

SHOPPING CENTER OFFERING MEMORANDUM

DELAWARE COMMONS

34491 NORTH OLD WALNUT CIRCLE, GURNEE, IL 60031



PRESENTED BY:

DAN WINKOWSKI



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REAL COMMERCIAL

Real Broker, LLC 50 S. Main St,
Naperville, IL 60540

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



OFFERING SUMMARY

PRICE:	\$1,769,000
BUILDING SF:	10,000
PRICE / SF:	\$176.90 PSF
OCCUPANCY:	100%
NOI:	\$127,622.46
CAP RATE:	7.50%
AVAILABLE SF:	0 SF
LOT SIZE:	1.41 Acres
SIGNAGE:	Frontage on Washington St.
FRONTAGE:	285'
PARKING:	Ample

Property Description

The neighborhood center being described is a promising investment opportunity, especially with its location in the heart of Gurnee, IL, and high traffic counts. Here's a breakdown of its key features and selling points: Location: Situated in the heart of Gurnee, IL, this neighborhood center benefits from a prime location with significant traffic passing through, as indicated by traffic counts of up to 23,000 cars per day. This indicates a potentially high level of visibility and foot traffic for businesses within the center. Investment Opportunity: The property is being sold as an investment with a cap rate of 7.23% (w/5% vacancy) &

PROPERTY HIGHLIGHTS

- High traffic counts
- 100% occupancy
- Long term leases / renewals executed
- Building is in good condition
- Parking lot re-striped 2022
- Close proximity to schools and neighborhoods for retail business

