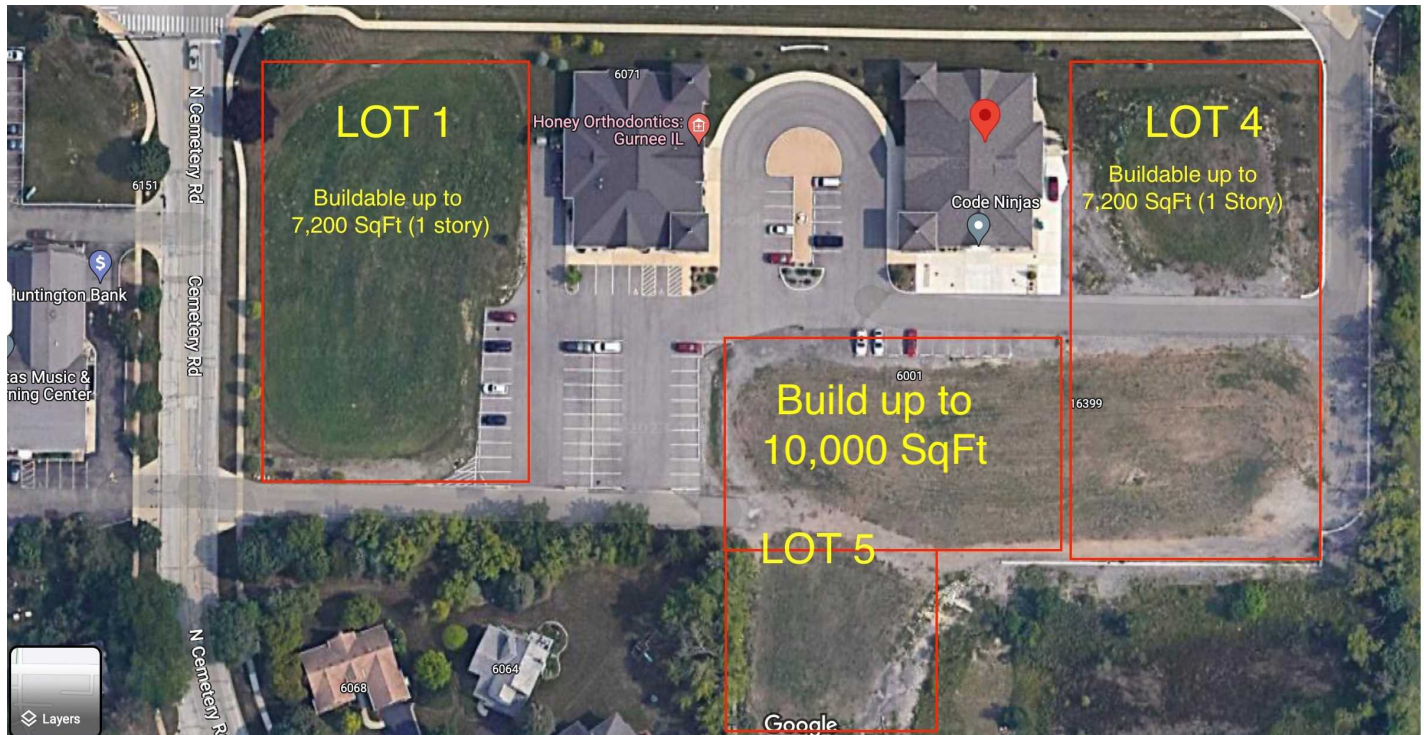


LAND FOR SALE

6071 WASHINGTON ST, LOTS 1, 4, 5

6071 WASHINGTON STREET, GURNEE, IL 60031



Highlights

Lot 1 Price \$ 599,000

Lot 4 Price \$ 522,720

Lot 5 Price \$ 499,000

Lot Size: 1.25 acres

Frontage: City Street

Zoning: C-2

Type: Commercial

Lot Description Corner Lot

Property Description

CORNER COMMERCIAL LOTS For Sale strategically located on a hard corner of Washington and Cemetery Rd. (with lights). This property is ideal for daycare, multi tenant office, medical building, bank or any STNL. With an existing commercial property in the center of the lot, you can expect utilities are available. With an option to compliment existing establishments and take advantage of existing market or start your own that would attract more passer-by. You could purchase all three lots or choose just one.

