

# LAND FOR SALE

## 16530 W WASHINGTON ST

16530 WEST WASHINGTON ST, GURNEE, IL 60031



### Highlights

Sale Price:	\$1,550,000
Units:	2 Lots
Frontage:	370 ft
Available SF:	8.0 - 9.99 Acres
Lot Size:	10 Acres
Taxes	\$ 15,741.58
Parcel :	0721100042

### Property Description

☑ Prime Commercial Property in the Heart of Gurnee, IL

Rare Opportunity: 10 Acres at the Corner of Washington Street and Cemetery Road!

Welcome to an exceptional commercial property that promises endless potential in the heart of Gurnee, IL, nestled within the coveted township of Warren. This expansive 10-acre land parcel, strategically located at the corner of Washington Street and Cemetery Road, represents a golden opportunity for investors and entrepreneurs.

Gurnee, IL - Your Business Destination:  
Gurnee, IL, is a thriving community known for its robust economic landscape and strong local support for businesses. The township of Warren offers a welcoming environment for entrepreneurs, making this location an

**KELLER WILLIAMS NORTH SHORE WEST**  
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Each Office Independently Owned and Operated

#### PRESENTED BY:

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

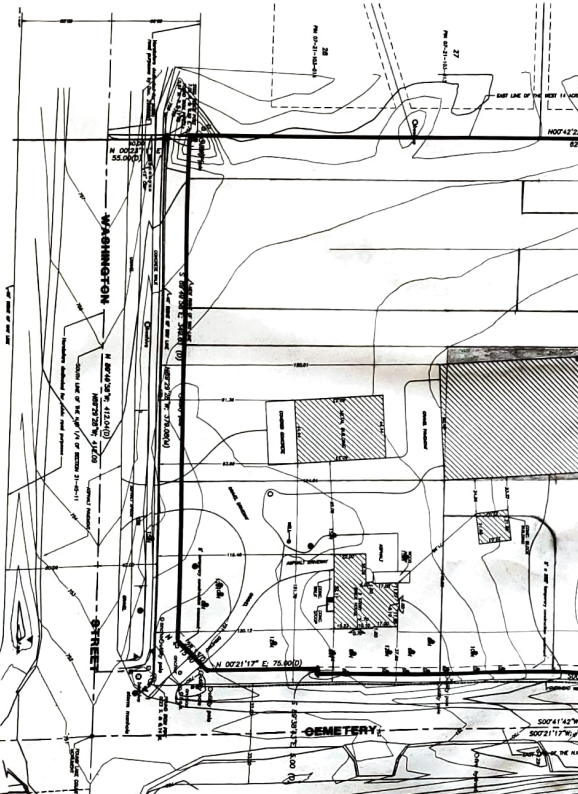
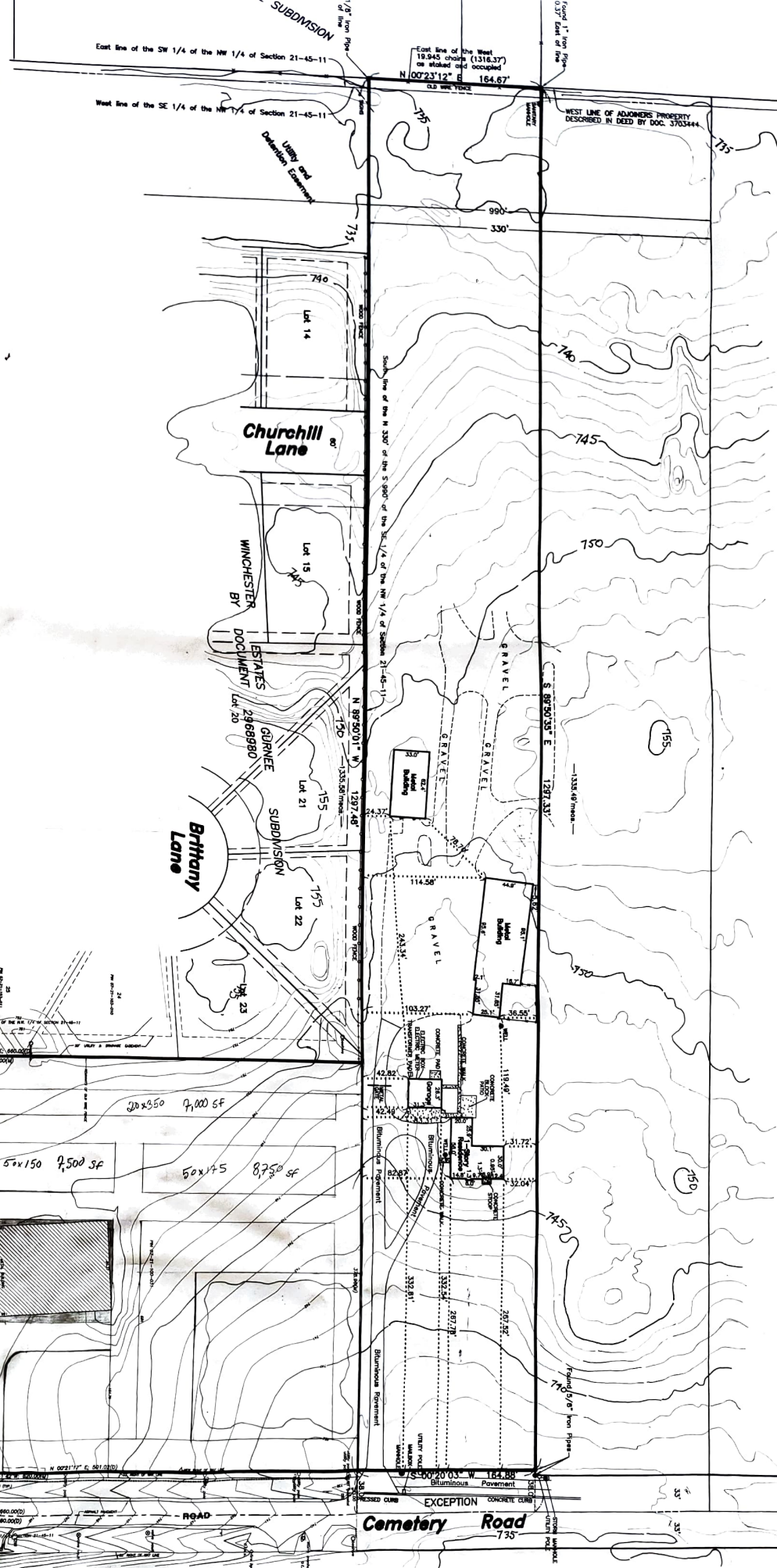
Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Keller Williams North Shore West makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Keller Williams North Shore West does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Keller Williams North Shore West in compliance with all applicable fair housing and equal opportunity laws.