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DISCLAIMER

34491 NORTH OLD WALNUT CIRCLE



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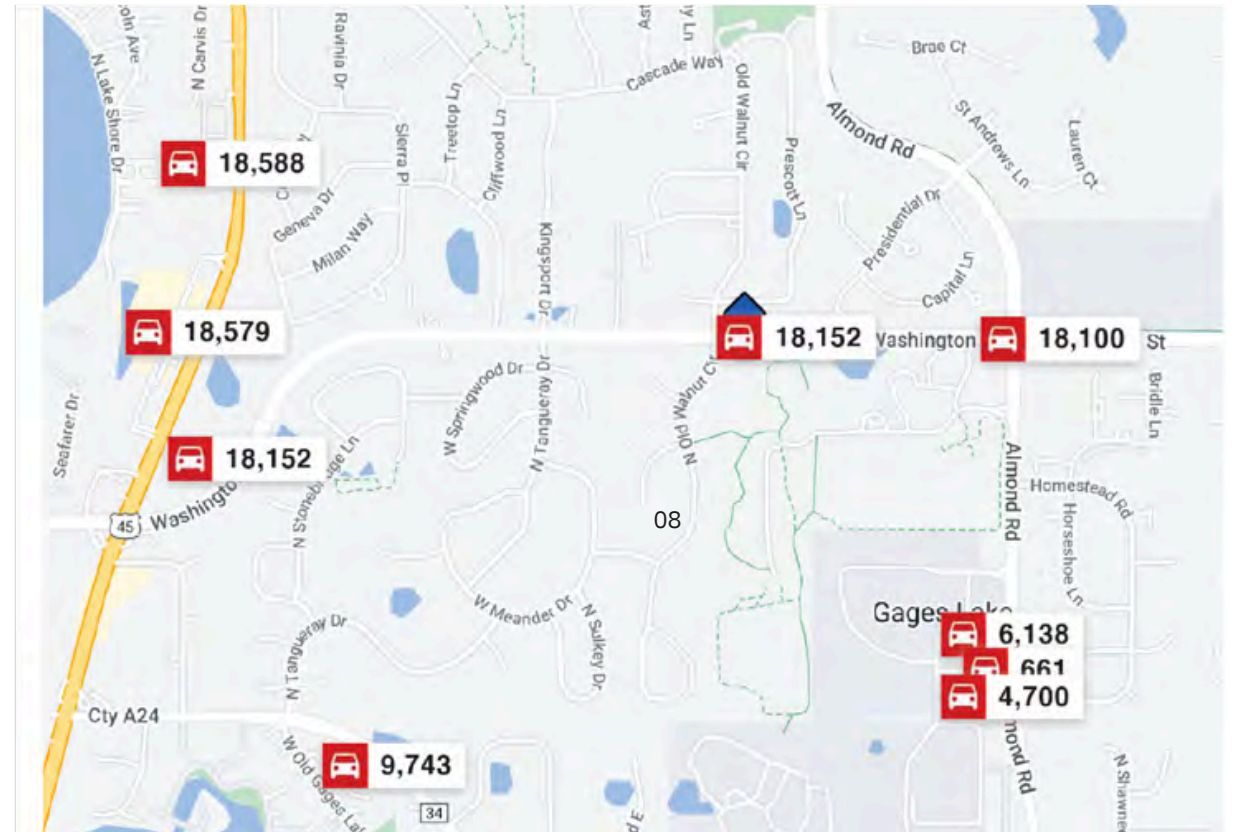
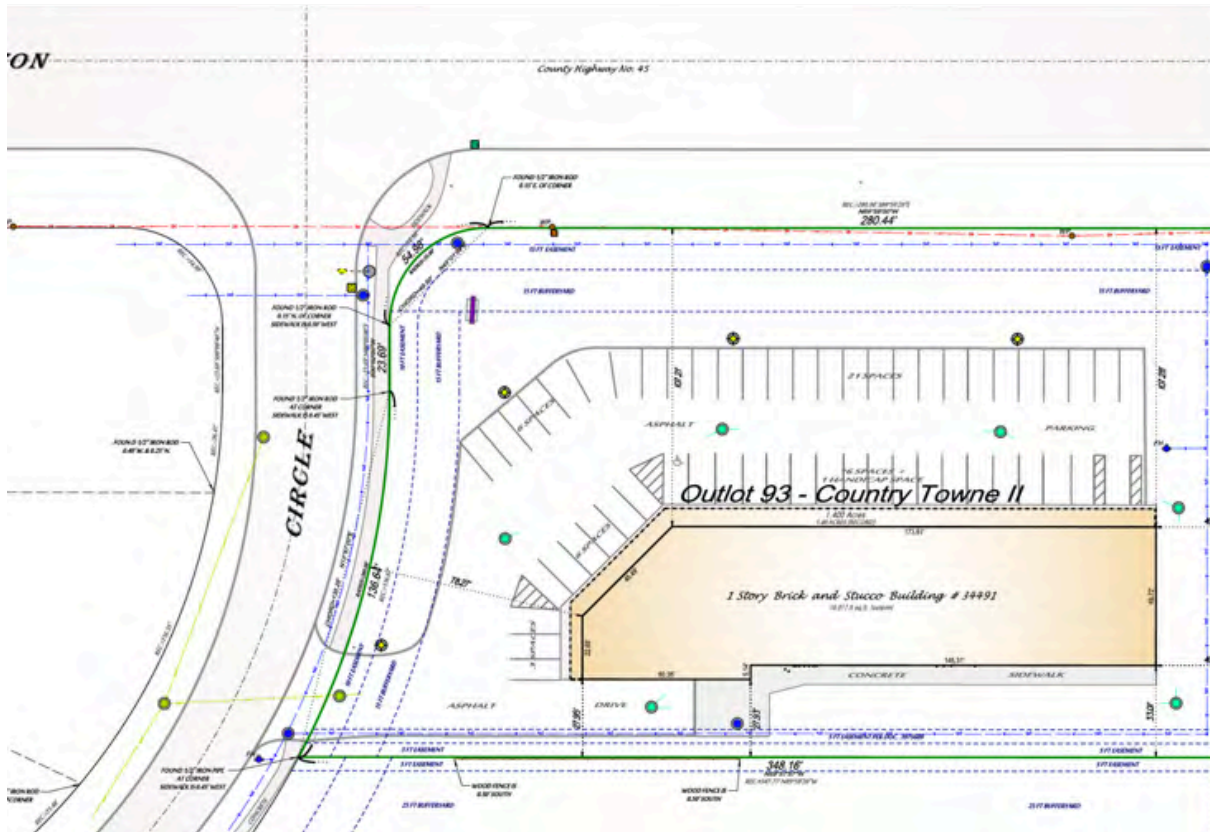
PROPERTY PHOTOS