KELLER WILLIAMS NORTH SHORE WEST

350 N Milwaukee Ave Suite 200
Libertyville, IL 60048



Each Office Independently Owned and Operated

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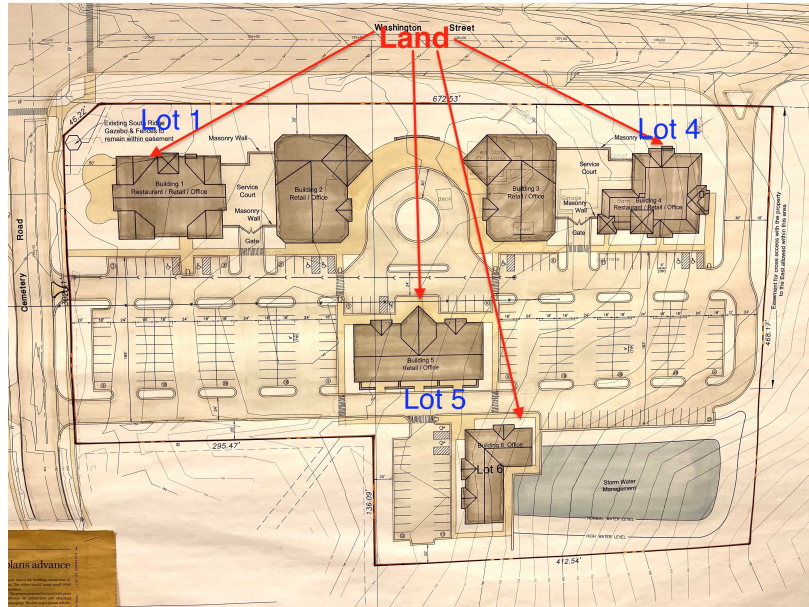
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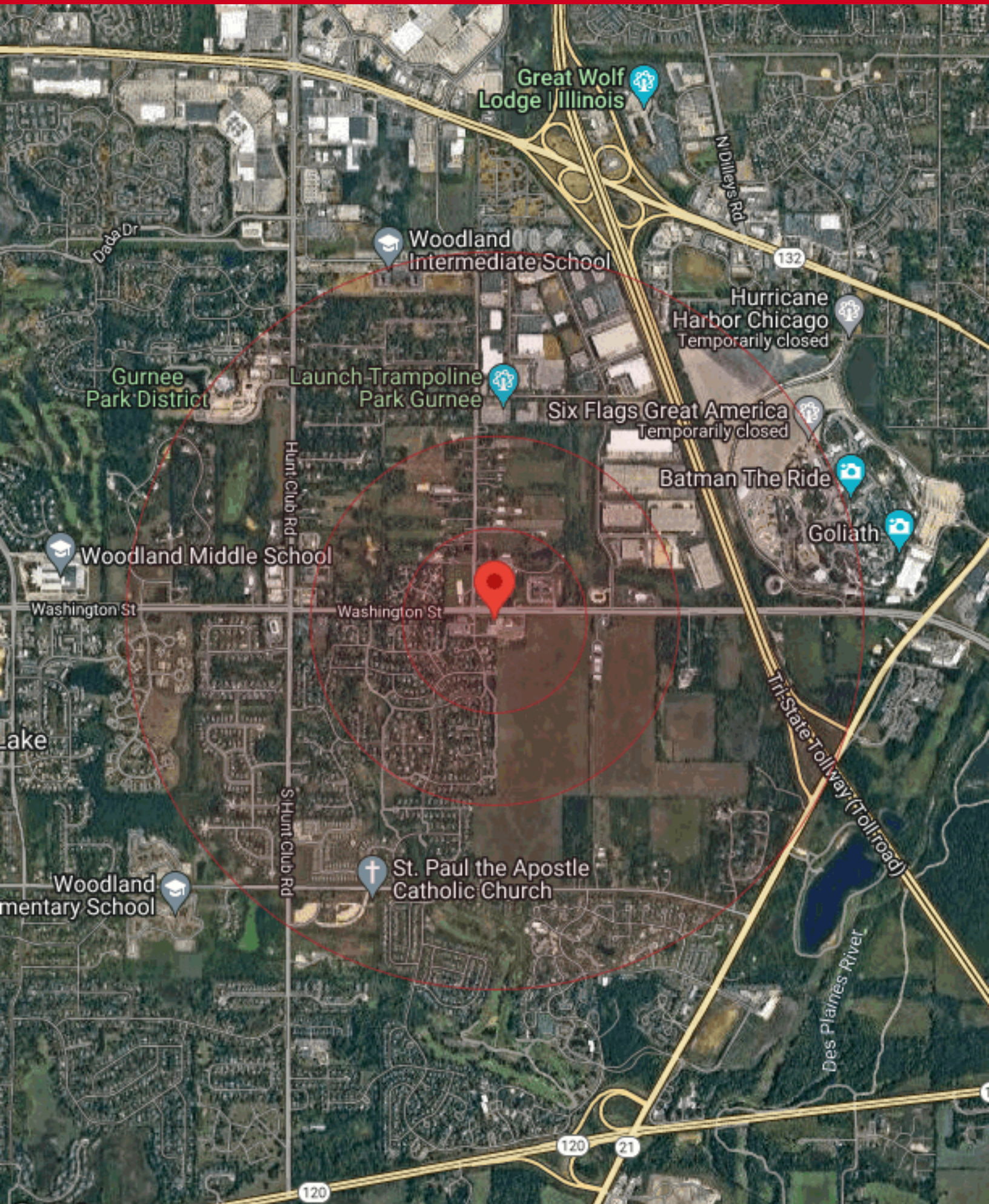
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Keller Williams North Shore West makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Keller Williams North Shore West does not serve as a financial advisor to any party regarding any proposed transaction.