Property  
of Washington Street & Cemetery Road

by R.E. Allen & Associates, Ltd. Dated November 20, 2012, Topography by Lake  
and Topography by Pakley Surveying Company, Ltd. dated May 30, 2003.

Scale: 1" = 50'-0"



Cemetery Road 735

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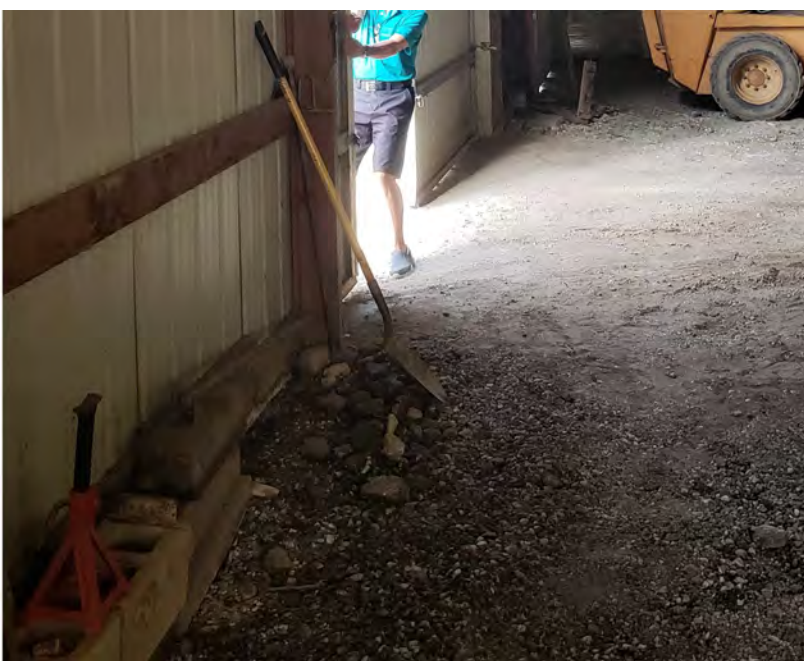
PROPERTY PHOTOS