34491 NORTH OLD WALNUT CIRCLE



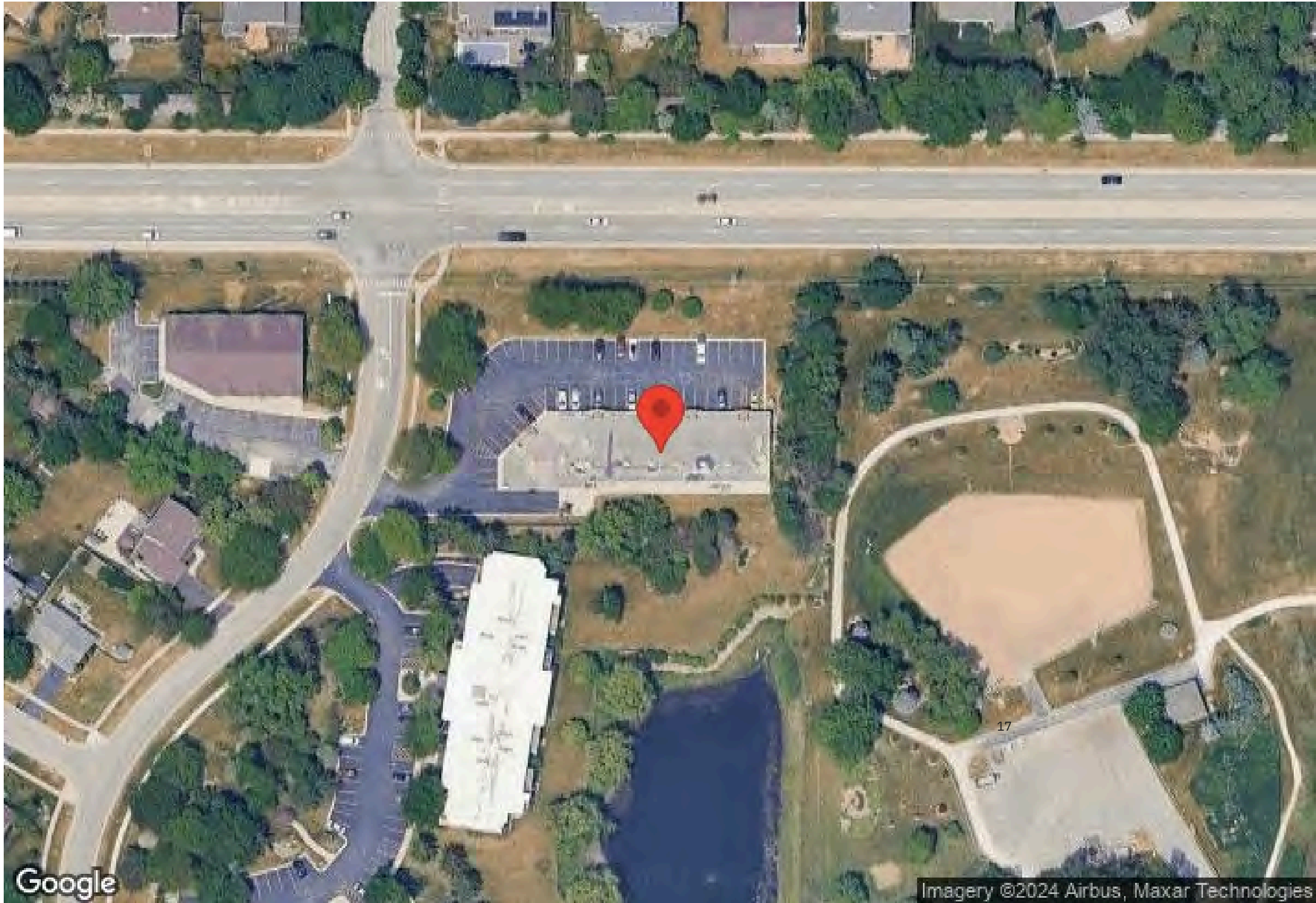
PROPERTY PHOTOS

34491 NORTH OLD WALNUT CIRCLE



AERIAL MAP

34491 NORTH OLD WALNUT CIRCLE



ABBREVIATION LEGEND

- N. - North
- S. - South
- E. - East
- W. - West
- N.W. - Northwest
- N.E. - Northeast
- S.E. - Southeast
- S.W. - Southwest
- P.O.B. - Point of Beginning
