

RETAIL SPACES AVAILABLE FOR LEASE

3430 GRAND AVE
AVALONREAL.COM



GURNEE, IL



JOSEPH C. SANTUCCI, MANAGING BROKER
847-506-1000 ext. 5140
jcs@avalonreal.com

CARLO J. SANTUCCI, COMMERCIAL BROKER
847-506-1000 ext. 5132
carlo@avalonreal.com

- ✓ **TOTAL BUILDING SIZE: 10,000 SF**
- ✓ **SPACE AVAILABLE: 2,700-5,943 SF**
- ✓ **RENTAL RATE:**
\$22/SF NNN (INLINE SPACE)
- ✓ **CAM: \$6.40/SF**
- ✓ **TAXES: \$3.60/SF**
- ✓ **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 200-300	3,243 SF
UNIT 400	2,700 SF

RETAIL SPACE

3430 Grand Ave
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<u>DEMOGRAPHICS</u>	1 MILE	5 MILE	10 MILE
Total Population	10,403	163,120	360,268
Total Households	3,863	55,272	125,839
Avg. HH Income	\$73,787	\$90,229	\$114,081

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