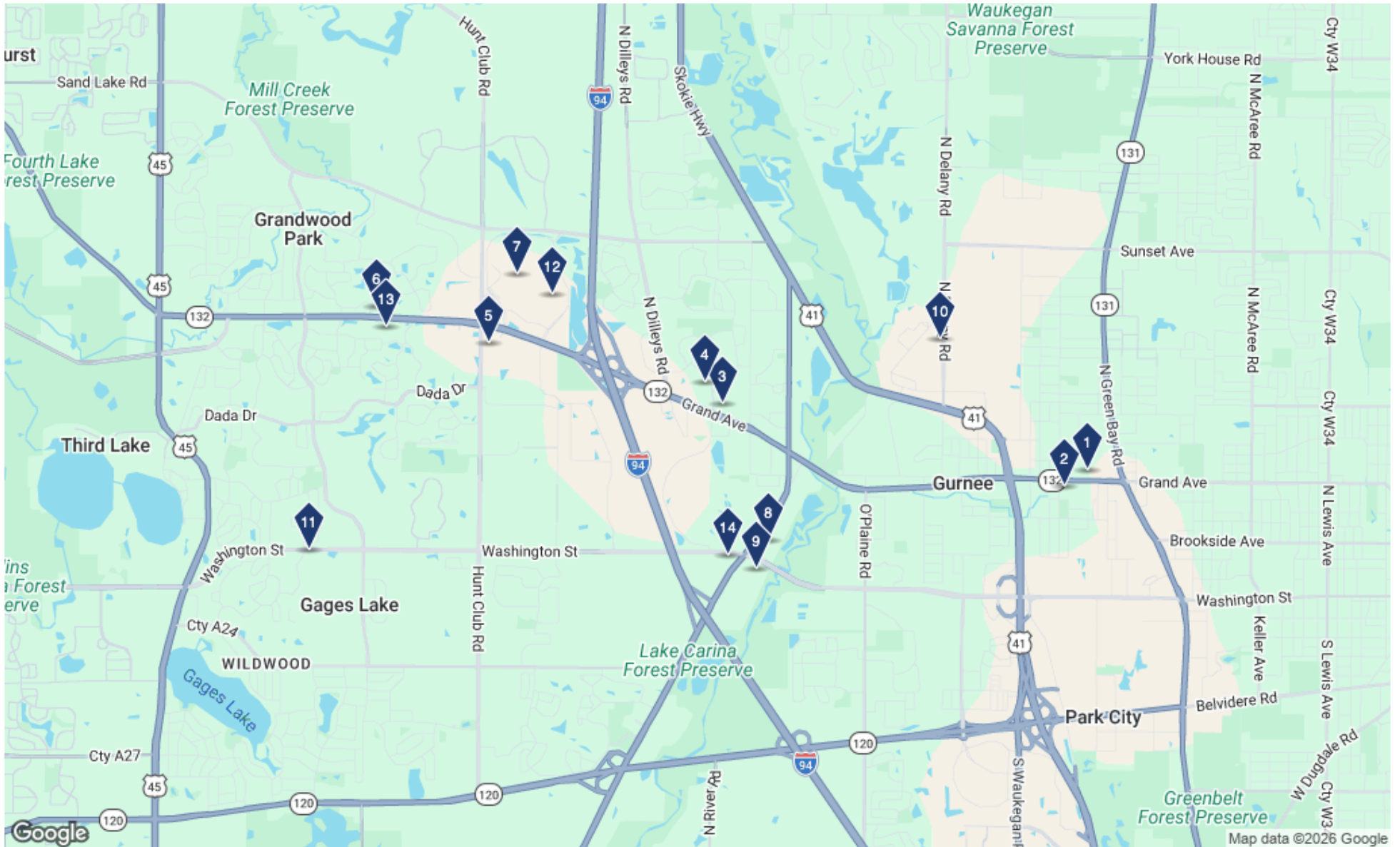


# Gurnee Retail - Lease Availability





# 3430 Grand Ave

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

## Property Summary

|                |                                                            |
|----------------|------------------------------------------------------------|
| GLA (% Leased) | 10,000 SF (25.6%)                                          |
| Built          | 2003                                                       |
| Tenancy        | Multiple                                                   |
| Available      | 1,500 - 7,443 SF                                           |
| Max Contiguous | 3,243 SF                                                   |
| Asking Rent    | \$22.00 SF/Year/MG                                         |
| Frontage       | 190' on Grand Ave                                          |
| Frontage       | 116' on Crestville Ct                                      |
| Parking Spaces | 3.00/1,000 SF; 37 Surface Spaces; Covered Spaces Available |



## Property Details

|              |                     |        |               |
|--------------|---------------------|--------|---------------|
| Land Area    | 0.28 AC (12,197 SF) | Zoning | EGG           |
| Building FAR | 0.82                | Parcel | 07-13-400-049 |

## Available Spaces

| Floor                                                                                                                                                       | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P 1                                                                                                                                                         | 300   | Retail | Direct | 3,243        | 3,243            | 3,243               | \$22.00 MG   | Vacant    | Negotiable |
| Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 293-2547, Joseph Santucci (847) 506-1000, Jose Jimenez (773) 931-6096, Michael Lukman (847) 506-1000 |       |        |        |              |                  |                     |              |           |            |
| P 1                                                                                                                                                         | 400   | Retail | Direct | 2,700        | 2,700            | 2,700               | \$22.00 MG   | Vacant    | Negotiable |
| Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 293-2547, Joseph Santucci (847) 506-1000, Jose Jimenez (773) 931-6096, Michael Lukman (847) 506-1000 |       |        |        |              |                  |                     |              |           |            |
| P 1                                                                                                                                                         | 200   | Retail | Direct | 1,500        | 1,500            | 1,500               | \$22.00 MG   | Vacant    | Negotiable |
| Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 293-2547, Joseph Santucci (847) 506-1000, Jose Jimenez (773) 931-6096, Michael Lukman (847) 506-1000 |       |        |        |              |                  |                     |              |           |            |

## Previous Sale

|            |             |                 |                   |
|------------|-------------|-----------------|-------------------|
| Sale Date  | 8/28/2025   | Sale Type       | Investment        |
| Sale Price | \$1,950,000 | Comp Status     | Research Complete |
| Comp ID    | 7314529     | Actual Cap Rate | 9.0%              |

Buyer Broker: Avalon Realty Associates, L.L.C.: Carlo Santucci (847) 293-2547

Seller Broker: Preferred Co Realty & Investments: Peter Dravilas (630) 330-8540

## Transportation

|                 |                                                                                                                                                                                                                                                                                                                         |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 3.00/1,000 SF; 37 Surface Spaces; Covered Spaces Available                                                                                                                                                                                                                                                              |
| Traffic Volume  | 21,647 on Oakwood Ave (2026); 26,228 on Grand Avenue (2026); 23,227 on Blvd View St (2026); 29,857 on Grand Avenue (2026); 23,439 on Oakwood Ave (2026); 32,991 on W Grandview Ave (2026); 29,628 on W Harrison Ave (2026); 29,628 on W Duggald Ave (2026); 21,353 on Adelphi Ave (2026); 1,683 on Grandview Ave (2026) |
| Frontage        | 116' on Crestville Ct; 190' on Grand Ave                                                                                                                                                                                                                                                                                |





# 3430 Grand Ave

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

## Transportation (Continued)

|                     |                              |              |
|---------------------|------------------------------|--------------|
| Commuter Rail       | Waukegan                     | 8 min drive  |
|                     | North Chicago                | 10 min drive |
| Airport             | Chicago O'Hare International | 42 min drive |
| Pedestrian Friendly | 60 - Moderately friendly     |              |
| Cycling Friendly    | 50 - Fairly friendly         |              |
| Car Friendly        | 100 - Exceptionally friendly |              |
| Transit Friendly    | 30 - Somewhat friendly       |              |

