

3430 Grand Ave., Gurnee, IL

Price Upon Request



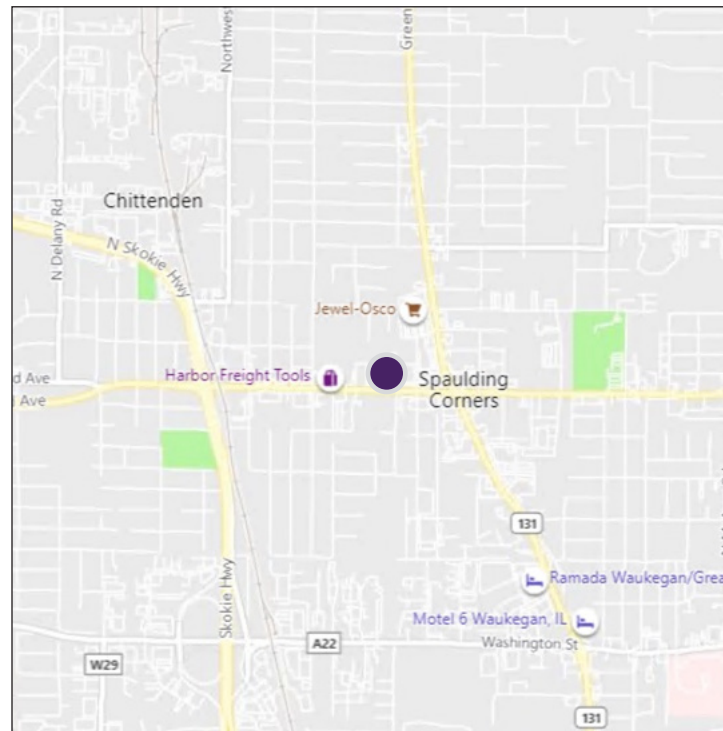
Property Highlights

- 3 storefronts available for lease
 - 2,000 SF drive-thru restaurant space (formerly Jimmy John's)
 - 2,100 SF former T-Mobile space
 - 2,700 SF former Athletico Physical Therapy space
- Part of 9,697 SF retail shopping center, Gurnee Plaza
- Co-tenants with SURESTAFF temping agency
- Excellent visibility on busy Grand Avenue near Green Bay Road
- Easy access to Gurnee Mills and Six Flags - Great America
- Near retailers such as Walgreens, Starbucks, 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
- Center also available for sale

Property Overview

Three storefronts are available for lease in a busy retail center at Grand Avenue near Green Bay Road. The 2,000 square foot space (currently a drive-thru Jimmy John's cellular retail store), 2,100 square foot former T-Mobile space and 2,700 square foot space (formerly an Athletico Physical Therapy space) are part of Gurnee Plaza, a 9,697 SF retail strip shopping center. 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, Starbucks, 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 proximity 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 | 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.

