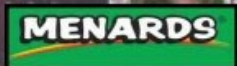


GURNEE MILLS

NEW GREAT WOLF WATERPARK



Grand Avenue



Dilley's Road



SUBJECT SITE



3.59 ACRE COMMERCIAL DEVELOPMENT SITE

1525 NATIONS DR
GURNEE, IL 60031

© 2011 Google

42°22'57.19"N 87°56'55.25"W elev 731 ft

© 2010

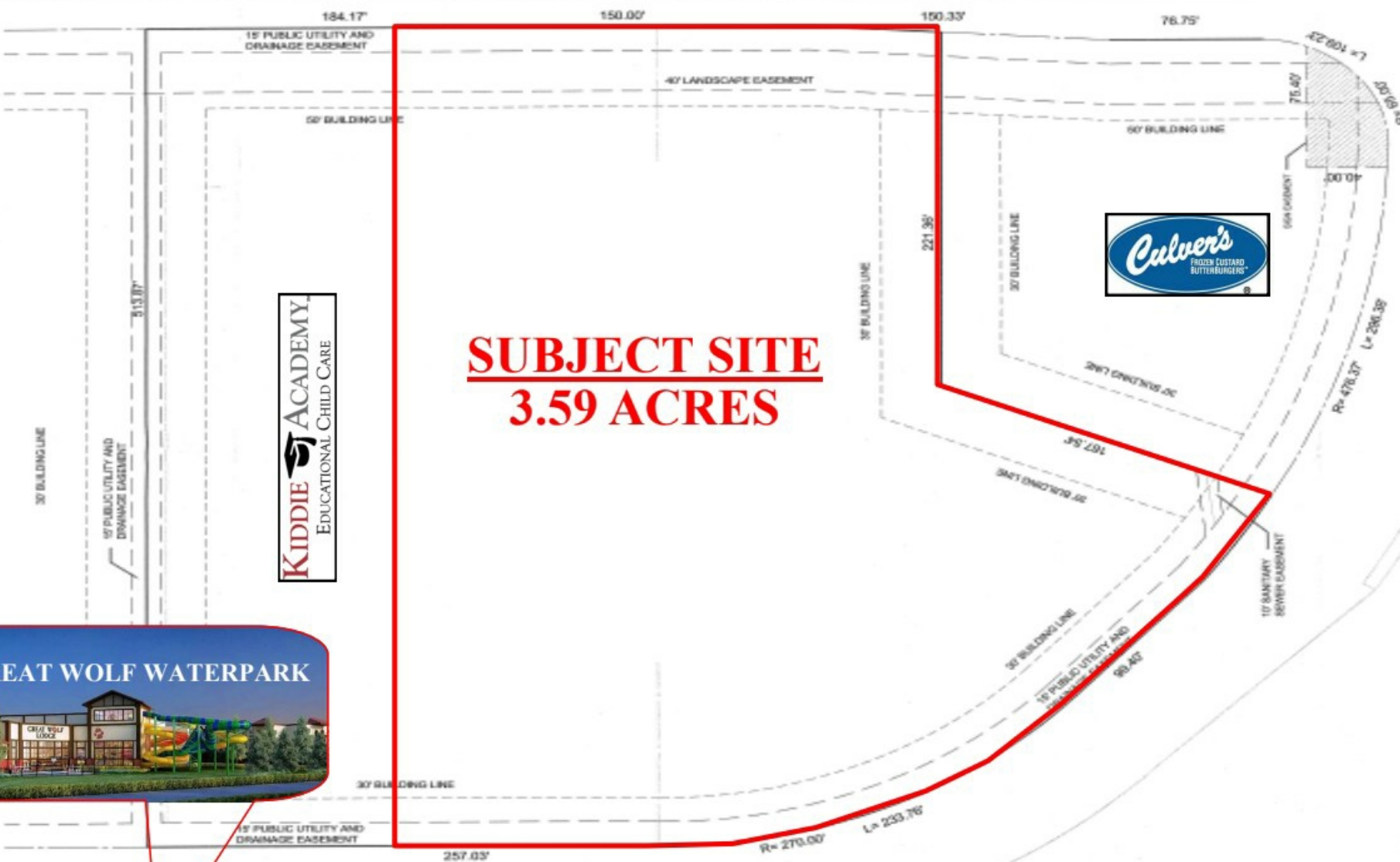
Eye alt 8271 ft

SITE MAP

DILLEY'S ROAD

DILLEY'S ROAD

GOLD'S GYM



KIDDIE ACADEMY
EDUCATIONAL CHILD CARE



SUBJECT SITE
3.59 ACRES

NATIONS DRIVE

NEW GREAT WOLF WATERPARK



NATIONS DRIVE



PROPERTY SUMMARY

Offering Price	\$2,000,000.00
Lot Size (acres)	3.59
Parcel ID	07-15-112-007, 07-15-112-011
Zoning Type	C-02
County	Lake
Coordinates	42.381438,-87.941462

INVESTMENT SUMMARY

Prime development opportunity - ideal for hotel, restaurant development. Fantastic location in Gurnee, Illinois close to major attractions such as Six Flags Great America and Great Wolf Lodge. Nearby businesses include Six Flags Great America, Gurnee Mills, Key Lime Cove, Starbucks, Kiddie Academy and several restaurants and hotels

- Close proximity to regional entertainment and tourist centers and shopping.
- Just off I 94 Expressway ramp.
- Traffic count: 66,000 cars daily
- Zoning: C2 PUD - Village of Gurnee
- Very low taxes



ABOUT GURNEE

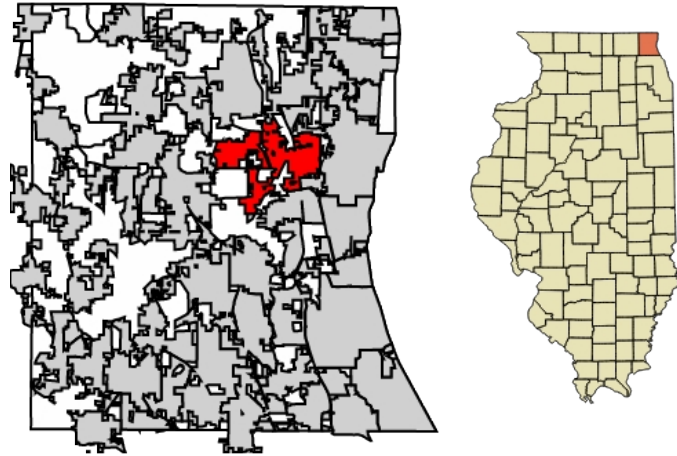
Gurnee (GUR-nee) is a village in Lake County, Illinois, United States. Its population was 30,706 as of the 2020 census. It borders the city of Waukegan, and is a popular tourist attraction within the Chicago metropolitan area. Gurnee is a 13.6 square mile town located about 40 miles north of downtown Chicago along I-94. The Village of Gurnee has a proximately 31,300 residents, an 8.5% increase over the last decade.

Demographics within 5 Mile Radius:

Population: 129,728

Households: 44,989

Median Income: \$70,736



CITY OF GURNEE

AREA

POPULATION

COUNTY LAKE

CITY 13.6 SQ MI
LAND 13.5 SQ MI
WATER 0.1 SQ MI

POPULATION 30,706
DENSITY 2,273.00 SQ MI



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