## Tenants

| Tenant Name  | Floor | SF Occupied | Employees | Move Date | Expiration |
|--------------|-------|-------------|-----------|-----------|------------|
| Sprint Store | 1     | 2,100       | 5         | Sep 2013  | -          |
| Gold Max USA | 1     | -           | 2         | Jul 2016  | -          |

Showing 2 of 2 Tenants



## 3545-3575 Grand Ave - Gurnee East Point

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

### Property Summary

|                 |                                   |
|-----------------|-----------------------------------|
| Center Type     | Neighborhood Center               |
| GLA (% Leased)  | 105,000 SF (55.0%)                |
| Built/Renovated | 1953/1980                         |
| Tenancy         | Multiple                          |
| Available       | 10,397 - 47,303 SF                |
| Max Contiguous  | 47,303 SF                         |
| Asking Rent     | \$8.00 SF/Year/MG                 |
| Frontage        | 629' on Grand Avenue              |
| Parking Spaces  | 2.08/1,000 SF; 332 Surface Spaces |



### Property Details

|              |                      |        |               |
|--------------|----------------------|--------|---------------|
| Land Area    | 6.80 AC (296,208 SF) | Zoning | EGG           |
| Building FAR | 0.35                 | Parcel | 07-24-200-002 |

### Available Spaces

| Floor | Suite | Use    | Type   | SF Available    | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|--------|--------|-----------------|------------------|---------------------|--------------|-----------|------------|
| P 1   | -     | Retail | Direct | 10,397 - 47,303 | 47,303           | 47,303              | \$8.00 MG    | Vacant    | Negotiable |

Troy Realty: Peter Karlis (630) 853-1313

Currently demised at approximately 13,603 SF. May be subdivided for the right use.

### Previous Sale

|            |             |                 |                   |
|------------|-------------|-----------------|-------------------|
| Sale Date  | 3/17/2017   | Sale Type       | Investment        |
| Sale Price | \$5,091,761 | Comp Status     | Research Complete |
| Comp ID    | 3956877     | Actual Cap Rate | 8.9%              |

Buyer Broker: Re/MAX Center: Budd Busceni (312) 771-6327

Seller Broker: Better Homes and Gardens Real Estate Star Homes: Kevin MacDonald (224) 298-8829

### Transportation

|                     |                                                                                                                                                                                                                                                                                                                    |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details     | 2.08/1,000 SF; 332 Surface Spaces                                                                                                                                                                                                                                                                                  |
| Traffic Volume      | 23,227 on Blvd View St (2026); 26,228 on Grand Avenue (2026); 23,957 on Magnolia Ave (2026); 1,683 on Grandview Ave (2026); 21,937 on Grand Ave (2026); 21,647 on Oakwood Ave (2026); 4,879 on Grandview Ave (2026); 7,652 on Old Grand Ave (2026); 29,857 on Grand Avenue (2026); 27,549 on Skokie Highway (2026) |
| Frontage            | 629' on Grand Avenue                                                                                                                                                                                                                                                                                               |
| Commuter Rail       | Waukegan<br>North Chicago<br>9 min drive<br>11 min drive                                                                                                                                                                                                                                                           |
| Airport             | Chicago O'Hare International<br>42 min drive                                                                                                                                                                                                                                                                       |
| Pedestrian Friendly | 50 - Fairly friendly                                                                                                                                                                                                                                                                                               |
| Cycling Friendly    | 60 - Moderately friendly                                                                                                                                                                                                                                                                                           |





## 3545-3575 Grand Ave - Gurnee East Point

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

### Transportation (Continued)

|                  |                          |
|------------------|--------------------------|
| Car Friendly     | 70 - Moderately friendly |
| Transit Friendly | 30 - Somewhat friendly   |

### Tenants

| Tenant Name                 | Floor | SF Occupied | Employees | Move Date | Expiration |
|-----------------------------|-------|-------------|-----------|-----------|------------|
| Unique Auto Storage Chicago | 1     | 20,048      | -         | Oct 2010  | -          |
| Drewski's Barbershop        | 1     | 1,900       | -         | Mar 2023  | -          |
| The Salvation Army          | 1     | 1,600       | 20        | Oct 2011  | -          |
| Surestaff                   | 1     | 1,500       | 10        | May 2017  | -          |
| Gurnee Family Dental Center | 1     | 1,179       | -         | Nov 2005  | -          |

Showing 5 of 27 Tenants



# 5250 Grand Ave - Pembroke Corners

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

## Property Summary

|                |                                  |
|----------------|----------------------------------|
| Center Type    | Strip Center                     |
| GLA (% Leased) | 21,462 SF (86.0%)                |
| Built          | 1989                             |
| Tenancy        | Multiple                         |
| Available      | 1,200 - 3,000 SF                 |
| Max Contiguous | 3,000 SF                         |
| Asking Rent    | Withheld                         |
| Parking Spaces | 4.33/1,000 SF; 93 Surface Spaces |



## Property Details

|              |                      |        |               |
|--------------|----------------------|--------|---------------|
| Land Area    | 2.84 AC (123,710 SF) | Zoning | C-1 PUD       |
| Building FAR | 0.17                 | Parcel | 07-15-400-016 |

## Available Spaces

| Floor | Suite | Use    | Type   | SF Available  | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|--------|--------|---------------|------------------|---------------------|--------------|-----------|------------|
| P 1   | -     | Retail | Direct | 1,200 - 3,000 | 3,000            | 3,000               | Withheld     | Vacant    | Negotiable |

Metro Commercial Real Estate: Hannah Perl (847) 840-4300, Jonathan Hyman (224) 365-8144

## Transportation

|                     |                                                                                                                                                                                                                                                                                                 |              |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Parking Details     | 4.33/1,000 SF; 93 Surface Spaces                                                                                                                                                                                                                                                                |              |
| Traffic Volume      | 24,041 on Great American Pkwy (2026); 1,447 on Grand Ave (2026); 24,041 on Elsie Ave (2026); 24,758 on Grand Avenue (2026); 24,758 on Grand Avenue (2026); 1,435 on Leslie Ln (2026); 24,041 on Spruce St (2026); 396 on Alder Ct (2026); 1,782 on Yew Ct (2026); 25,879 on Grand Avenue (2026) |              |
| Commuter Rail       | Waukegan                                                                                                                                                                                                                                                                                        | 13 min drive |
|                     | Prairie Crossing                                                                                                                                                                                                                                                                                | 15 min drive |
| Airport             | Chicago O'Hare International                                                                                                                                                                                                                                                                    | 41 min drive |
| Pedestrian Friendly | 50 - Fairly friendly                                                                                                                                                                                                                                                                            |              |
| Cycling Friendly    | 50 - Fairly friendly                                                                                                                                                                                                                                                                            |              |
| Car Friendly        | 100 - Exceptionally friendly                                                                                                                                                                                                                                                                    |              |
| Transit Friendly    | 30 - Somewhat friendly                                                                                                                                                                                                                                                                          |              |

## Tenants

| Tenant Name              | Floor | SF Occupied | Employees | Move Date | Expiration |
|--------------------------|-------|-------------|-----------|-----------|------------|
| Lifesource Blood Service | 1     | 2,571       | 10        | Nov 2005  | -          |
| Kumon                    | 1     | 2,360       | -         | Apr 2017  | -          |
| Comfort Dental           | 1     | 2,000       | 3         | Jul 2016  | -          |
| Cho's Dry Cleaners       | 1     | 1,500       | -         | Jun 2018  | -          |
| Jimmy John's             | 1     | 1,500       | 6         | Dec 2006  | -          |

Showing 5 of 24 Tenants







# 5320-5340 Grand Ave - Northern Lights Crossings

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

## Property Summary

|                |                                   |
|----------------|-----------------------------------|
| Center Type    | Neighborhood Center               |
| GLA (% Leased) | 61,500 SF (38.2%)                 |
| Built          | 1995                              |
| Tenancy        | Multiple                          |
| Available      | 3,000 - 38,000 SF                 |
| Max Contiguous | 19,000 SF                         |
| Asking Rent    | Withheld                          |
| Frontage       | 221' on Grand Avenue              |
| Parking Spaces | 5.04/1,000 SF; 310 Surface Spaces |



## Property Details

|              |                      |        |               |
|--------------|----------------------|--------|---------------|
| Land Area    | 4.92 AC (214,315 SF) | Zoning | C-1           |
| Building FAR | 0.29                 | Parcel | 07-15-106-005 |

## Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P 1   | -     | Retail | Direct | 19,000       | 19,000           | 19,000              | Withheld     | Vacant    | Negotiable |

Vemuri LLC: Sudhir Vemuri (515) 779-7239

The unit is currently built out for school or college or office. But can be converted for grocery store or hardware store or any retail or office purpose.

