

RETAIL SPACES AVAILABLE FOR LEASE

3430 GRAND AVE
AVALONREAL.COM



GURNEE, IL



JOSEPH C. SANTUCCI, MANAGING BROKER

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CARLO J. SANTUCCI, COMMERCIAL BROKER

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✓ TOTAL BUILDING SIZE: 10,000 SF

✓ CO-TENANTS INCLUDES

✓ SPACE AVAILABLE: 3,243-5,943 SF

BIGGBY COFFEE, SURE STAFF

✓ RENTAL RATE:

✓ 10 MINUTE DRIVE FROM

\$22/SF NNN (INLINE SPACE)

GREAT WOLF LODGE, GURNEE

✓ CAM: \$6.40/SF

MILLS, AND SIX FLAGS

✓ TAXES: \$3.60/SF

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

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