

SALE

HUNT CLUB PROFESSIONAL OFFICE BUILDING

6475 Washington St. Gurnee, IL 60031



PROPERTY DESCRIPTION

Paul Proano Properties has been exclusively chosen to market the well-known Hunt Club Professional Building in Gurnee, IL. The subject property is a six unit, 15,088 rentable square foot office building that is currently 77% percent occupied by four tenants. The weighted average lease term of the four tenants is over 7 years. All tenants are operating on triple net leases providing for minimal landlord responsibilities and include annual rent increases as a hedge against inflationary pressures. The two additional vacant suites gives a new potential owner immediate upside through stabilization. Also offered is the additional 20,137 SF or .46 of an acre of vacant buildable commercial land that site behind the parking lot that can be developed into another office property or even rezoned to residential.

OFFERING SUMMARY

Sale Price:	\$3,150,000
Cap Rate / Pro Forma Cap Rate	6% / 8%
Gross Leasable Area	15,088 SF
Year Built	2000
Lot Size	3.75 Acres
Parking	69 Surface Spaces +/-
Zoning:	C-2
APN:	07-21-301-067,07-21-301-068,07-21-301-069

Paul Proano
312 860 4043
paul@paulproanoproperties.com



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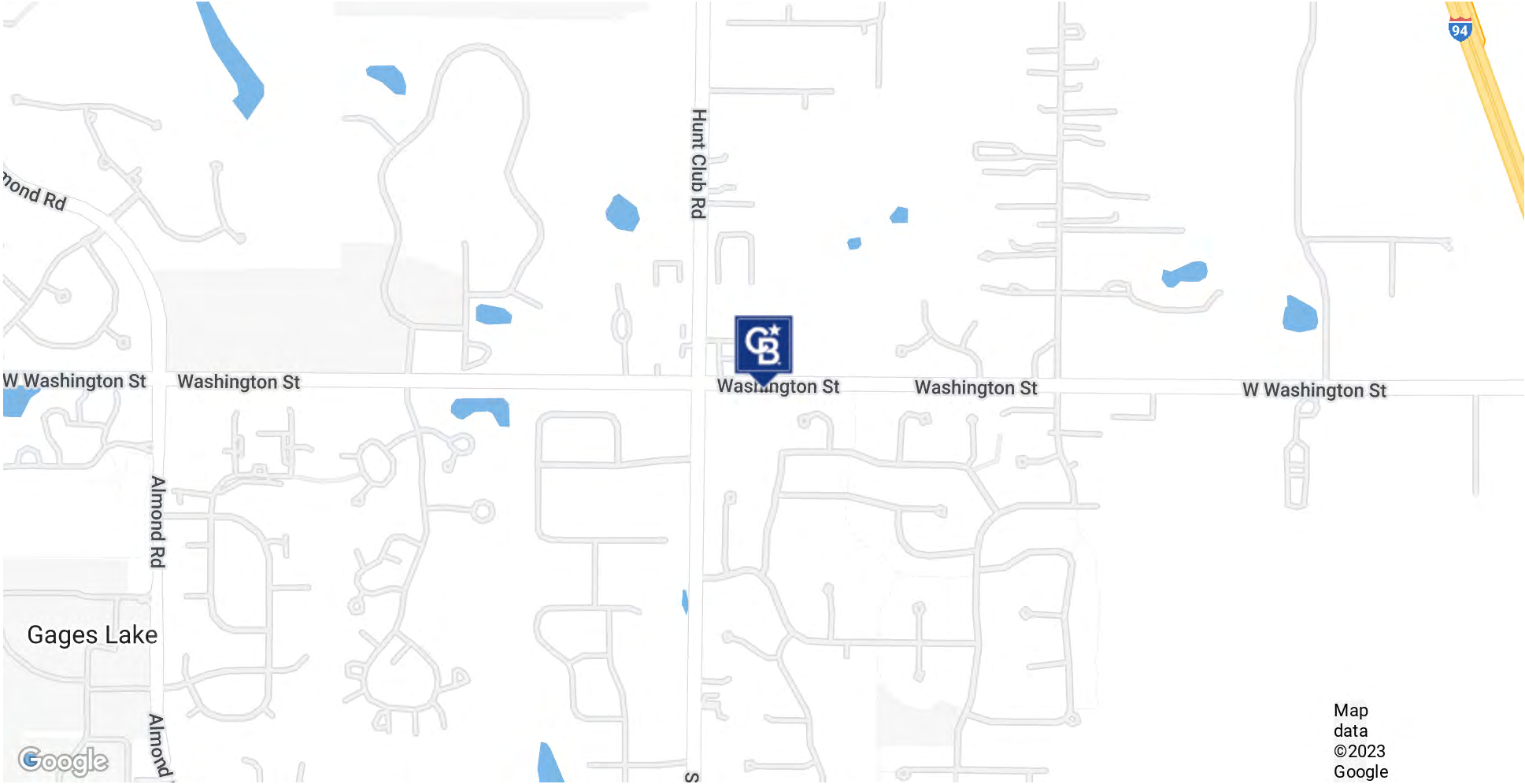
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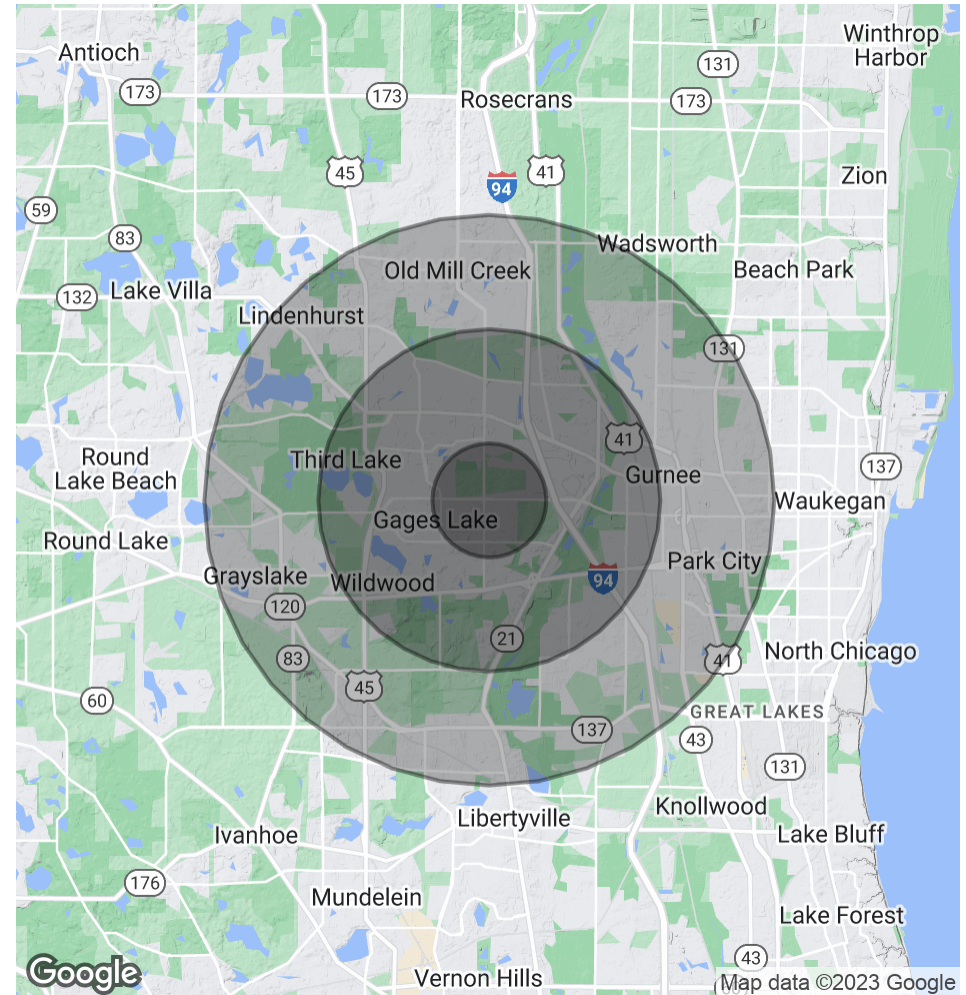
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,004	46,703	121,175
Average Age	41.2	39.9	38.7
Average Age (Male)	37.1	38.4	37.4
Average Age (Female)	43.4	41.4	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,908	18,106	46,280
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$132,507	\$123,991	\$114,167
Average House Value	\$324,629	\$273,397	\$241,174

* Demographic data derived from 2020 ACS - US Census



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