## For Sale Summary

|              |            |             |               |
|--------------|------------|-------------|---------------|
| Asking Price | Withheld   | Built       | 1995          |
| Status       | Active     | On Market   | 817 Days      |
| Sale Type    | Investment | Last Update | July 29, 2026 |
| Land         | 4.92 AC    |             |               |

Vemuri LLC: Sudhir Vemuri (515) 779-7239

## Previous Sale

|            |             |                 |                   |
|------------|-------------|-----------------|-------------------|
| Sale Date  | 8/31/2022   | Sale Type       | Investment        |
| Sale Price | \$2,884,000 | Comp Status     | Research Complete |
| Comp ID    | 6136108     | Sale Conditions | Auction Sale      |

Seller Broker: JLL: Michael Nieder (773) 524-8449, Clinton Mitchell (502) 386-9137

## Transportation

|                 |                                                                                                                                                                                                                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Details | 5.04/1,000 SF; 310 Surface Spaces                                                                                                                                                                                                                                                               |
| Traffic Volume  | 1,435 on Leslie Ln (2026); 24,758 on Grand Avenue (2026); 1,447 on Grand Ave (2026); 24,041 on Spruce St (2026); 1,782 on Yew Ct (2026); 24,041 on Great American Pkwy (2026); 24,041 on Elsie Ave (2026); 396 on Alder Ct (2026); 25,610 on Grand Avenue (2026); 24,758 on Grand Avenue (2026) |
| Frontage        | 221' on Grand Avenue                                                                                                                                                                                                                                                                            |





## 5320-5340 Grand Ave - Northern Lights Crossings

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

### Transportation (Continued)

|                     |                              |              |
|---------------------|------------------------------|--------------|
| Commuter Rail       | Waukegan                     | 13 min drive |
|                     | Prairie Crossing             | 15 min drive |
| Airport             | Chicago O'Hare International | 42 min drive |
| Pedestrian Friendly | 50 - Fairly friendly         |              |
| Cycling Friendly    | 50 - Fairly friendly         |              |
| Car Friendly        | 100 - Exceptionally friendly |              |
| Transit Friendly    | 30 - Somewhat friendly       |              |

### Tenants

| Tenant Name                           | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------------------------------|-------|-------------|-----------|-----------|------------|
| Ryse Athletic Club                    | 1     | 13,000      | 7         | Jun 2022  | -          |
| JC Licht                              | 1     | 6,000       | 10        | Apr 2005  | -          |
| Ichiban Japanese Steakhouse           | 1     | 5,100       | 3         | Apr 2005  | -          |
| Army National Guard Recruiting Center | 1     | 2,472       | 1         | Jan 2021  | -          |
| Royal Thai Restaurant                 | 1     | 2,000       | 10        | Jun 2018  | -          |

Showing 5 of 7 Tenants

### Property Notes

\* 4/98 building sold to an undisclosed buyer

\* The building has:

- 17 foot clear ceilings
- 1 overhead door with a bay size of 8' x 12'
- Gas heat





# 6409 Grand Ave - Menard's Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

## Property Summary

|                |                   |
|----------------|-------------------|
| Center Type    | Community Center  |
| GLA (% Leased) | 17,000 SF (85.8%) |
| Built          | 2002              |
| Tenancy        | Multiple          |
| Available      | 2,420 SF          |
| Max Contiguous | 2,420 SF          |
| Asking Rent    | Withheld          |
| Frontage       | 215' on Grand Ave |



## Property Details

|              |                     |        |               |
|--------------|---------------------|--------|---------------|
| Land Area    | 2.22 AC (96,703 SF) | Zoning | C-2           |
| Building FAR | 0.18                | Parcel | 07-16-101-023 |

## Available Spaces

| Floor | Suite   | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|---------|--------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P 1   | Suite 2 | Retail | Direct | 2,420        | 2,420            | 2,420               | Withheld     | Vacant    | Negotiable |

Oxford Real Estate: George Manos (630) 965-6656

2,420 square feet available.

## Previous Sale

|            |            |             |               |
|------------|------------|-------------|---------------|
| Sale Date  | 10/11/2017 | Comp ID     | 4142201       |
| Sale Price | Withheld   | Comp Status | Public Record |

## Transportation

|                     |                                                                                                                                                                                                                                                                                                                                   |              |  |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--|
| Traffic Volume      | 21,650 on Hunt Club Rd (2026); 36,491 on Grand Avenue (2026); 42,051 on Gurnee Mills Cir W (2026); 36,491 on Grand Avenue (2026); 13,490 on Westbrook Ln (2026); 42,051 on Tri State Pkwy (2026); 3,234 on Grand Ave (2026); 14,809 on Stearns School Rd (2026); 2,909 on Woodland Intermediate School Access Rd (Unnamed) (2026) |              |  |
| Frontage            | 215' on Grand Ave                                                                                                                                                                                                                                                                                                                 |              |  |
| Commuter Rail       | Washington St (Grayslake)                                                                                                                                                                                                                                                                                                         | 12 min drive |  |
|                     | Prairie Crossing                                                                                                                                                                                                                                                                                                                  | 14 min drive |  |
| Airport             | Chicago O'Hare International                                                                                                                                                                                                                                                                                                      | 41 min drive |  |
| Pedestrian Friendly | 50 - Fairly friendly                                                                                                                                                                                                                                                                                                              |              |  |
| Cycling Friendly    | 50 - Fairly friendly                                                                                                                                                                                                                                                                                                              |              |  |
| Car Friendly        | 100 - Exceptionally friendly                                                                                                                                                                                                                                                                                                      |              |  |
| Transit Friendly    | 30 - Somewhat friendly                                                                                                                                                                                                                                                                                                            |              |  |



# 6409 Grand Ave - Menard's Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

## Tenants

| Tenant Name         | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------------|-------|-------------|-----------|-----------|------------|
| American Mattress   | 1     | 4,000       | -         | Nov 2008  | -          |
| Artisan Vapor & CBD | 1     | 2,000       | -         | Jul 2026  | -          |
| Wingstop            | 1     | 1,880       | 6         | Jun 2019  | -          |
| Teriyaki Madness    | 1     | 1,520       | 9         | Feb 2021  | -          |
| BCU                 | 1     | 1,500       | -         | Jun 2018  | -          |

Showing 5 of 7 Tenants



# 7010 Grand Ave

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

## Property Summary

|                |                                                            |
|----------------|------------------------------------------------------------|
| Center Type    | Strip Center                                               |
| GLA (% Leased) | 12,000 SF (84.2%)                                          |
| Built          | 1993                                                       |
| Tenancy        | Multiple                                                   |
| Available      | 1,901 SF                                                   |
| Max Contiguous | 1,901 SF                                                   |
| Asking Rent    | Withheld                                                   |
| Frontage       | 329' on Grand Ave                                          |
| Parking Spaces | 4.16/1,000 SF; Covered Spaces Available; 50 Surface Spaces |



## Property Details

|              |                     |        |               |
|--------------|---------------------|--------|---------------|
| Land Area    | 1.40 AC (60,984 SF) | Zoning | C-2           |
| Building FAR | 0.20                | Parcel | 07-08-310-046 |

## Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P 1   | -     | Retail | Direct | 1,901        | 1,901            | 1,901               | Withheld     | Vacant    | Negotiable |

A-R-C Real Estate Group: Matt Cavanagh (773) 485-3380, Jeanne Elliott (630) 908-5696

1,901 square foot retail space available for lease.