- SQ.FT. - Square Feet
- R.O.W. - Right of Way
- Doc. - Document
- Rec. - Recorded as
- Meas. - Measured
- T.F. - Top of Foundation
- Inv. - Invert
- PVC - Polyvinyl Chloride
- CMP - Corrugated Metal Pipe
- MIN. - Minimum
- MAX. - Maximum

A.L.T.A.-N.S.P.S. Land Title

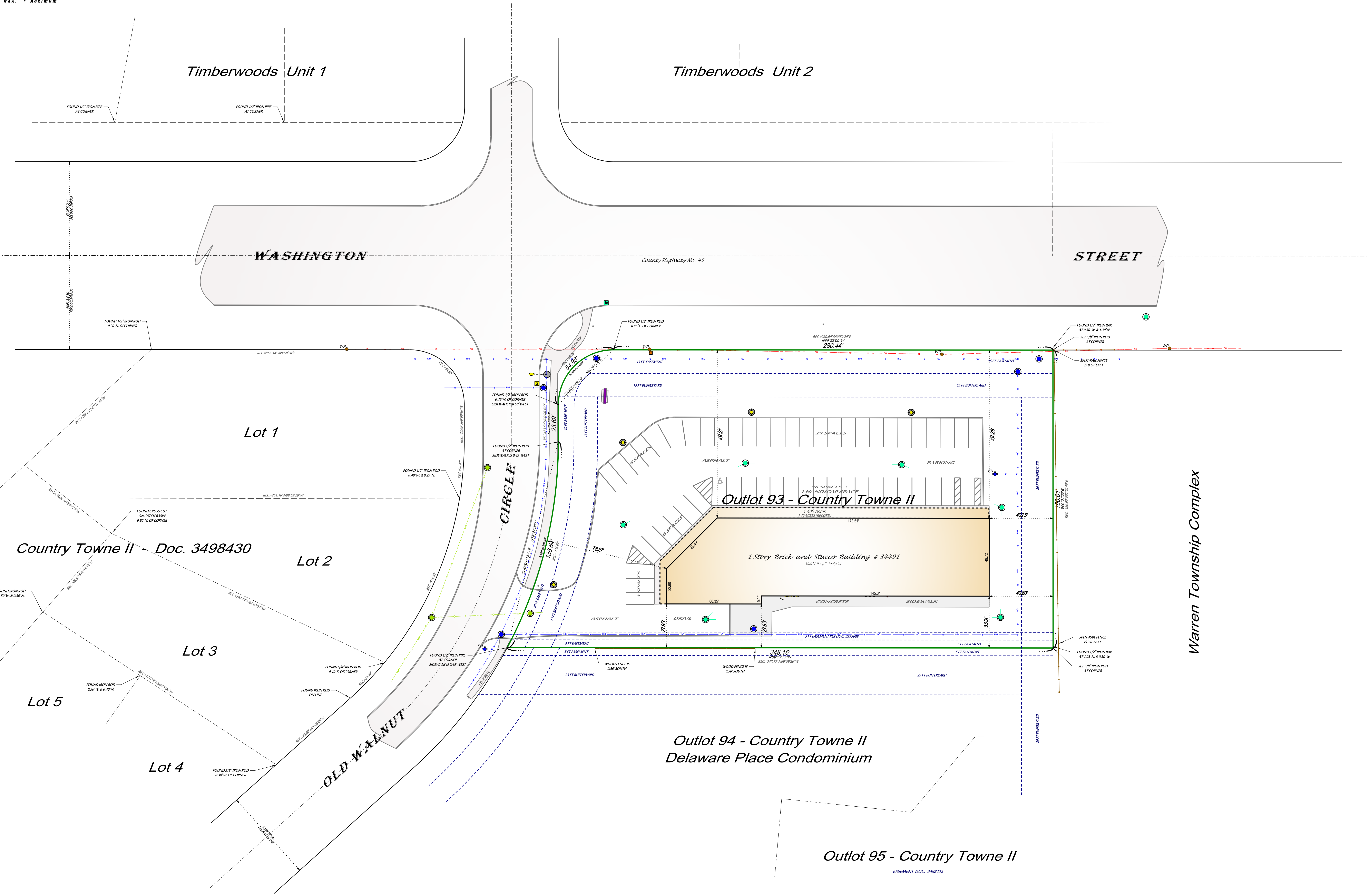
R.E. DECKER
(1933-1999)

