



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

For Lease Summary

Number of Spaces	2	% Leased	38.2%
Smallest Space	3,000 SF	Asking Rent	Withheld
Max Contiguous	19,000 SF	Office Available	19,000 SF
Total Available	38,000 SF	Retail Available	19,000 SF
Vacant	38,000 SF		

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
P 1	-	Office	Direct	3,000 - 19,000	19,000	19,000	Withheld	Vacant	Negotiable

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		

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





5320-5340 Grand Ave - Northern Lights Crossings

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



Retail

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		
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

Contacts

Type	Name	Location	Phone
Recorded Owner	Elnaggar Family Partnership Lp	Oak Brook, IL 60523	-
True Owner	Vemuri LLC	Tampa, FL 33637	(813) 399-7935



6030 Grand Ave - Chili's

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



Retail

Property Summary

GLA	5,635 SF
Built	1993
Tenancy	Single
Asking Rent	Withheld
Frontage	448' on Grand Ave
Parking Spaces	10.00/1,000 SF; 110 Surface Spaces



Property Details

Land Area	1.54 AC (67,082 SF)	Zoning	C-6
Building FAR	0.08	Parcel	07-16-103-037

For Sale Summary

Asking Price	\$3,050,000 (\$541.26/SF)	Built	1993
Status	Active	On Market	197 Days
Cap Rate	6.0%	Last Update	July 28, 2026
Sale Type	Investment	Sale Conditions	Investment Triple Net
Land	1.54 AC		

Previous Sale

Sale Date	11/23/2021	Sale Type	Investment
Sale Price	\$3,875,000	Comp Status	Research Complete
Comp ID	5808453		

Transportation

Parking Details	10.00/1,000 SF; 110 Surface Spaces		
Traffic Volume	33,488 on Grand Avenue (2026); 42,051 on Tri State Pkwy (2026); 3,234 on Grand Ave (2026); 36,491 on Grand Avenue (2026); 70,603 on Grand Ave (2026); 64,429 on Tri-State Tollway (2026); 42,051 on Gurnee Mills Cir W (2026); 55,367 on Grand Avenue (2026); 24,041 on I- 94 (2026)		
Frontage	448' on Grand Ave		
Commuter Rail	Washington St (Grayslake)		14 min drive
	Prairie Crossing		16 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		



6030 Grand Ave - Chili's

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



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Chili's Grill & Bar	1	5,331	45	Feb 2008	Nov 2027

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Mertens Llc	Yorkville, IL 60560	-
True Owner	Raymond & Susan Mertens	Yorkville, IL 60560	(630) 846-0083



6280 Grand Ave

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



Retail

Property Summary

GLA	6,272 SF
Built	1995
Tenancy	Single
Asking Rent	Withheld
Frontage	Grand Ave
Frontage	230' on Prairie Creek Dr
Parking Spaces	3.19/1,000 SF; 20 Surface Spaces



Property Details

Land Area	0.83 AC (36,155 SF)	Zoning	C-6
Building FAR	0.17	Parcel	07-16-103-044

For Sale Summary

Asking Price	\$995,000 (\$158.64/SF)	Built	1995
Status	Active	On Market	618 Days
Sale Type	Owner User	Last Update	August 2, 2026
Land	0.83 AC	Sale Conditions	Redevelopment Project

Transportation

Parking Details	3.19/1,000 SF; 20 Surface Spaces		
Traffic Volume	36,491 on Grand Avenue (2026); 42,051 on Tri State Pkwy (2026); 3,234 on Grand Ave (2026); 36,491 on Grand Avenue (2026); 42,051 on Gurnee Mills Cir W (2026); 21,650 on Hunt Club Rd (2026); 13,490 on Westbrook Ln (2026); 64,429 on Tri-State Tollway (2026); 70,603 on Grand Ave (2026)		
Frontage	230' on Prairie Creek Dr		
Commuter Rail	Washington St (Grayslake)		14 min drive
	Prairie Crossing		16 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	40 - 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
Fastlane Lubemasters	1	6,272	6	Apr 2016	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Fastlane Lube Masters Inc	Gurnee, IL 60031	(847) 226-1170
True Owner	Fastlane Lube Masters Inc	Gurnee, IL 60031	(847) 226-1170





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

For Lease Summary

Number of Spaces	1	% Leased	84.2%
Smallest Space	1,901 SF	Asking Rent	Withheld
Max Contiguous	1,901 SF	Retail Available	1,901 SF
Vacant	1,901 SF		

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

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

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		





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

Contacts

Type	Name	Location	Phone
True Owner	Klafl Realty, LP	Chicago, IL 60601	(312) 360-1234



3550 W Grand Ave - Harbor Freight Tools

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



Retail

Property Summary

GLA	20,568 SF
Built/Renovated	1975/2018
Tenancy	Single
Asking Rent	Withheld
Frontage	180' on Grand Ave
Parking Spaces	2.38/1,000 SF; 49 Surface Spaces