## For Sale Summary

|              |                           |             |                 |
|--------------|---------------------------|-------------|-----------------|
| Asking Price | \$3,550,000 (\$295.83/SF) | Land        | 1.40 AC         |
| Status       | Active                    | Built       | 1993            |
| Cap Rate     | 6.7%                      | On Market   | 23 Days         |
| Sale Type    | Investment                | Last Update | August 10, 2026 |

Quantum Real Estate Advisors, Inc: Chad Firsell (952) 381-2023

Quantum Real Estate Advisors, Inc.: Daniel Waszak (630) 673-1522, Brett Berlin (312) 510-6161

## Previous Sale

|            |             |                 |                       |
|------------|-------------|-----------------|-----------------------|
| Sale Date  | 12/8/2016   | Comp Status     | Research Complete     |
| Sale Price | \$2,650,000 | Actual Cap Rate | 8.1%                  |
| Comp ID    | 3774578     | Sale Conditions | Investment Triple Net |
| Sale Type  | Investment  |                 |                       |

Buyer Broker: Marcus & Millichap: Brian Parmacek (224) 619-6808

Seller Broker: Marcus & Millichap: Brian Parmacek (224) 619-6808





# 7010 Grand Ave

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

## Transportation

|                     |                                                                                                                                                                                                                                                                                                                     |  |              |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------|
| Parking Details     | 4,16/1,000 SF; Covered Spaces Available; 50 Surface Spaces                                                                                                                                                                                                                                                          |  |              |
| Traffic Volume      | 37,012 on Grand Avenue (2026); 36,514 on Grand Avenue (2026); 4,016 on W Woodland Ter (2026); 3,764 on W Woodland Ter (2026); 23,465 on Almond Rd (2026); 3,592 on Suffolk Ct (2026); 4,790 on Inglenook Ln (2026); 13,490 on Westbrook Ln (2026); 21,650 on Hunt Club Rd (2026); 6,722 on Stearns School Rd (2026) |  |              |
| Frontage            | 329' on Grand Ave                                                                                                                                                                                                                                                                                                   |  |              |
| Commuter Rail       | Round Lake Beach                                                                                                                                                                                                                                                                                                    |  | 10 min drive |
|                     | Washington St (Grayslake)                                                                                                                                                                                                                                                                                           |  | 13 min drive |
| Airport             | Chicago O'Hare International                                                                                                                                                                                                                                                                                        |  | 43 min drive |
| Pedestrian Friendly | 50 - Fairly friendly                                                                                                                                                                                                                                                                                                |  |              |
| Cycling Friendly    | 40 - Fairly friendly                                                                                                                                                                                                                                                                                                |  |              |
| Car Friendly        | 100 - Exceptionally friendly                                                                                                                                                                                                                                                                                        |  |              |
| Transit Friendly    | 30 - Somewhat friendly                                                                                                                                                                                                                                                                                              |  |              |

## Tenants

| Tenant Name                  | Floor | SF Occupied | Employees | Move Date | Expiration |
|------------------------------|-------|-------------|-----------|-----------|------------|
| Firestone Complete Auto Care | 1     | 6,295       | 7         | Aug 2019  | -          |
| Tropical Smoothie Cafe       | 1     | 1,800       | -         | Jul 2026  | -          |
| Grand Cleaners               | 1     | 1,375       | -         | Dec 2015  | -          |
| Jimano's Pizzeria            | 1     | 1,031       | 15        | Apr 2012  | -          |

Showing 4 of 4 Tenants



## Property Summary

|                 |                                     |
|-----------------|-------------------------------------|
| Center Type     | Super Regional Mall                 |
| GLA (% Leased)  | 1,365,910 SF (84.9%)                |
| Built/Renovated | 1991/2018                           |
| Tenancy         | Multiple                            |
| Available       | 555 SF                              |
| Max Contiguous  | 555 SF                              |
| Asking Rent     | Withheld                            |
| Frontage        | Gurnee Mills E Cir                  |
| Frontage        | W Stearns School Rd                 |
| Parking Spaces  | 6.71/1,000 SF; 11400 Surface Spaces |



## Property Details

|              |                          |        |               |
|--------------|--------------------------|--------|---------------|
| Land Area    | 115.77 AC (5,042,941 SF) | Zoning | C-6           |
| Building FAR | 0.27                     | Parcel | 07-09-301-026 |

## Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P 1   | -     | Retail | Sublet | 555          | 555              | 555                 | Withheld     | Vacant    | Negotiable |

Matanky Realty Group: Terri Cox (773) 517-9740, Anthony Ortiz (773) 786-8223

Available for lease is a 555 SF food court space occupied by Corn Dog by Mr. Cow, located within Gurnee Mills Mall at 6170 W Grand Ave, Gurnee, IL. The space benefits from exceptional exposure along Grand Avenue with 41,300 vehicles per day and strong mall foot traffic. Positioned within an established food pavilion alongside national and regional tenants including Auntie Anne's, Jamba Juice, and Subway, this is a prime opportunity for food operators seeking a high-volume retail environment. The surrounding trade area features average household incomes of \$141,295 within five miles.

## Previous Sale

|            |           |                 |                        |
|------------|-----------|-----------------|------------------------|
| Sale Date  | 3/22/2012 | Sale Type       | Investment             |
| Sale Price | Withheld  | Comp Status     | Research Complete      |
| Comp ID    | 2283978   | Sale Conditions | Bulk/Portfolio Sale +1 |

Seller Broker: Eastdil Secured Savills, LLC

## Transportation

|                     |                                                                                                                                                                                                                                                                                                                          |  |              |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------|
| Parking Details     | 6.71/1,000 SF; 11400 Surface Spaces                                                                                                                                                                                                                                                                                      |  |              |
| Traffic Volume      | 14,809 on Stearns School Rd (2026); 13,490 on Westbrook Ln (2026); 42,051 on Gurnee Mills Cir W (2026); 36,491 on Grand Avenue (2026); 36,491 on Grand Avenue (2026); 12,303 on Cty W15 (2026); 21,650 on Hunt Club Rd (2026); 42,051 on Tri State Pkwy (2026); 10,851 on Thoroughbred Dr (2026); 12,303 on I- 94 (2026) |  |              |
| Commuter Rail       | Round Lake Beach                                                                                                                                                                                                                                                                                                         |  | 16 min drive |
|                     | Washington St (Grayslake)                                                                                                                                                                                                                                                                                                |  | 18 min drive |
| Airport             | Chicago O'Hare International                                                                                                                                                                                                                                                                                             |  | 46 min drive |
| Pedestrian Friendly | 50 - Fairly friendly                                                                                                                                                                                                                                                                                                     |  |              |
| Cycling Friendly    | 50 - Fairly friendly                                                                                                                                                                                                                                                                                                     |  |              |



### Transportation (Continued)

|                  |                              |
|------------------|------------------------------|
| Car Friendly     | 100 - Exceptionally friendly |
| Transit Friendly | 30 - Somewhat friendly       |

### Tenants

| Tenant Name           | Floor | SF Occupied | Employees | Move Date | Expiration |
|-----------------------|-------|-------------|-----------|-----------|------------|
| Bass Pro Shops        | 1     | 137,249     | 200       | Dec 2007  | -          |
| Floor & Decor         | 1     | 105,248     | 50        | Sep 2016  | Sep 2026   |
| Dick's Sporting Goods | 1     | 100,000     | 40        | Apr 2021  | -          |
| IKEA                  | 1     | 65,819      | -         | Oct 2026  | -          |
| Hobby Lobby           | 1     | 55,000      | -         | Oct 2025  | -          |

Showing 5 of 184 Tenants

### Property Notes

The newly renovated Gurnee Mills is the largest outlet and full-price shopping destination in Illinois. Gurnee Mills provides the ultimate indoor shopping experience with nearly 200 stores including Macy's, Forever 21, Dick's Sporting Goods, Kohl's, Bed Bath & Beyond/BuyBuy Baby and Bass Pro Shops Outdoor World. Shoppers can dine at great restaurants including Rainforest Café, Buffalo Wild Wings and Chicago Woodfire Pizza Co., catch a movie at Gurnee Marcus Cinema, and enjoy indoor miniature golf and laser tag at Tilt Studio.