R.G. PAVLETIC
P.L.S. 035-3261

Plat of Survey

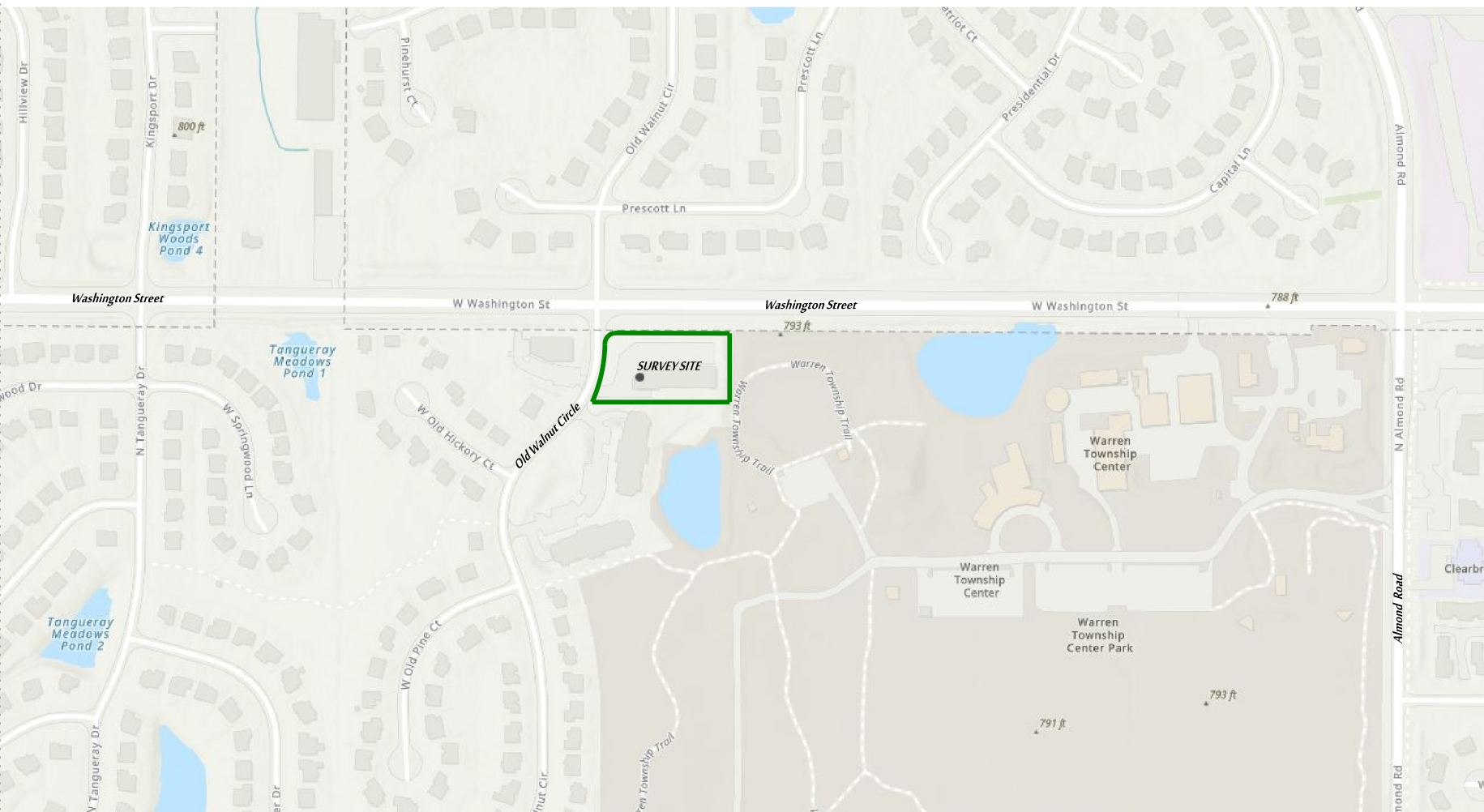
of
Outlot 93 in Country Towne II, being a Subdivision of part of the Southeast Quarter of Section 19, Township 45 North,
Range 11, East of the Third Principal Meridian, according to the Plat thereof, recorded February 28, 1994 as Document
3498430, in Lake County, Illinois.

