

HUNT CLUB PROFESSIONAL BUILDING FOR SALE

6475 Washington St. Gurnee, IL 60031



PROPERTY DESCRIPTION

The Hunt Club Professional Building in Gurnee, IL, offers a prime investment opportunity in a high-demand location. Built in 2000, this six-unit, 15,088-square-foot office building is in close proximity to I-94 and just two miles from major attractions such as Gurnee Mills Mall and Great America, ensuring strong tenant demand. The property benefits from a solid tenant base, providing reliable cash flow, with most tenants under triple net (NNN) agreements, minimizing landlord responsibilities while annual rent increases offer protection against inflation.

Recent property upgrades further enhance its appeal, including a new roof installed in 2020, updated signage in 2021, and a new common area HVAC unit, ensuring modern, efficient building operations. The parking lot was repaved and striped in 2023, providing a fresh and professional look. Additionally, the property includes 20,137 square feet (0.46 acres) of vacant buildable land, offering investors a unique opportunity for future office expansion or potential rezoning for residential use. This combination of location, stability, recent improvements, and development potential makes the Hunt Club Professional Building a standout investment in the Gurnee market.

OFFERING SUMMARY

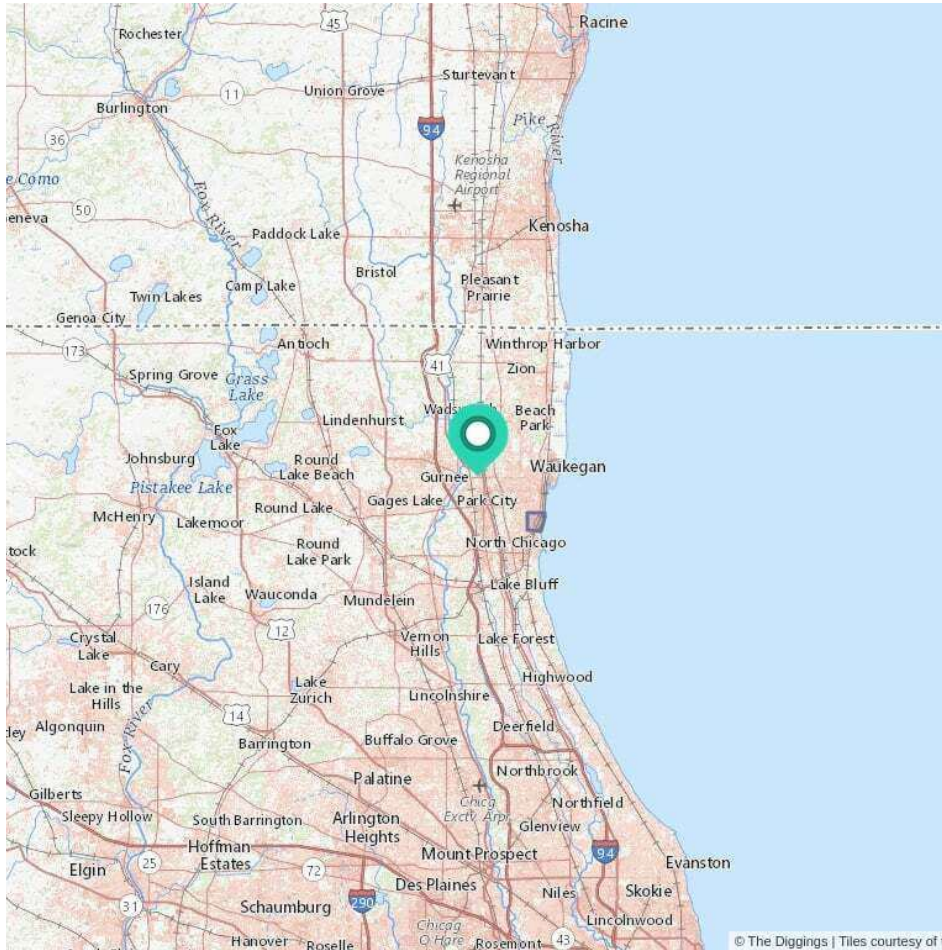
Asking Price:	\$3,150,000
Number of Units:	6
Lot Size:	3.75 Acres
Building Size:	15,250 SF
NOI:	\$207,172.01
Cap Rate:	6.58%
Zoning:	C-2
APN:	07-21-301-067,07-21-301-068,07-21-301-069

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LOCATION DESCRIPTION

The property is ideally located at the southeast corner of S. Hunt Club Rd. and Washington St. in Gurnee, Illinois. The area boasts a population of approximately 37,202 people within a five-mile radius, with an average household income of around \$112,633 per year. This prime location is just two miles from popular destinations such as Gurnee Mills Mall and Six Flags Great America, making it highly attractive to both businesses and consumers. Additionally, nearby amenities like Walmart, Sam's Club, and Mariano's Grocery Store further enhance the property's appeal for tenants.