Gurnee Mills is located at the intersection of Interstate 94 and Grand Avenue (IL 132) in Gurnee, IL. It is conveniently located in between Chicago and Milwaukee with surrounding cities including Libertyville, Grayslake, Mundelein, Lake Forest, Waukegan, Antioch, and Round Lake Beach.



# 401 N Riverside Dr - Riverside Plaza

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

## Property Summary

|                |                                   |
|----------------|-----------------------------------|
| GLA (% Leased) | 59,027 SF (84.3%)                 |
| Built          | 1990                              |
| Tenancy        | Multiple                          |
| Available      | 1,132 - 9,250 SF                  |
| Max Contiguous | 3,390 SF                          |
| Asking Rent    | Withheld                          |
| Frontage       | 1,680' on Riverside Road          |
| Parking Spaces | 3.39/1,000 SF; 200 Surface Spaces |



## Property Details

|              |                      |        |               |
|--------------|----------------------|--------|---------------|
| Land Area    | 8.23 AC (358,499 SF) | Zoning | C-2           |
| Building FAR | 0.16                 | Parcel | 07-22-203-010 |

## Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P 1   | -     | Retail | Direct | 3,390        | 3,390            | 3,390               | Withheld     | Vacant    | Negotiable |

Frontline Real Estate Partners: Matt Tarshis (847) 542-9058, Andrew Rubin (224) 628-4005, Zack Pearlstein (847) 275-6106, Andrew Slovis (847) 989-6020, Andrew Picchietti (847) 602-2005

Riverside Plaza presents a prime leasing opportunity in the heart of Gurnee's thriving commercial corridor. Strategically located at 401 N Riverside Drive, just north of Grand Avenue (IL-132) and less than a mile from I-94, this neighborhood shopping center offers unmatched visibility and access. With traffic counts nearing 39,000 vehicles per day, the center benefits from its proximity to major regional attractions including Gurnee Mills, Great Wolf Lodge, and Six Flags Great America—ensuring a steady stream of consumer activity year-round.

The plaza features a diverse tenant mix including Dairy Queen, Stevens' Restaurant & Bar, Riverside Cafe, and Tacos El Norte, creating a vibrant and well-trafficked environment. Available suites range from 1,132 to 4,584 square feet, ideal for retail, service, or medical users seeking exposure in a high-demand trade area. The property boasts ample surface parking (approx. 400 spaces), prominent pylon signage, and strong co-tenancy synergy.

Surrounding national retailers such as Walmart, Target, The Home Depot, Best Buy, ALDI, and Kohl's further enhance the location's draw. With a local population exceeding 434,000 within a 10-mile radius and average household incomes above \$125,000 in the immediate area, Riverside Plaza offers a compelling opportunity for businesses targeting affluent suburban consumers.

|     |   |        |        |       |       |       |          |         |            |
|-----|---|--------|--------|-------|-------|-------|----------|---------|------------|
| P 1 | - | Retail | Direct | 1,773 | 1,773 | 1,773 | Withheld | 10/2026 | Negotiable |
|-----|---|--------|--------|-------|-------|-------|----------|---------|------------|

Frontline Real Estate Partners: Matt Tarshis (847) 542-9058, Andrew Rubin (224) 628-4005, Zack Pearlstein (847) 275-6106, Andrew Slovis (847) 989-6020, Andrew Picchietti (847) 602-2005

|     |   |        |        |       |       |       |          |        |            |
|-----|---|--------|--------|-------|-------|-------|----------|--------|------------|
| P 1 | - | Retail | Direct | 1,767 | 1,767 | 1,767 | Withheld | Vacant | Negotiable |
|-----|---|--------|--------|-------|-------|-------|----------|--------|------------|

Frontline Real Estate Partners: Matt Tarshis (847) 542-9058, Andrew Rubin (224) 628-4005, Zack Pearlstein (847) 275-6106, Andrew Slovis (847) 989-6020, Andrew Picchietti (847) 602-2005

|     |   |        |        |       |       |       |          |        |            |
|-----|---|--------|--------|-------|-------|-------|----------|--------|------------|
| P 1 | - | Retail | Direct | 1,188 | 1,188 | 1,188 | Withheld | Vacant | Negotiable |
|-----|---|--------|--------|-------|-------|-------|----------|--------|------------|

Frontline Real Estate Partners: Matt Tarshis (847) 542-9058, Andrew Rubin (224) 628-4005, Zack Pearlstein (847) 275-6106, Andrew Slovis (847) 989-6020, Andrew Picchietti (847) 602-2005

|     |   |        |        |       |       |       |          |        |            |
|-----|---|--------|--------|-------|-------|-------|----------|--------|------------|
| P 1 | - | Retail | Direct | 1,132 | 1,132 | 1,132 | Withheld | Vacant | Negotiable |
|-----|---|--------|--------|-------|-------|-------|----------|--------|------------|







# 401 N Riverside Dr - Riverside Plaza

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

## Available Spaces (Continued)

| Floor                                                                                                                                                                                    | Suite | Use | Type | SF Available | Floor<br>Contiguous | Building<br>Contiguous | Rent/SF/Year | Occupancy | Term |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----|------|--------------|---------------------|------------------------|--------------|-----------|------|
| Frontline Real Estate Partners: Matt Tarshis (847) 542-9058, Andrew Rubin (224) 628-4005, Zack Pearlstein (847) 275-6106, Andrew Slovis (847) 989-6020, Andrew Picchietti (847) 602-2005 |       |     |      |              |                     |                        |              |           |      |

Riverside Plaza presents a prime leasing opportunity in the heart of Gurnee's thriving commercial corridor. Strategically located at 401 N Riverside Drive, just north of Grand Avenue (IL-132) and less than a mile from I-94, this neighborhood shopping center offers unmatched visibility and access. With traffic counts nearing 39,000 vehicles per day, the center benefits from its proximity to major regional attractions including Gurnee Mills, Great Wolf Lodge, and Six Flags Great America—ensuring a steady stream of consumer activity year-round.

The plaza features a diverse tenant mix including Dairy Queen, Stevens' Restaurant & Bar, Riverside Cafe, and Tacos El Norte, creating a vibrant and well-trafficked environment. Available suites range from 1,132 to 4,584 square feet, ideal for retail, service, or medical users seeking exposure in a high-demand trade area. The property boasts ample surface parking (approx. 400 spaces), prominent pylon signage, and strong co-tenancy synergy.

Surrounding national retailers such as Walmart, Target, The Home Depot, Best Buy, ALDI, and Kohl's further enhance the location's draw. With a local population exceeding 434,000 within a 10-mile radius and average household incomes above \$125,000 in the immediate area, Riverside Plaza offers a compelling opportunity for businesses targeting affluent suburban consumers.