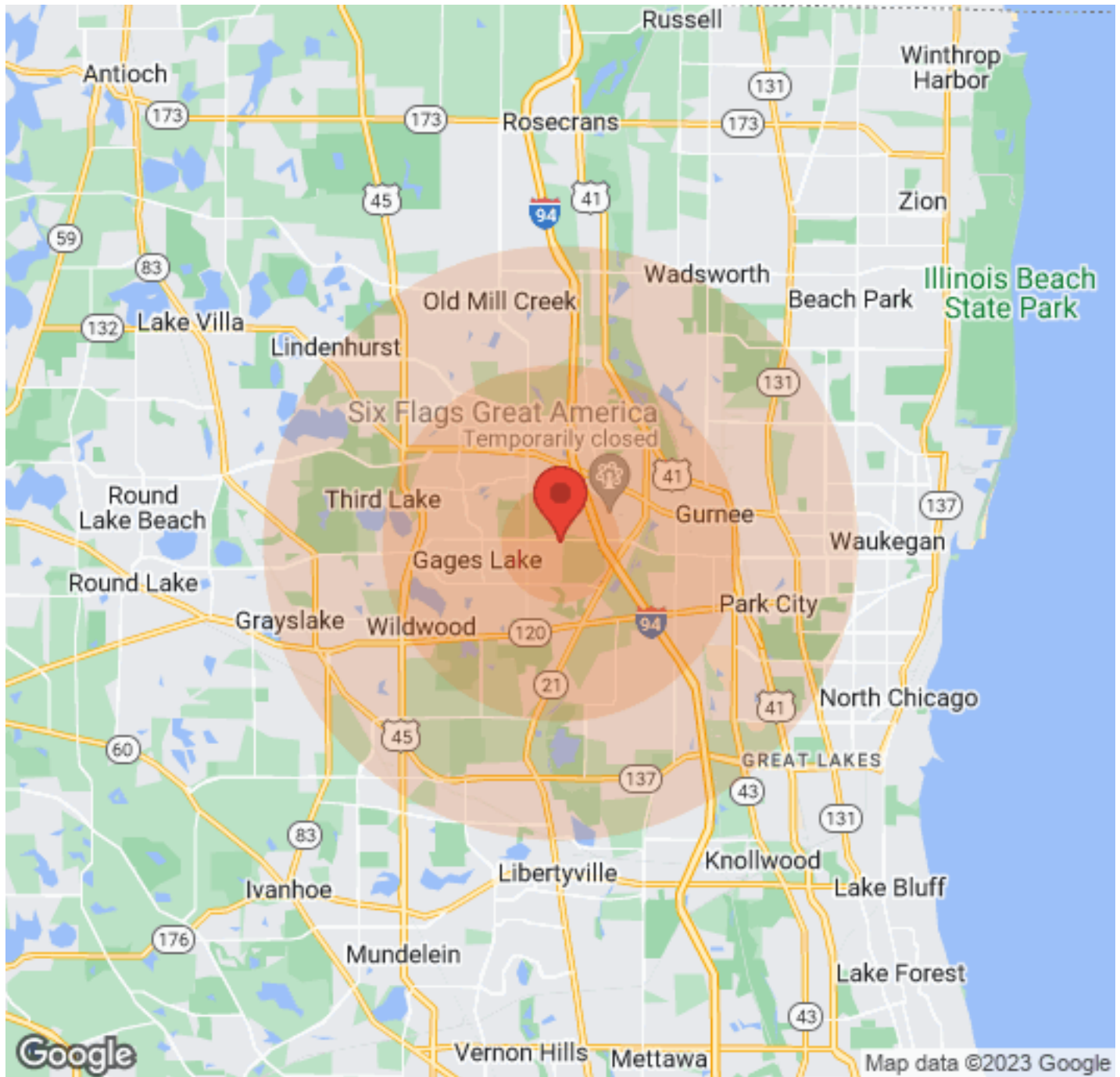
All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Keller Williams North Shore West in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY PHOTOS





DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,658	26,482	64,381	Median	\$80,902	\$82,620	\$70,698
Female	2,818	27,688	67,670	< \$15,000	36	828	2,577
Total Population	5,476	54,170	132,051	\$15,000-\$24,999	117	1,128	3,462
				\$25,000-\$34,999	182	1,219	3,467
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	196	1,970	5,470
Ages 0-14	954	11,373	29,846	\$50,000-\$74,999	565	3,597	8,952
Ages 15-24	809	8,258	19,992	\$75,000-\$99,999	211	2,813	6,625
Ages 55-64	791	6,758	15,152	\$10,000-\$149,999	472	4,282	8,687
Ages 65+	843	6,069	14,541	\$150,000-\$199,999	239	2,061	3,930
				> \$200,000	178	1,837	3,448
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	4,504	40,481	90,320	Total Units	2,226	21,206	49,832
Black	220	2,839	10,292	Occupied	2,140	20,171	46,974
Am In/AK Nat	N/A	27	200	Owner Occupied	1,891	15,347	33,687
Hawaiian	N/A	1	2	Renter Occupied	249	4,824	13,287
Hispanic	334	7,490	35,871	Vacant	86	1,035	2,858
Multi-Racial	488	9,228	41,660				