

# RETAIL SPACE AVAILABLE FOR LEASE

3430 GRAND AVE  
AVALONREAL.COM



**GURNEE, IL**



**JOSEPH C. SANTUCCI, MANAGING BROKER**  
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- ✓ **TOTAL BUILDING SIZE: 10,000 SF**
- ✓ **SPACE AVAILABLE: 1,500-5,943 SF**
- ✓ **RENTAL RATE: \$22/SF MODIFIED GROSS**
- ✓ **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	1,500 SF
UNIT 300	3,243 SF
UNIT 400	2,700 SF

RETAIL SPACE

3430 Grand Ave  
Gurnee, IL



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

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