Gurnee is known for its strong economic standing within the Chicago metropolitan area. The village has evolved into a balanced community, with about 60% of the land zoned residential, 20% commercial, and the remainder for industrial and open space. Its excellent transport links, including I-94 and multiple state routes, make it easily accessible. The local unemployment rate stands at 6.2%, below state and national averages, reflecting a stable economic environment. This property offers investors a net-leased office building in a thriving market with minimal landlord responsibilities.

Sources: Census Reporter, World Population Review, and ZIP Code Data.

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PROPERTY HIGHLIGHTS

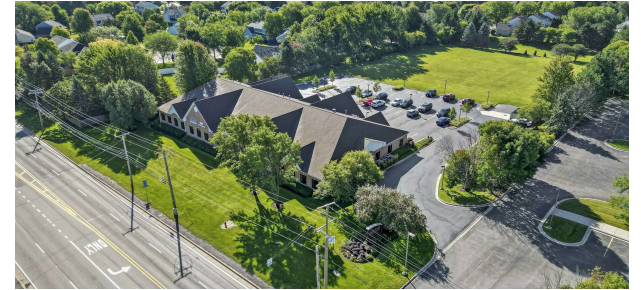
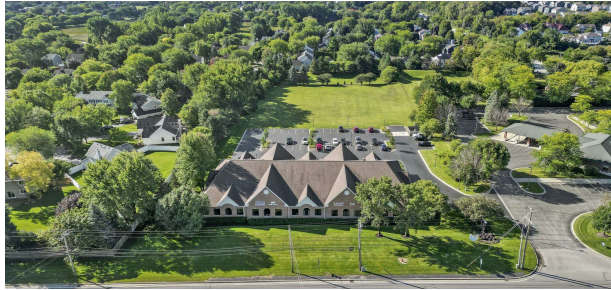
- **Prime Location:** Situated at the southeast corner of S. Hunt Club Rd. and Washington St., offering high visibility and accessibility.
- **Strong Tenant Base:** Six office units generating consistent cash flow with reliable tenants.
- **NNN Leases:** The majority of tenants are under triple net leases, ensuring minimal landlord responsibilities.
- **Annual Rent Increases:** Built-in escalations provide a safeguard against inflation and enhance revenue stability.
- **Recent Upgrades:** Significant improvements include a new roof (2020), updated signage (2021), and a new HVAC unit for improved efficiency.
- **Fresh Appearance:** The parking lot was recently repaved and striped in 2023, enhancing the overall appeal of the property.
- **Development Potential:** Offers 20,137 sq. ft. of vacant land available for future development opportunities.
- **High Demand Area:** Located just two miles from Gurnee Mills and Six Flags, attracting high foot traffic and visibility.
- **Robust Demographics:** The surrounding area boasts a population of 37,202 residents with an average household income of \$112,633.
- **Economic Stability:** With an unemployment rate of 6.2%, Gurnee's economic indicators remain below state and national averages, reflecting a resilient local economy.