## Previous Sale

|            |             |             |                   |
|------------|-------------|-------------|-------------------|
| Sale Date  | 10/31/2025  | Sale Type   | Investment        |
| Sale Price | \$7,500,000 | Comp Status | Research Complete |
| Comp ID    | 7456535     |             |                   |

## Transportation

|                     |                                                                                                                                                                                                                                                                                                                                          |  |              |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------|
| Parking Details     | 3.39/1,000 SF; 200 Surface Spaces                                                                                                                                                                                                                                                                                                        |  |              |
| Traffic Volume      | 13,416 on North Milwaukee Avenue (2026); 21,246 on Cty W20 (2026); 16,715 on Washington Street (2026); 12,669 on Woodlake Blvd (2026); 775 on Milwaukee Ave (2026); 20,731 on Springhaven Dr (2026); 15,668 on Milwaukee Ave (2026); 6,978 on South Rd (2026); 13,205 on Milwaukee Avenue (2026); 14,173 on North Riverside Drive (2026) |  |              |
| Frontage            | 1,680' on Riverside Road                                                                                                                                                                                                                                                                                                                 |  |              |
| Commuter Rail       | Waukegan                                                                                                                                                                                                                                                                                                                                 |  | 12 min drive |
|                     | North Chicago                                                                                                                                                                                                                                                                                                                            |  | 14 min drive |
| Airport             | Chicago O'Hare International                                                                                                                                                                                                                                                                                                             |  | 41 min drive |
| Pedestrian Friendly | 40 - Fairly friendly                                                                                                                                                                                                                                                                                                                     |  |              |
| Cycling Friendly    | 70 - Moderately friendly                                                                                                                                                                                                                                                                                                                 |  |              |
| Car Friendly        | 100 - Exceptionally friendly                                                                                                                                                                                                                                                                                                             |  |              |
| Transit Friendly    | 30 - Somewhat friendly                                                                                                                                                                                                                                                                                                                   |  |              |

## Tenants

| Tenant Name           | Floor | SF Occupied | Employees | Move Date | Expiration |
|-----------------------|-------|-------------|-----------|-----------|------------|
| Stevens               | 1     | 7,139       | 25        | Jun 2014  | -          |
| Tacos El Norte Gurnee | 1     | 3,500       | 15        | Jul 2016  | -          |
| Repeat Street Inc     | 1     | 3,000       | 1         | Jul 2016  | -          |
| United Grocers Gurnee | 1     | 3,000       | 2         | May 2018  | -          |
| Dairy Queen           | 1     | 2,500       | -         | Feb 2022  | -          |

Showing 5 of 22 Tenants





# 5101 Washington St - Saratoga Square

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

## Property Summary

|                |                                   |
|----------------|-----------------------------------|
| Center Type    | Neighborhood Center               |
| GLA (% Leased) | 113,170 SF (97.3%)                |
| Built          | 1990                              |
| Tenancy        | Multiple                          |
| Available      | 200 - 5,100 SF                    |
| Max Contiguous | 2,800 SF                          |
| Asking Rent    | Withheld                          |
| Frontage       | 280' on Milwaukee Ave             |
| Frontage       | 287' on Washington St             |
| Parking Spaces | 3.50/1,000 SF; 381 Surface Spaces |



## Property Details

|              |                      |        |                         |
|--------------|----------------------|--------|-------------------------|
| Land Area    | 6.57 AC (286,102 SF) | Zoning | C-2                     |
| Building FAR | 0.40                 | Parcel | 07-22-400-026 (+1 more) |

## Available Spaces

| Floor | Suite | Use           | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|---------------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P 1   | 24    | Office/Retail | Direct | 2,000        | 2,000            | 2,000               | Withheld     | 30 Days   | Negotiable |

Marling Management, Inc.: Mike Marling (224) 629-6061

## Transportation

|                     |                                                                                                                                                                                                                                                                                                   |              |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Parking Details     | 3.50/1,000 SF; 381 Surface Spaces                                                                                                                                                                                                                                                                 |              |
| Traffic Volume      | 21,246 on Cty W20 (2026); 16,715 on Washington Street (2026); 12,669 on Woodlake Blvd (2026); 13,416 on North Milwaukee Avenue (2026); 13,205 on Milwaukee Avenue (2026); 775 on Milwaukee Ave (2026); 13,167 on Milwaukee Avenue (2026); 20,731 on Springhaven Dr (2026); 17,352 on I- 94 (2026) |              |
| Frontage            | 280' on Milwaukee Ave; 287' on Washington St                                                                                                                                                                                                                                                      |              |
| Commuter Rail       | Libertyville                                                                                                                                                                                                                                                                                      | 10 min drive |
|                     | Waukegan                                                                                                                                                                                                                                                                                          | 13 min drive |
| Airport             | Chicago O'Hare International                                                                                                                                                                                                                                                                      | 41 min drive |
| Pedestrian Friendly | 40 - Fairly friendly                                                                                                                                                                                                                                                                              |              |
| Cycling Friendly    | 70 - Moderately friendly                                                                                                                                                                                                                                                                          |              |
| Car Friendly        | 100 - Exceptionally friendly                                                                                                                                                                                                                                                                      |              |
| Transit Friendly    | 30 - Somewhat friendly                                                                                                                                                                                                                                                                            |              |

## Tenants

| Tenant Name                     | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------------------------|-------|-------------|-----------|-----------|------------|
| AccuVISION                      | 1     | 5,000       | 6         | Jun 2019  | -          |
| East Meets West Therapeutics    | 1     | 3,775       | 2         | Jul 2024  | -          |
| Chicago Title Insurance Company | Unkwn | 3,500       | -         | Sep 2022  | -          |
| WG Technologies                 | 1     | 3,425       | 22        | Jan 2022  | -          |





# 5101 Washington St - Saratoga Square

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

## Tenants (Continued)

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------|-------|-------------|-----------|-----------|------------|
| ALC MedSpa  | 1     | 2,500       | 6         | May 2018  | -          |

Showing 5 of 29 Tenants

## Property Notes

- \* High traffic location
- \* Upscale specialty shops and professional offices/services



# 1680 N Delany Rd

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

## Property Summary

|                |                                  |
|----------------|----------------------------------|
| RBA (% Leased) | 5,547 SF (0.0%)                  |
| Built          | 1993                             |
| Stories        | 1                                |
| Typical Floor  | 5,547 SF                         |
| Tenancy        | Single                           |
| Available      | 5,547 SF                         |
| Max Contiguous | 5,547 SF                         |
| Asking Rent    | \$14.25 SF/Year/NNN              |
| Parking Spaces | 3.79/1,000 SF; 21 Surface Spaces |



## Property Details

|                |                     |        |               |
|----------------|---------------------|--------|---------------|
| Land Area      | 1.00 AC (43,560 SF) | Zoning | I-2           |
| Building FAR   | 0.13                | Parcel | 07-14-200-026 |
| Owner Occupied | No                  |        |               |

## Available Spaces

| Floor | Suite | Use           | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|---------------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| E 1   | -     | Office/Retail | Direct | 5,547        | 5,547            | 5,547               | \$14.25 NNN  | Vacant    | Negotiable |

Edgemark Commercial Real Estate Services LLC: Jeffrey Kowal (630) 235-3319

21 Parking Spaces

Lighted Monument Signage on Delany Rd.

## For Sale Summary

|              |                          |             |                |
|--------------|--------------------------|-------------|----------------|
| Asking Price | \$967,000 (\$174.33/SF)  | Land        | 1.00 AC        |
| Status       | Active                   | Built       | 1993           |
| Sale Type    | Investment or Owner User | On Market   | 448 Days       |
| RBA          | 5,547 SF (0.0%)          | Last Update | August 7, 2026 |

Edgemark Commercial Real Estate Services LLC: Jeffrey Kowal (630) 235-3319

## Transportation

|                     |                                                                                                                                                                                                                                                                                                      |  |              |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------|
| Parking Details     | 3.79/1,000 SF; 21 Surface Spaces                                                                                                                                                                                                                                                                     |  |              |
| Traffic Volume      | 24,491 on Porett Dr (2026); 23,717 on N Barberry Ln (2026); 2,912 on Cty W27 (2026); 24,028 on N Barberry Ln (2026); 4,175 on Cty W27 (2026); 24,115 on St Paul Ave (2026); 24,018 on St Paul Ave (2026); 24,539 on Grove Ave (2026); 32,096 on Skokie Highway (2026); 22,658 on N Skokie Hwy (2026) |  |              |
| Commuter Rail       | Waukegan                                                                                                                                                                                                                                                                                             |  | 11 min drive |
|                     | North Chicago                                                                                                                                                                                                                                                                                        |  | 12 min drive |
| Airport             | Chicago O'Hare International                                                                                                                                                                                                                                                                         |  | 42 min drive |
| Pedestrian Friendly | 50 - Fairly friendly                                                                                                                                                                                                                                                                                 |  |              |
| Cycling Friendly    | 70 - Moderately friendly                                                                                                                                                                                                                                                                             |  |              |
| Car Friendly        | 100 - Exceptionally friendly                                                                                                                                                                                                                                                                         |  |              |



# 1680 N Delany Rd

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Office

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## Transportation (Continued)

Transit Friendly

30 - Somewhat friendly

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## Property Notes

Excellent identity with exposure right off Delany Road in Gurnee. Great for professional groups, medical/dental users, research and development, education institute, PR firms and other businesses.