Commonly known as: **34491 N. OLD WALNUT CIRCLE, GURNEE, ILLINOIS.**



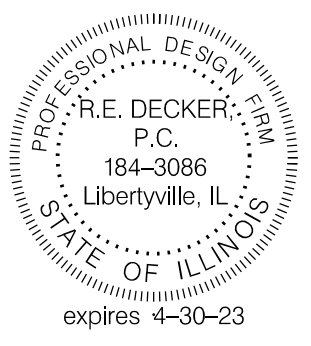
Title Commitment Information:
This survey has been based upon the information included within a Commitment for Title Insurance issued by CHICAGO TITLE INSURANCE COMPANY dated APRIL 29, 2021 and known as 2IGST23105GU.
Schedule B Part II - Easements and Setbacks:
N-17.) Doc. 3498432 affects Outlot 95
Q-20) Easements per Subdivision - as shown hereon
T-23) Easement per Doc. 3975609 - as shown hereon

VICINITY MAP

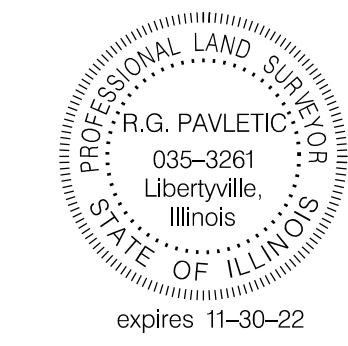


ORDER NUMBER 21-709
ORDERED BY: Grach, Maxine, Hassan & Gurnee, LLP
FOR: _____
REVISIONS: _____

THIS RAISED SEAL INDICATES THIS IS AN ORIGINAL PRINT



R E DECKER
PROFESSIONAL LAND SURVEYORS PC
333 W. PETERSON RD SUITE B
LIBERTYVILLE, IL 60048
TEL. 847-362-0091
DeckerSurvey@gmail.com



Field Work Completed on: 7-2-21
STATE OF ILLINOIS } ss
COUNTY OF LAKE }

TO CHICAGO TITLE INSURANCE COMPANY
TO TARKAN DOGAN

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b1, 7c, 8 and 9 of Table A thereof.