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LOCATION MAPS

PRIME COMMERCIAL INVESTMENT OPPORTUNITY: HIGH-PERFORMING OFFICE BUILDING WIT
6475 Washington St. Gurnee, IL 60031

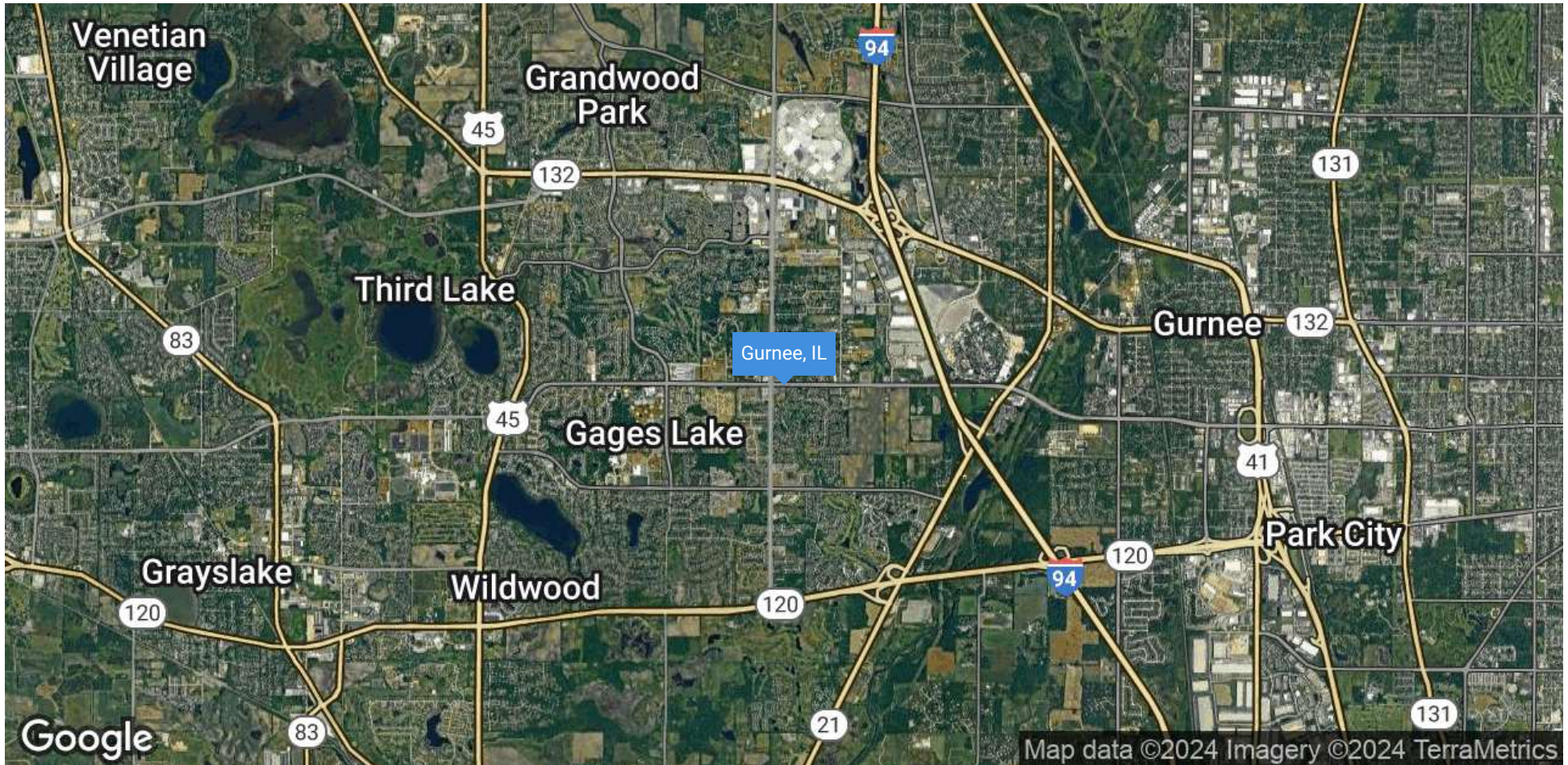


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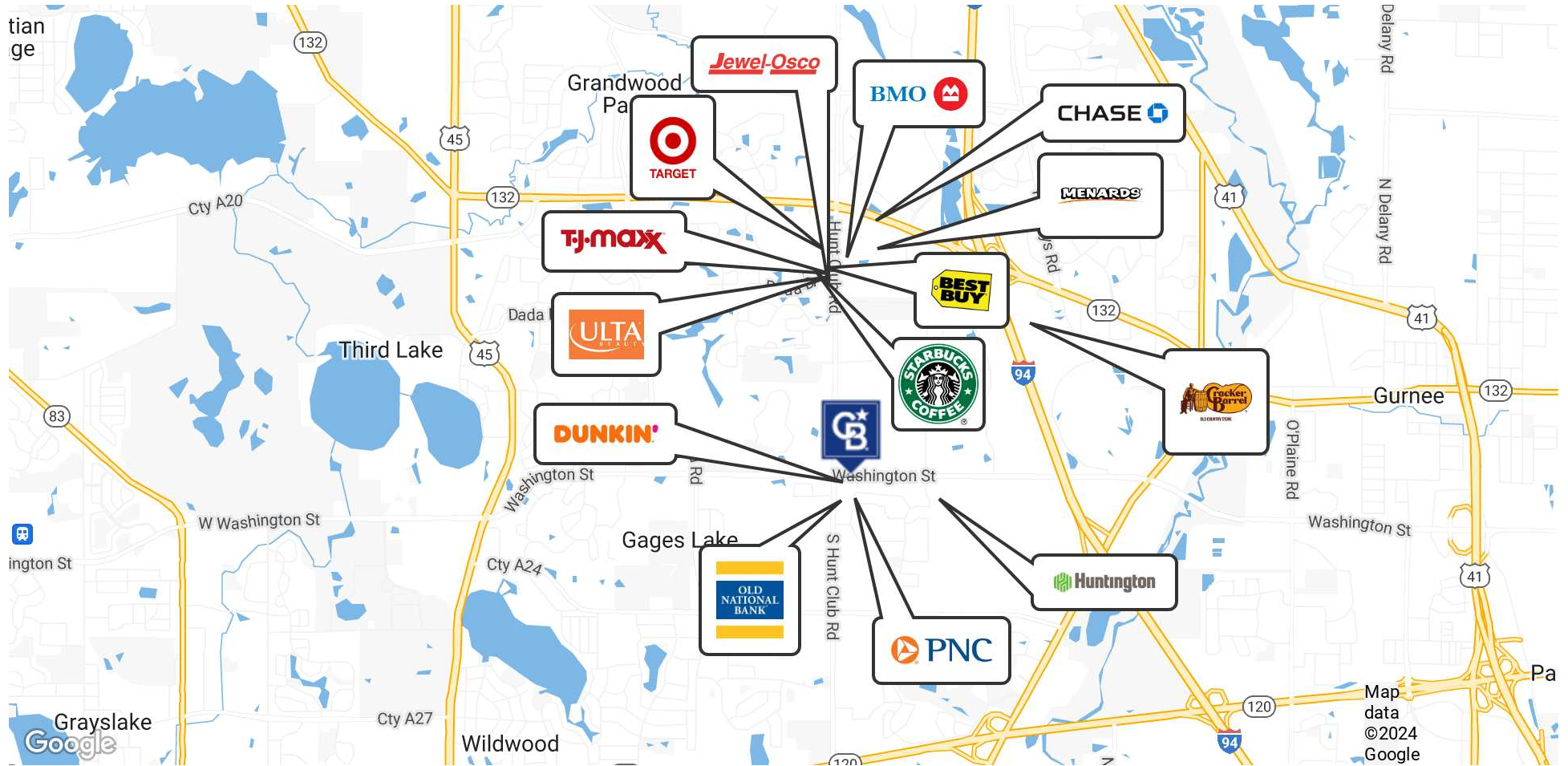


