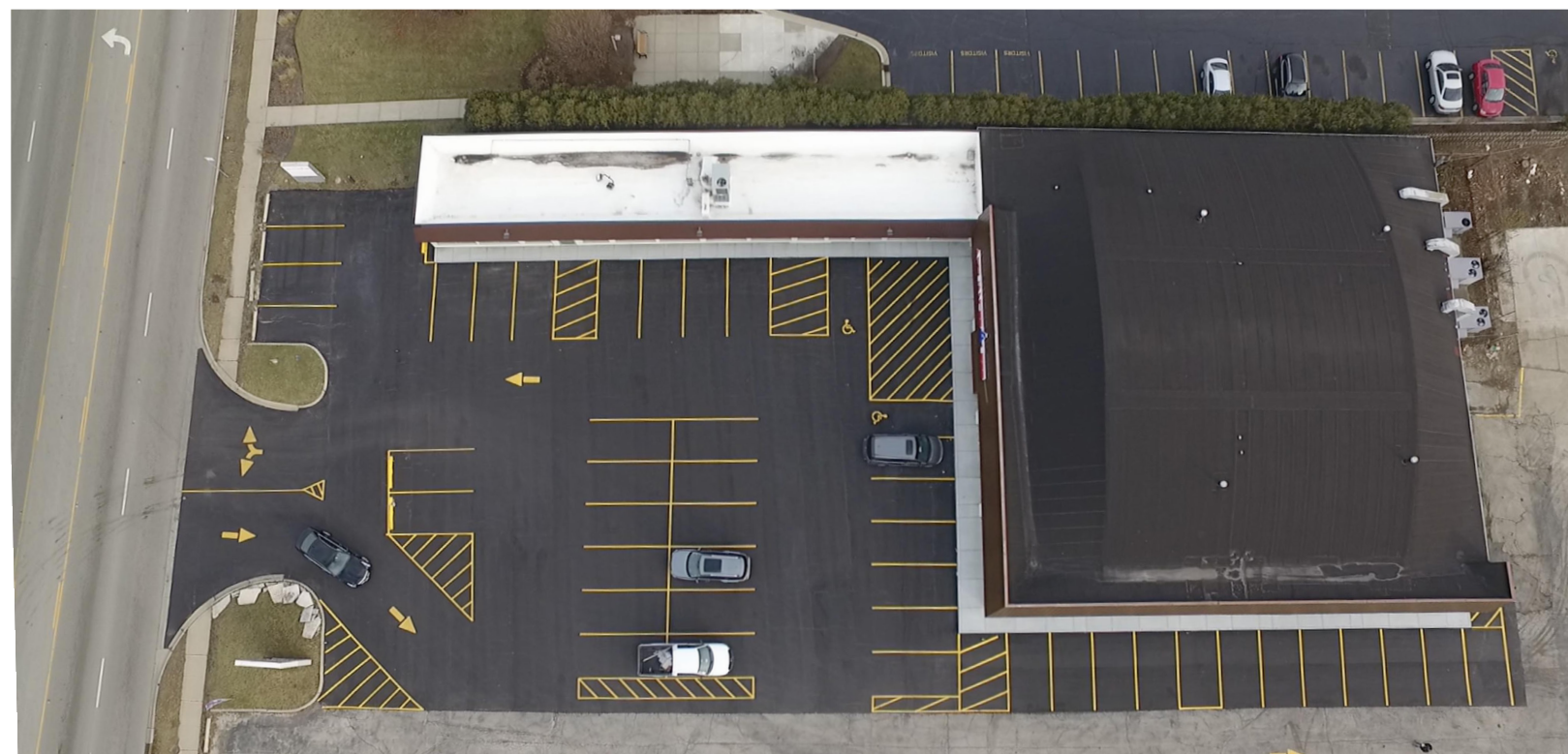
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