Property Details

Land Area	1.50 AC (65,340 SF)	Zoning	EGG
Building FAR	0.31	Parcel	07-13-421-006

For Sale Summary

Asking Price	\$1,654,510 (\$80.44/SF)	Land	1.50 AC
Status	Active	Built/Renovated	1975/2018
Cap Rate	7.3%	On Market	28 Days
Sale Type	Investment	Last Update	July 27, 2026

Previous Sale

Sale Date	1/28/2020	Comp Status	Research Complete
Sale Price	\$1,450,000	Actual Cap Rate	8.7%
Comp ID	5035192	Sale Conditions	Investment Triple Net
Sale Type	Investment		

Transportation

Parking Details	2.38/1,000 SF; 49 Surface Spaces		
Traffic Volume	26,228 on Grand Avenue (2026); 23,227 on Blvd View St (2026); 1,683 on Grandview Ave (2026); 23,957 on Magnolia Ave (2026); 4,879 on Grandview Ave (2026); 21,647 on Oakwood Ave (2026); 21,937 on Grand Ave (2026); 4,879 on Grandville Ave (2026); 4,944 on Magnolia Ave (2026); 29,857 on Grand Avenue (2026)		
Frontage	180' on Grand Ave		
Commuter Rail	Waukegan		9 min drive
	North Chicago		11 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	60 - Moderately friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		



3550 W Grand Ave - Harbor Freight Tools

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



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Harbor Freight Tools	1	20,568	15	Apr 2014	Jun 2034

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Prep Hardware-gurnee Llc	Park City, UT 84060	-



6050 Gurnee Mills Cir E

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



Retail

Property Summary

GLA	44,880 SF
Built	1992
Tenancy	Single
Asking Rent	Withheld
Frontage	Gurnee Mills Cir
Frontage	387' on Gurnee Mills Circle East
Parking Spaces	6.42/1,000 SF; 288 Surface Spaces



Property Details

Land Area	2.34 AC (101,830 SF)	Zoning	C-6 PUD
Building FAR	0.44	Parcel	07-16-201-008

For Sale Summary

Asking Price	\$7,530,000 (\$167.78/SF)	Built	1992
Status	Active	On Market	176 Days
Cap Rate	7.0%	Last Update	February 18, 2026
Sale Type	Investment	Sale Conditions	Investment Triple Net
Land	2.34 AC		

Previous Sale

Sale Date	7/11/2019	Sale Type	Investment
Sale Price	\$2,700,000	Comp Status	Research Complete
Comp ID	4833817	Sale Conditions	Redevelopment Project

Transportation

Parking Details	6.42/1,000 SF; 288 Surface Spaces		
Traffic Volume	33,488 on Grand Avenue (2026); 36,491 on Grand Avenue (2026); 42,051 on Tri State Pkwy (2026); 70,603 on Grand Ave (2026); 3,234 on Grand Ave (2026); 64,429 on Tri-State Tollway (2026); 55,367 on Grand Avenue (2026); 24,041 on I- 94 (2026); 1,066 on Tri-State Tollway (2026)		
Frontage	387' on Gurnee Mills Circle East		
Commuter Rail	Washington St (Grayslake)		14 min drive
	Prairie Crossing		16 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	10 - Not friendly		



6050 Gurnee Mills Cir E

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



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ashley	1	42,000	-	Jul 2026	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Crđ Gurnee li Llc	-	-
Recorded Owner	Joycemark Llc	-	-



7680 Grand Ave

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



Retail

Property Summary

GLA	7,052 SF
Built	1990
Tenancy	Single
Asking Rent	Withheld
Frontage	228' on Grand Avenue
Parking Spaces	9.49/1,000 SF; 74 Surface Spaces



Property Details

Land Area	0.94 AC (40,946 SF)	Zoning	C-2
Building FAR	0.17	Parcel	07-07-407-017

For Sale Summary

Asking Price	Withheld	Built	1990
Status	Active	On Market	252 Days
Sale Type	Investment	Last Update	July 2, 2026
Land	0.94 AC		

Transportation

Parking Details	9.49/1,000 SF; 74 Surface Spaces		
Traffic Volume	14,626 on West Grand Avenue (2026); 903 on N Linda Ln (2026); 23,465 on Almond Rd (2026); 33,412 on Grand Ave (2026); 22,723 on Scarborough Dr (2026); 903 on N Grand Oaks Ct (2026); 1,513 on N Grand Oaks Ct (2026); 14,626 on West Grand Avenue (2026); 4,016 on W Woodland Ter (2026); 3,764 on W Woodland Ter (2026)		
Frontage	228' on Grand Avenue		
Commuter Rail	Round Lake Beach		9 min drive
	Washington St (Grayslake)		11 min drive
Airport	Chicago O'Hare International		44 min drive
Pedestrian Friendly	40 - 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
Salutos Pizza & Pasta	1	7,052	-	Mar 2025	-

Showing 1 of 1 Tenants





7680 Grand Ave

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



Retail

Contacts

Type	Name	Location	Phone
Recorded Owner	Melody P Bode	Gurnee, IL 60031	-
True Owner	Melody Bode	Gurnee, IL 60031	(847) 828-6655