# 34491 N Old Walnut Cir - Delaware Commons

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

## Property Summary

|                |                                  |
|----------------|----------------------------------|
| Center Type    | Strip Center                     |
| GLA (% Leased) | 10,000 SF (70.0%)                |
| Built          | 1998                             |
| Tenancy        | Multiple                         |
| Available      | 1,500 - 3,000 SF                 |
| Max Contiguous | 1,500 SF                         |
| Asking Rent    | \$15.00 SF/Year/NNN              |
| Frontage       | 99' on Old Walnut                |
| Parking Spaces | 6.00/1,000 SF; 60 Surface Spaces |



## Property Details

|              |                     |        |                           |
|--------------|---------------------|--------|---------------------------|
| Land Area    | 1.41 AC (61,420 SF) | Zoning | Unincorporated Lake Count |
| Building FAR | 0.16                | Parcel | 07-19-401-280             |

## Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P 1   | B     | Retail | Direct | 1,500        | 1,500            | 1,500               | \$15.00 NNN  | Vacant    | Negotiable |

Real Commercial Broker LLC - Naperville: Robb Satten (847) 875-8201

Exceptional opportunity to establish or expand your business in a 1,500 square foot commercial unit located within Delaware Commons, a well-positioned neighborhood retail center serving the surrounding residential communities. This highly visible space is currently configured as a Cleaners and offers an open layout that can be easily modified to accommodate a wide variety of professional, medical, retail, sports, or service-oriented uses. Situated in a high-traffic commercial corridor, the property benefits from excellent exposure with traffic counts exceeding 23,000 vehicles per day, providing strong visibility and continuous daily consumer activity. The center's convenient access and prominent positioning make it an ideal location for businesses seeking both visibility and accessibility. With approximately 1,500 square feet of adaptable interior space, the property allows tenants or owners to design an efficient workspace that supports productivity and customer engagement. Located within unincorporated Lake County, the property serves a well-established and growing residential population. The surrounding area is supported by a mix of local businesses that contribute to a vibrant commercial environment and create natural synergy among tenants within the center. The property also benefits from its proximity to Warren Township School District, providing an additional customer base from nearby families, students, and faculty. This strategic location within a busy neighborhood corridor makes the property well suited for businesses looking to serve the local community while benefiting from strong drive-by visibility. Delaware Commons has established itself as a convenient neighborhood destination where local businesses

can thrive together. The combination of steady traffic counts, strong visibility, and proximity to residential neighborhoods makes this space a valuable opportunity for entrepreneurs, professionals, and growing businesses. Whether you are seeking to relocate an existing practice, open a new office, or establish a retail or service concept, this versatile commercial space provides the flexibility and exposure needed to support long-term success.

## Previous Sale

|            |             |                 |                   |
|------------|-------------|-----------------|-------------------|
| Sale Date  | 7/27/2021   | Sale Type       | Investment        |
| Sale Price | \$1,640,000 | Comp Status     | Research Complete |
| Comp ID    | 5712778     | Actual Cap Rate | 8.8%              |

Buyer Broker: SRS Real Estate Partners: Sean Lutz (312) 437-8598

Seller Broker: Marcus & Millichap: Sean Sharko (630) 347-9050, Austin Weisenbeck (312) 502-7733, Steven Weinstock (248) 245-8686

Seller Broker: SRS National Net Lease: Matthew Mousavi (714) 404-8849, Patrick Luther (480) 221-4221





# 34491 N Old Walnut Cir - Delaware Commons

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

## Transportation

|                     |                                                                                                                                                                                                                                                                         |  |              |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------|
| Parking Details     | 6.00/1,000 SF; 60 Surface Spaces                                                                                                                                                                                                                                        |  |              |
| Traffic Volume      | 20,006 on Old Walnut Cir (2026); 21,726 on Almond Rd (2026); 6,885 on Cascade Way (2026); 6,821 on Julie Ln (2026); 740 on Almond Rd (2026); 5,223 on Julie Ln (2026); 20,006 on Cty A22 (2026); 19,266 on US 45 (2026); 19,552 on US 45 (2026); 19,266 on US 45 (2026) |  |              |
| Frontage            | 99' on Old Walnut                                                                                                                                                                                                                                                       |  |              |
| Commuter Rail       | Washington St (Grayslake)                                                                                                                                                                                                                                               |  | 8 min drive  |
|                     | Prairie Crossing                                                                                                                                                                                                                                                        |  | 10 min drive |
| Airport             | Chicago O'Hare International                                                                                                                                                                                                                                            |  | 44 min drive |
| Pedestrian Friendly | 40 - Fairly friendly                                                                                                                                                                                                                                                    |  |              |
| Cycling Friendly    | 60 - Moderately friendly                                                                                                                                                                                                                                                |  |              |
| Car Friendly        | 100 - Exceptionally friendly                                                                                                                                                                                                                                            |  |              |
| Transit Friendly    | 30 - Somewhat friendly                                                                                                                                                                                                                                                  |  |              |

## Tenants

| Tenant Name         | Floor | SF Occupied | Employees | Move Date | Expiration |
|---------------------|-------|-------------|-----------|-----------|------------|
| Moshi's Tobacco     | 1     | 2,500       | -         | Jan 2023  | -          |
| Gurnee Dental Care  | 1     | 1,500       | 5         | Jul 2016  | -          |
| Leo's Chicago Grill | 1     | 1,500       | -         | Dec 2018  | Dec 2028   |
| Liberty Cleaners    | 1     | 1,500       | 3         | Oct 2009  | -          |
| Eye Level Education | 1     | 1,000       | -         | Oct 2013  | -          |

Showing 5 of 7 Tenants





# 6116 Grand Ave - Gurnee Mills

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

## Property Summary

|                |                                  |
|----------------|----------------------------------|
| Center Type    | Super Regional Mall              |
| GLA (% Leased) | 78,630 SF (0.0%)                 |
| Built          | 1991                             |
| Tenancy        | Single                           |
| Available      | 78,630 SF                        |
| Max Contiguous | 78,630 SF                        |
| Asking Rent    | Withheld                         |
| Frontage       | 724' on Gurnee Mills Circle East |



## Property Details

|              |                      |        |               |
|--------------|----------------------|--------|---------------|
| Land Area    | 8.01 AC (348,916 SF) | Zoning | C-6           |
| Building FAR | 0.23                 | Parcel | 07-09-301-009 |

## Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P 1   | -     | Retail | Direct | 78,630       | 78,630           | 78,630              | Withheld     | Vacant    | Negotiable |

CBRE: Sean McCourt (734) 272-3419, Alex Corno (440) 591-7429

## Previous Sale

|            |             |                 |                   |
|------------|-------------|-----------------|-------------------|
| Sale Date  | 8/15/1997   | Comp Status     | Research Complete |
| Sale Price | \$4,174,893 | Sale Conditions | Sale Leaseback    |
| Comp ID    | 261204      |                 |                   |