By: _____
Professional Land Surveyor

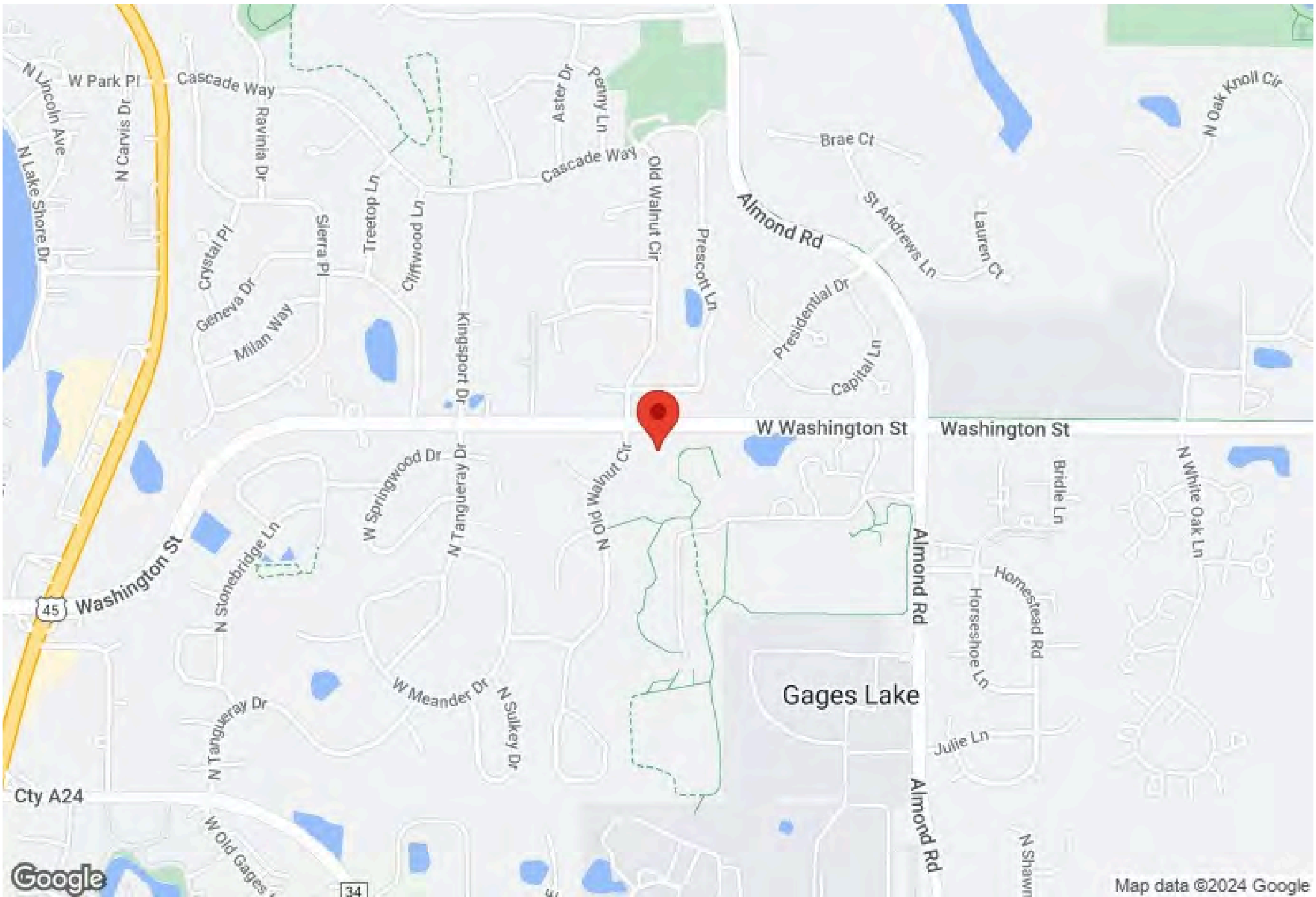
This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."

Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof.