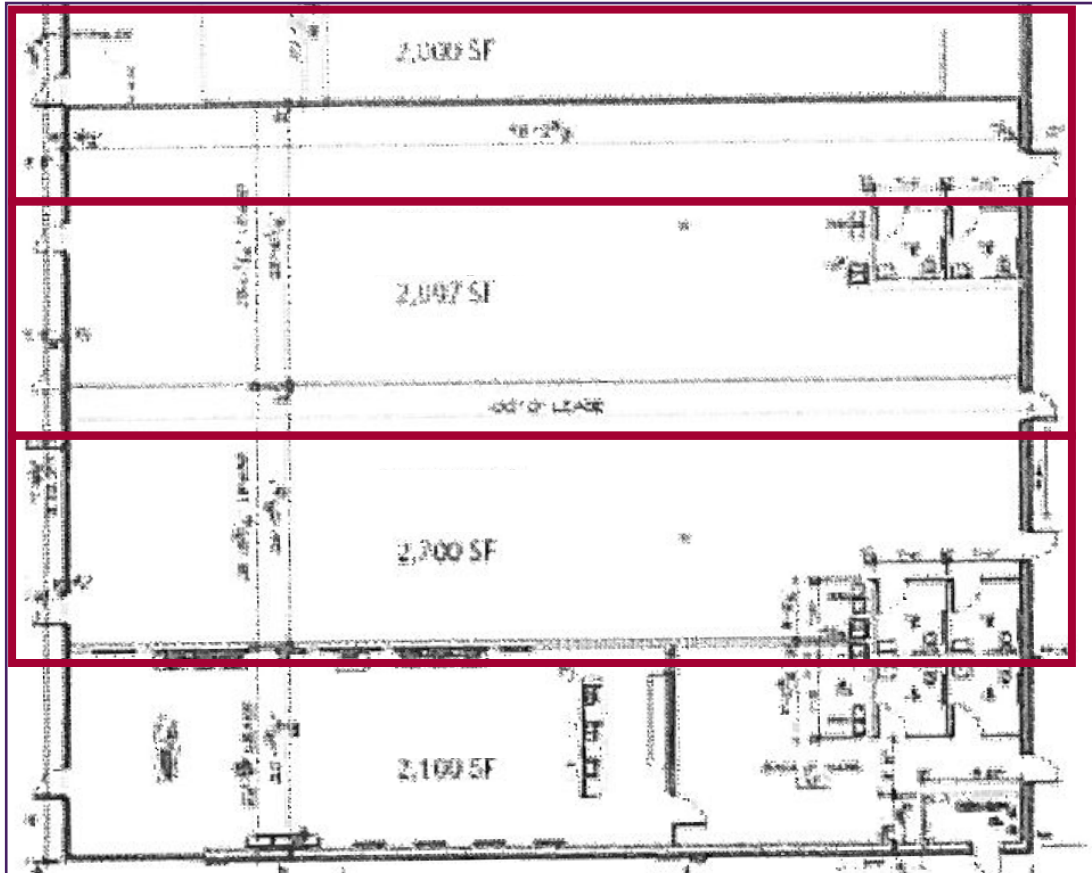
MILLENNIUM PROPERTIES R/E

Three Prime Storefronts For Lease in Bustling Gurnee

3430 Grand Ave., Gurnee, IL

Price Upon Request

Center Site Plan



Daniel J. Hyman
President | 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.

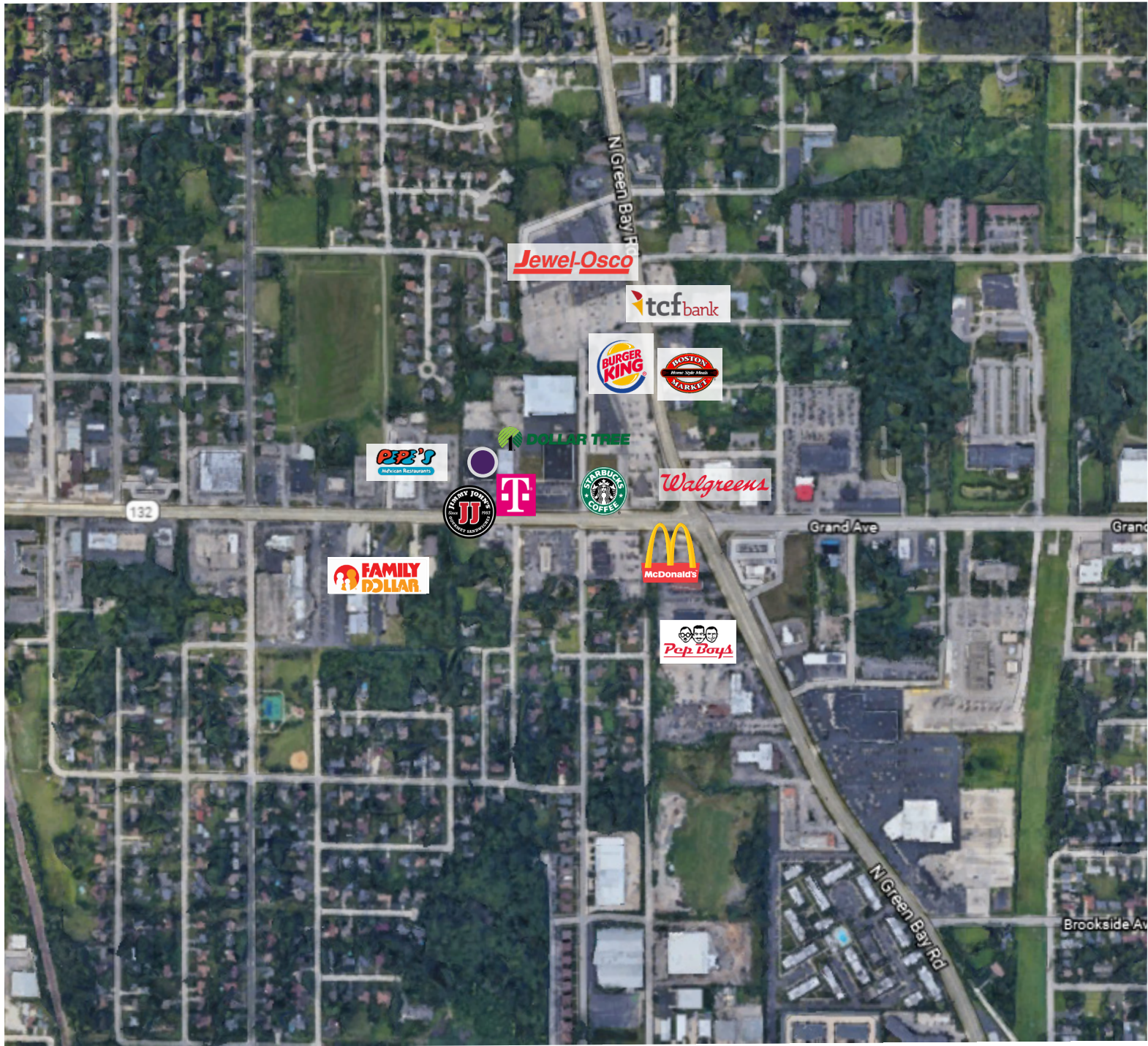
MILLENNIUM PROPERTIES R/E

Three Prime Storefronts For Lease in Bustling Gurnee

3430 Grand Ave., Gurnee, IL

Price Upon Request

Aerial - Gurnee Plaza



Daniel J. Hyman
President | 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.