

RETAIL SPACES AVAILABLE FOR LEASE

3430 GRAND AVE
AVALONREAL.COM



GURNEE, IL



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- ✓ **TOTAL BUILDING SIZE: 10,000 SF**
- ✓ **SPACE AVAILABLE: 3,243-5,943 SF**
- ✓ **RENTAL RATE:**
\$22/SF NNN (INLINE SPACE)
- ✓ **CAM: \$6.40/SF**
- ✓ **TAXES: \$3.60/SF**

- ✓ **CO-TENANTS INCLUDES**
BIGGBY COFFEE, SURE STAFF
- ✓ **10 MINUTE DRIVE FROM**
GREAT WOLF LODGE, GURNEE
MILLS, AND SIX FLAGS
GREAT AMERICA

Information contained herein has been obtained from the property owner(s) or from other sources. We have no reason to doubt its accuracy, but do not guarantee it. This property may be broker owned.



UNIT 200-300

3,243 SF

UNIT 400

2,700 SF

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| <u>DEMOGRAPHICS</u> | <i>1 MILE</i> | <i>5 MILE</i> | <i>10 MILE</i> |
|--------------------------------|----------------------|----------------------|-----------------------|
| <i>Total Population</i> | 10,403 | 163,120 | 360,268 |
| <i>Total Households</i> | 3,863 | 55,272 | 125,839 |
| <i>Avg. HH Income</i> | \$73,787 | \$90,229 | \$114,081 |

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