

NEC RIVERSIDE DR & WASHINGTON ST / GURNEE, IL

RIVERSIDE PLAZA OUTLOTS



Six Flags GREAT AMERICA
It's playtime![™]
1.9M VISITORS / YEAR

NORTH LOT
3.27 Acres

SOUTH LOT
2.87 Acres

WASHINGTON ST

RIVERSIDE DR

MILWAUKEE AVE

14,000

25,000

THE LEARNING EXPERIENCE
Academy of Early Education

Tacos El Norte

DQ

Sage

Bob Flower Studio

United Grocers Gurnee

The Bottom Line

shawarma King

Stevens's
a great place for steaks

SMS Staffing

RIVERSIDE CAFE
made fresh daily

Help at Home

Steele
Healthcare Corporation

ZUMA LAW LLC

advia
credit union

TLC MASSAGE & SPAS



PROPOSED OUTLOT CONFIGURATIONS

POTENTIAL PAD SIZES

SOUTH LOT

2.87 Acres

Lot A: 0.77 Acres

Lot B: 1.26 Acres

Lot C: 0.84 Acres

NORTH LOT

3.27 Acres

Lot D: 1.71 Acres

Lot E: 1.56 Acres



RIVERSIDE PLAZA OUTLOTS

NEC RIVERSIDE DR & WASHINGTON ST / GURNEE, IL

- Situated at the northeast corner of Washington St. and Milwaukee Ave, one of Gurnee's busiest intersections.
- Just minutes from Six Flags Great America, Gurnee Mills Mall, and major retail corridors.
- High visibility and traffic counts make it ideal for national tenants or local businesses.
- Located within a well-established shopping center.
- High tourist traffic due to Six Flags Great America and Gurnee Mills.



AVAILABILITY

South Lot

2.87 Acres
 Lot A: 0.77 Acres
 Lot B: 1.26 Acres
 Lot C: 0.84 Acres

North Lot

3.27 Acres
 Lot D: 1.71 Acres
 Lot E: 1.56 Acres

AREA TENANTS



DEMOGRAPHICS WITHIN 5 MILES



171,165
 Total Population



\$ 122,974
 Avg HH Income



164,961
 Daytime Population



GURNEE, ILLINOIS



Six Flags GREAT AMERICA
It's playtime!™

1.9M Visits Per Year
- Placer.ai

GURNEE MILLS™
A SIMON CENTER

4.5M Visits Per Year
- Placer.ai

1.78M Square Feet



103,900 VPD

Connection to Chicago & Surrounding Communities



CONTACT US

RIVERSIDE PLAZA OUTLOTS

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MID-AMERICA[®]
Real Estate Corporation