LEGEND

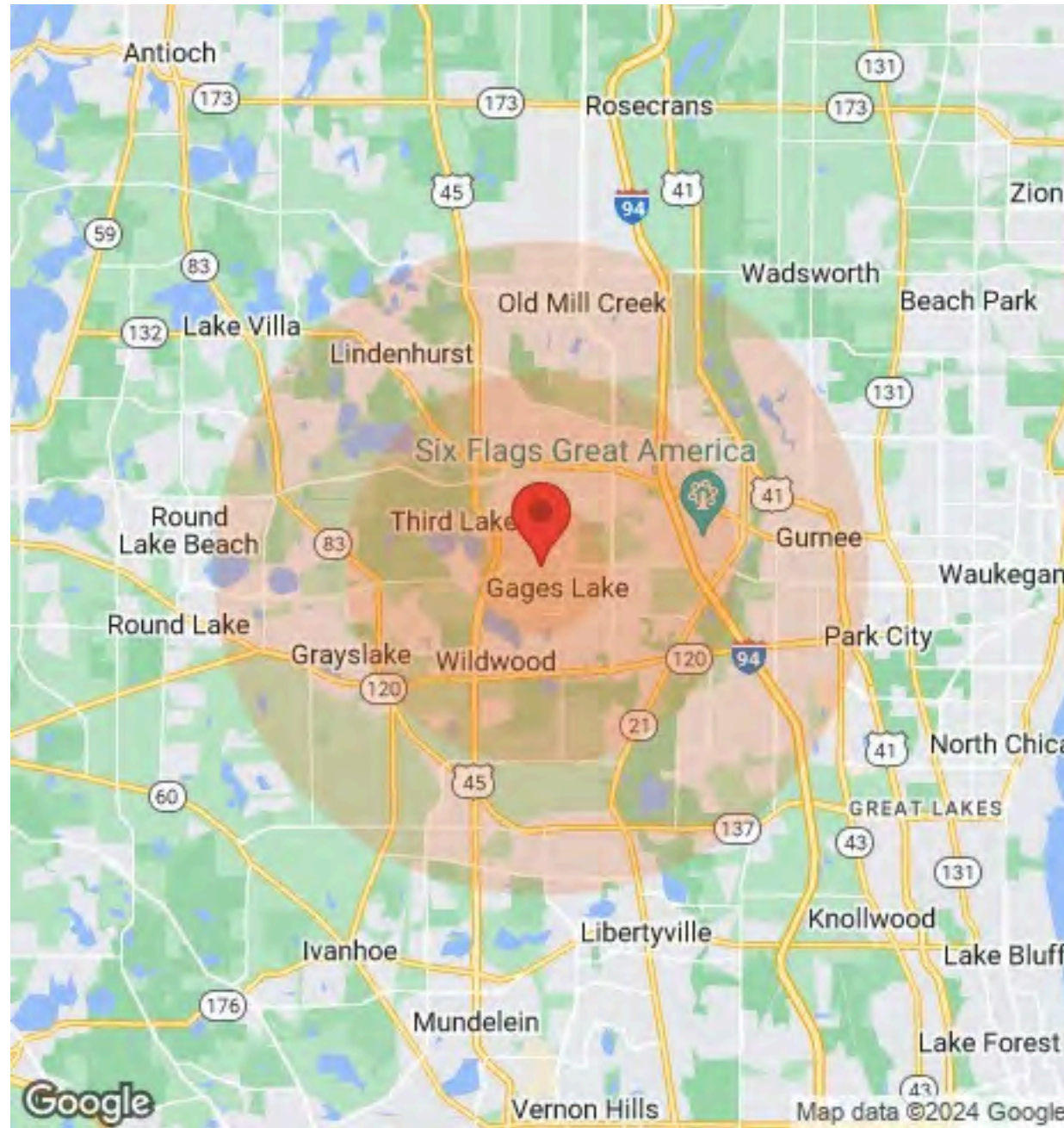
BUSINESS MAP

34491 NORTH OLD WALNUT CIRCLE



DEMOGRAPHICS

34491 NORTH OLD WALNUT CIRCLE



	1 Mile	3 Miles	5 Miles
Population			
Male	5,568	25,085	61,565
Female	5,670	25,935	63,275
Total Population	11,238	51,020	124,840
Age			
Ages 0-14	2,318	10,303	27,036
Ages 15-24	1,902	7,873	19,226
Ages 25-54	4,420	20,150	49,138
Ages 55-64	1,474	6,514	14,734
Ages 65+	1,124	6,180	14,706
Race			
White	9,330	41,160	97,001
Black	377	2,011	4,769
Am In/AK Nat	7	16	194
Hawaiian	N/A	N/A	2
Hispanic	846	4,462	20,972
Multi-Racial	898	5,024	25,314
Income			
Median	\$125,421	\$87,154	\$88,287
< \$15,000	137	823	1,827
\$15,000-\$24,999	195	1,059	2,604
\$25,000-\$34,999	160	1,046	2,902
\$35,000-\$49,999	156	1,679	4,434
\$50,000-\$74,999	621	3,466	7,842
\$75,000-\$99,999	536	2,963	7,058
\$100,000-\$149,999	1,095	4,392	9,550
\$150,000-\$199,999	351	1,754	4,142
> \$200,000	551	1,813	3,897
Housing			
Total Units	4,331	20,241	46,470
Occupied	4,116	19,249	44,105
Owner Occupied	3,606	15,399	34,880
Renter Occupied	510	3,850	9,225
Vacant	215	992	2,365

REGIONAL MAP

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