## Transportation

|                     |                                                                                                                                                                                                                                                                                             |  |              |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------|
| Traffic Volume      | 64,429 on Tri-State Tollway (2026); 42,051 on Tri State Pkwy (2026); 36,491 on Grand Avenue (2026); 70,603 on Grand Ave (2026); 3,234 on Grand Ave (2026); 594 on Hancock Ln (2026); 36,491 on Grand Avenue (2026); 42,051 on Gurnee Mills Cir W (2026); 70,380 on Stearns School Rd (2026) |  |              |
| Frontage            | 724' on Gurnee Mills Circle East                                                                                                                                                                                                                                                            |  |              |
| Commuter Rail       | Washington St (Grayslake)                                                                                                                                                                                                                                                                   |  | 15 min drive |
|                     | Prairie Crossing                                                                                                                                                                                                                                                                            |  | 17 min drive |
| Airport             | Chicago O'Hare International                                                                                                                                                                                                                                                                |  | 42 min drive |
| Pedestrian Friendly | 40 - Fairly friendly                                                                                                                                                                                                                                                                        |  |              |
| Cycling Friendly    | 50 - Fairly friendly                                                                                                                                                                                                                                                                        |  |              |
| Car Friendly        | 100 - Exceptionally friendly                                                                                                                                                                                                                                                                |  |              |
| Transit Friendly    | 10 - Not friendly                                                                                                                                                                                                                                                                           |  |              |



# 6116 Grand Ave - Gurnee Mills

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

## Tenants

| Tenant Name       | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------------|-------|-------------|-----------|-----------|------------|
| Victoria's Secret | 1     | 6,942       | -         | Jul 2026  | -          |

Showing 1 of 1 Tenants



# 6901-6971 Grand Ave - Gurnee Town Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

## Property Summary

|                |                                   |
|----------------|-----------------------------------|
| Center Type    | Community Center                  |
| GLA (% Leased) | 145,376 SF (96.4%)                |
| Built          | 2002                              |
| Tenancy        | Multiple                          |
| Available      | 5,250 SF                          |
| Max Contiguous | 5,250 SF                          |
| Asking Rent    | Withheld                          |
| Frontage       | 1,162' on Grand Ave               |
| Parking Spaces | 3.74/1,000 SF; 545 Surface Spaces |



## Property Details

|              |                       |        |               |
|--------------|-----------------------|--------|---------------|
| Land Area    | 20.98 AC (913,889 SF) | Zoning | C-2 PUD       |
| Building FAR | 0.16                  | Parcel | 07-17-101-011 |

## Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|--------|--------|--------------|------------------|---------------------|--------------|-----------|------------|
| P 1   | 8     | Retail | Direct | 5,250        | 5,250            | 5,250               | Withheld     | Vacant    | Negotiable |

Mid-America Real Estate Corp.: Brendan Reedy (312) 404-7768, Jimmy Danaher (630) 954-7238, Griffin Fleming (630) 954-7320

## Previous Sale

|            |            |                 |                     |
|------------|------------|-----------------|---------------------|
| Sale Date  | 10/22/2021 | Sale Type       | Investment          |
| Sale Price | Withheld   | Comp Status     | Research Complete   |
| Comp ID    | 5899624    | Sale Conditions | Bulk/Portfolio Sale |

## Transportation

|                     |                                                                                                                                                                                                                                                                                                                       |  |              |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------|
| Parking Details     | 3.74/1,000 SF; 545 Surface Spaces                                                                                                                                                                                                                                                                                     |  |              |
| Traffic Volume      | 37,012 on Grand Avenue (2026); 37,012 on Grand Avenue (2026); 3,592 on Suffolk Ct (2026); 4,016 on W Woodland Ter (2026); 4,790 on Inglenook Ln (2026); 21,650 on Hunt Club Rd (2026); 3,764 on W Woodland Ter (2026); 13,490 on Westbrook Ln (2026); 23,465 on Almond Rd (2026); 42,051 on Gurnee Mills Cir W (2026) |  |              |
| Frontage            | 1,162' on Grand Ave                                                                                                                                                                                                                                                                                                   |  |              |
| Commuter Rail       | Round Lake Beach                                                                                                                                                                                                                                                                                                      |  | 11 min drive |
|                     | Washington St (Grayslake)                                                                                                                                                                                                                                                                                             |  | 13 min drive |
| Airport             | Chicago O'Hare International                                                                                                                                                                                                                                                                                          |  | 43 min drive |
| Pedestrian Friendly | 50 - Fairly friendly                                                                                                                                                                                                                                                                                                  |  |              |
| Cycling Friendly    | 50 - Fairly friendly                                                                                                                                                                                                                                                                                                  |  |              |
| Car Friendly        | 90 - Exceptionally friendly                                                                                                                                                                                                                                                                                           |  |              |
| Transit Friendly    | 20 - Somewhat friendly                                                                                                                                                                                                                                                                                                |  |              |



# 6901-6971 Grand Ave - Gurnee Town Center

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Retail

## Tenants

| Tenant Name                          | Floor | SF Occupied | Employees | Move Date | Expiration |
|--------------------------------------|-------|-------------|-----------|-----------|------------|
| Binny's                              | 1     | 34,000      | 40        | Jun 2021  | -          |
| Ross Dress for Less                  | 1     | 25,090      | 40        | Jul 2012  | -          |
| Old Navy                             | 1     | 18,301      | 100       | Dec 2005  | -          |
| America's Best Contacts & Eyeglasses | 1     | 3,972       | 20        | Dec 2017  | -          |
| Hallmark                             | 1     | 3,000       | 20        | Oct 2019  | -          |

Showing 5 of 9 Tenants

## Property Summary

|                        |                    |
|------------------------|--------------------|
| Status                 | Proposed           |
| Built                  | September 2027     |
| Stories                | 1                  |
| Commercial Available   | 75,000 SF          |
| Commercial Asking Rent | Withheld           |
| Parking Spaces         | 680 Surface Spaces |



## Property Details

|                   |                         |        |                           |
|-------------------|-------------------------|--------|---------------------------|
| Land Area         | 44.18 AC (1,924,481 SF) | Zoning | Unincorporated Lake Count |
| Building FAR      | 0.04                    | Parcel | 07-22-300-008 (+16 more)  |
| Construction Type | Masonry                 |        |                           |

## Available Spaces

| Floor | Suite | Use    | Type   | SF Available | Floor<br>Contiguous | Building<br>Contiguous | Rent/SF/Year | Occupancy | Term       |
|-------|-------|--------|--------|--------------|---------------------|------------------------|--------------|-----------|------------|
| E 1   | -     | Retail | Direct | 75,000       | 75,000              | 75,000                 | Withheld     | 03/2027   | Negotiable |

Village of Gurnee: Ellen Dean (847) 651-8281

Concept 2 for the Triangle Redevelopment Site. This would feature a 75,000 square foot commercial asset featuring on 44.18 acres, 680 parking spaces, 220 residential units with 400 parking spaces, 52 golf bays with 312 parking spaces.

## Transportation

|                     |                                                                                                                                                                                                                                                                                                   |              |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Parking Details     | 680 Surface Spaces                                                                                                                                                                                                                                                                                |              |
| Traffic Volume      | 16,715 on Washington Street (2026); 12,669 on Woodlake Blvd (2026); 775 on Milwaukee Ave (2026); 13,416 on North Milwaukee Avenue (2026); 13,205 on Milwaukee Avenue (2026); 21,230 on I- 94 (2026); 13,167 on Milwaukee Avenue (2026); 21,246 on Cty W20 (2026); 103,309 on Washington St (2026) |              |
| Commuter Rail       | Libertyville                                                                                                                                                                                                                                                                                      | 10 min drive |
|                     | Prairie Crossing                                                                                                                                                                                                                                                                                  | 13 min drive |
| Airport             | Chicago O'Hare International                                                                                                                                                                                                                                                                      | 41 min drive |
| Pedestrian Friendly | 40 - Fairly friendly                                                                                                                                                                                                                                                                              |              |
| Cycling Friendly    | 30 - Somewhat friendly                                                                                                                                                                                                                                                                            |              |
| Car Friendly        | 100 - Exceptionally friendly                                                                                                                                                                                                                                                                      |              |
| Transit Friendly    | 20 - Somewhat friendly                                                                                                                                                                                                                                                                            |              |

## Property Notes

Concept 2 for the Triangle Redevelopment Site. This would feature a 75,000 square foot commercial asset featuring on 44.18 acres, 680 parking spaces, 220 residential units with 400 parking spaces, 52 golf bays with 312 parking spaces.