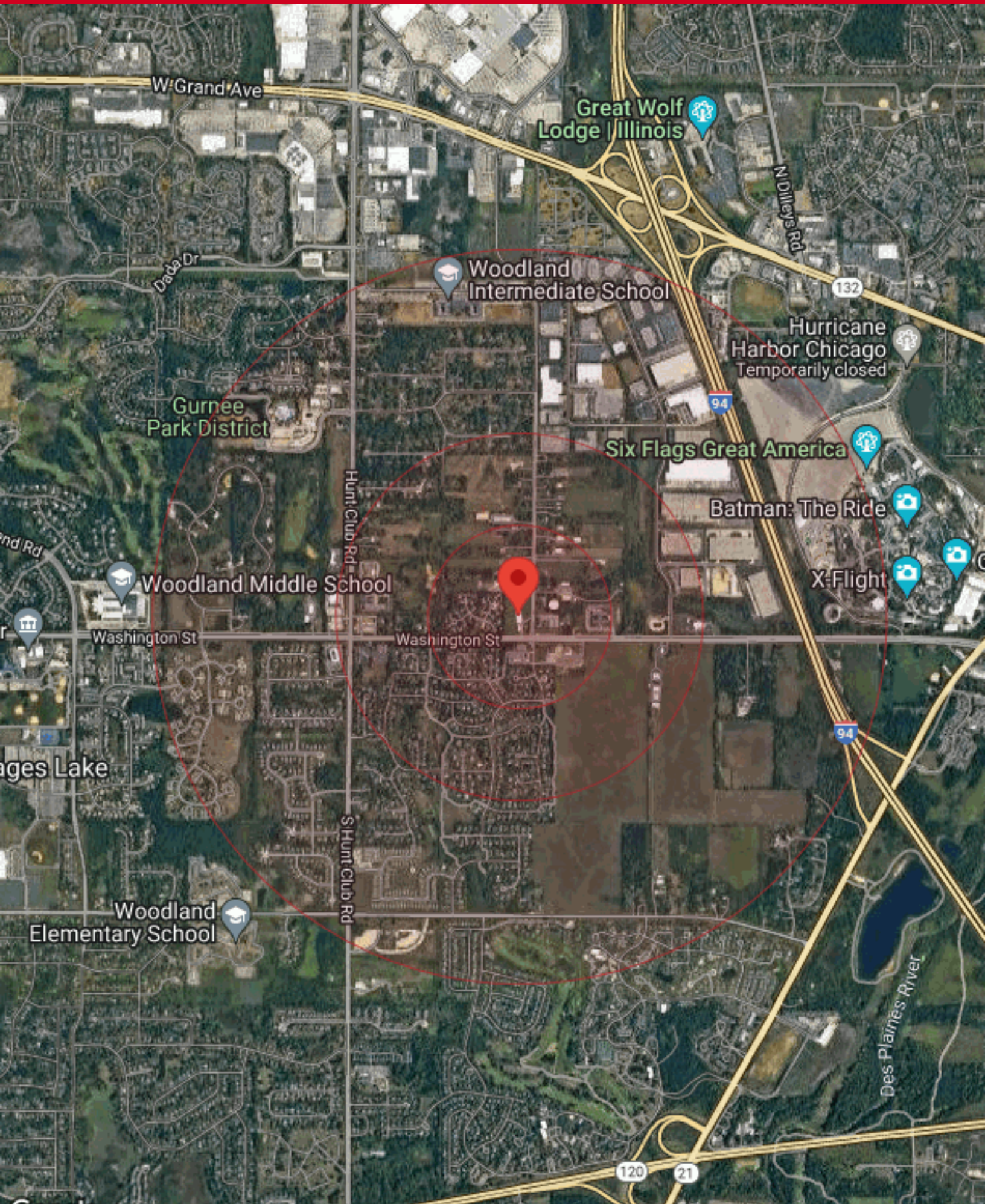


PROPERTY PHOTOS



PROPERTY PHOTOS





W Grand Ave

Great Wolf Lodge Illinois

N Dilleys Rd

Dada Dr

Woodland Intermediate School

132

Hurricane Harbor Chicago  
Temporarily closed

Gurnee Park District

Six Flags Great America

Batman: The Ride

X-Flight

Woodland Middle School

Hunt Club Rd

Washington St

Washington St

94

ages Lake

St Hunt Club Rd

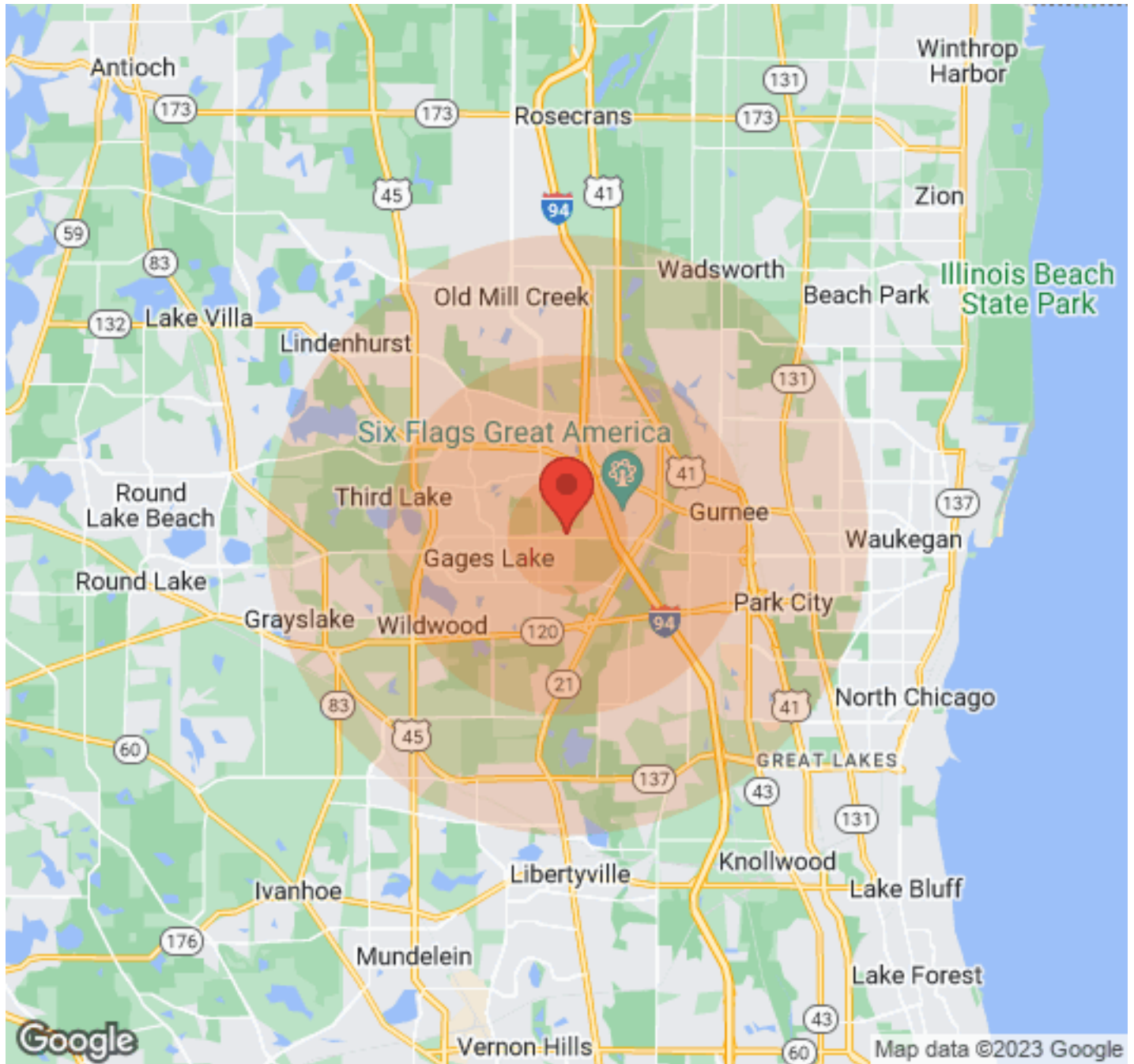
Woodland Elementary School

120

21

Des Plaines River

# DEMOGRAPHICS



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	2,658	26,482	63,938	Median	\$80,902	\$82,620	\$70,910
Female	2,818	27,688	67,182	< \$15,000	36	828	2,445
Total Population	5,476	54,170	131,120	\$15,000-\$24,999	117	1,128	3,336
				\$25,000-\$34,999	182	1,219	3,594
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	\$35,000-\$49,999	196	1,970	5,430
Ages 0-14	954	11,373	29,397	\$50,000-\$74,999	565	3,597	8,808
Ages 15-24	809	8,258	19,748	\$75,000-\$99,999	211	2,813	6,644
Ages 25-54	2,079	21,712	51,959	\$100,000-\$149,999	472	4,282	8,831
Ages 55-64	791	6,758	15,179	\$150,000-\$199,999	239	2,061	3,957
Ages 65+	843	6,069	14,837	> \$200,000	178	1,837	3,544
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	4,504	40,481	91,000	Total Units	2,226	21,206	49,519
Black	220	2,839	9,755	Occupied	2,140	20,171	46,756
Am In/AK Nat	N/A	27	180	Owner Occupied	1,891	15,347	33,833
Hawaiian	N/A	1	2	Renter Occupied	249	4,824	12,923
Hispanic	334	7,490	33,469	Vacant	86	1,035	2,763
Multi-Racial	488	9,228	39,510				