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DEMOGRAPHICS

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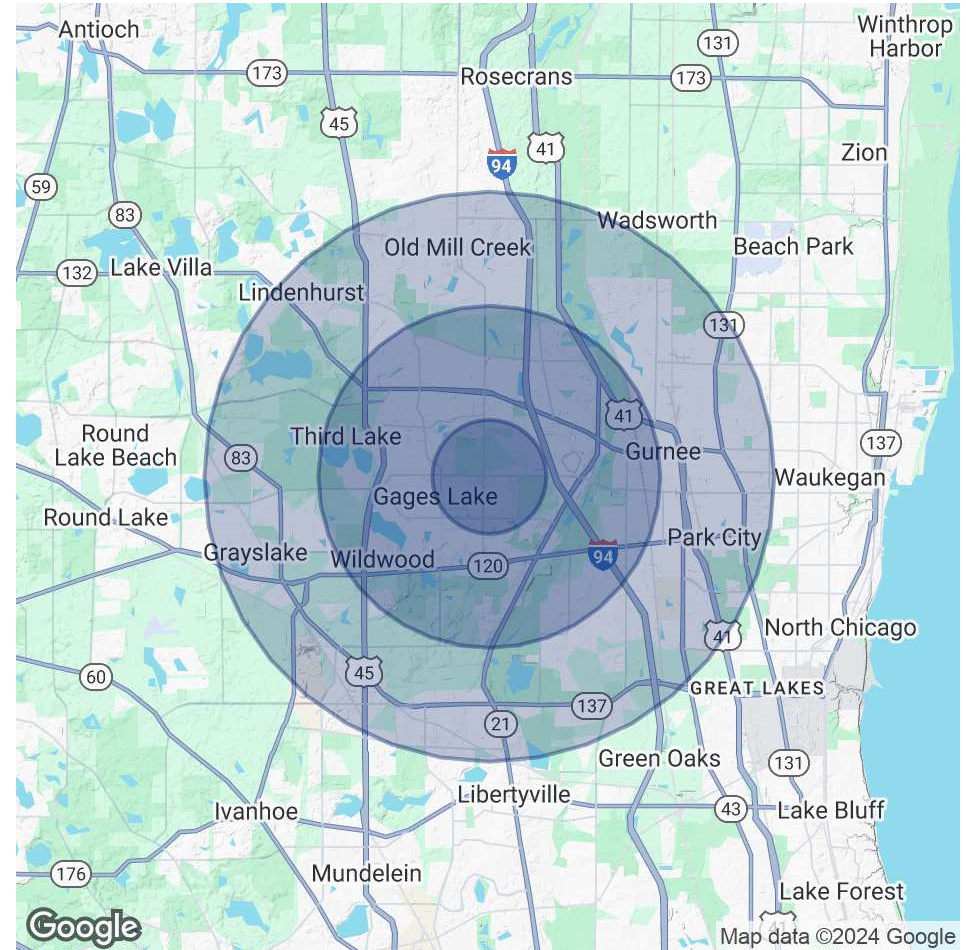
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,004	46,703	121,175
Average Age	41.2	39.9	38.7
Average Age (Male)	37.1	38.4	37.4
Average Age (Female)	43.4	41.4	39.9

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

2020 American Community Survey (ACS)



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