

3430 Grand Ave., Gurnee, IL

Price Upon Request



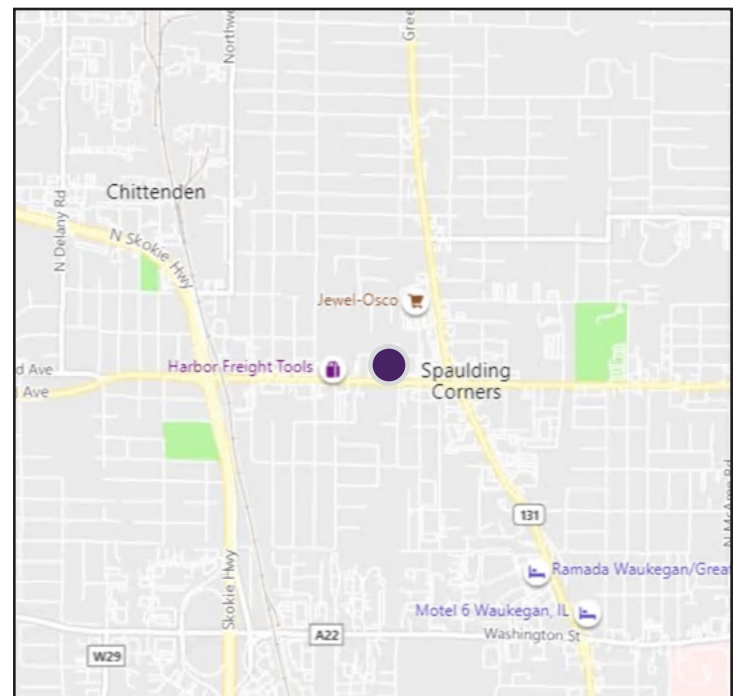
Property Highlights

- 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

Daniel J. Hyman
President and Managing Broker
(312) 338 - 3003
dhyman@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.