

NEW OFFERING

CORNER BUILDING FOR SALE OR LEASE

3590 GRAND AVE, GURNEE, IL 60031



TROY REALTY, LTD.
SINCE 1960



PETER KARLIS | 773.792.3000 | 630.853.1313 | pkarlis@troyrealtyltd.com
6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

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PROPERTY DESCRIPTION

Retail commercial building on a signalized hard corner lot for sale, lease or ground lease. Located on the busy commercial stretch of Grand Avenue (Route 132) between Green Bay Road and Skokie Highway (US 41), next to Harbor Freight, in the Village of Gurnee. Approximately 2 miles east of Six Flags Great America, the location boasts nearly 30,000 VPD traffic counts, and over 100,000 population within 3 miles.

AGENCY DISCLOSURE:

Troy Realty LTD, through designated agent Peter Karlis, is acting as an agent of the property owner only. Any information given to Listing Broker may be disclosed to the property owner

PROPERTY HIGHLIGHTS

- Hard Corner with Full Access to Grand Avenue and Bell Plaine Avenue
- Close to 30,000 VPD Traffic Count on Grand Avenue
- Large Pylon Sign
- High Visibility Showroom Space
- Overhead Door in Rear

OFFERING SUMMARY

Sale Price:	\$795,000
Building Lease Rate:	\$14.00 PSF NNN
Lot Size:	19,817 SF
Building Size:	5,515 SF

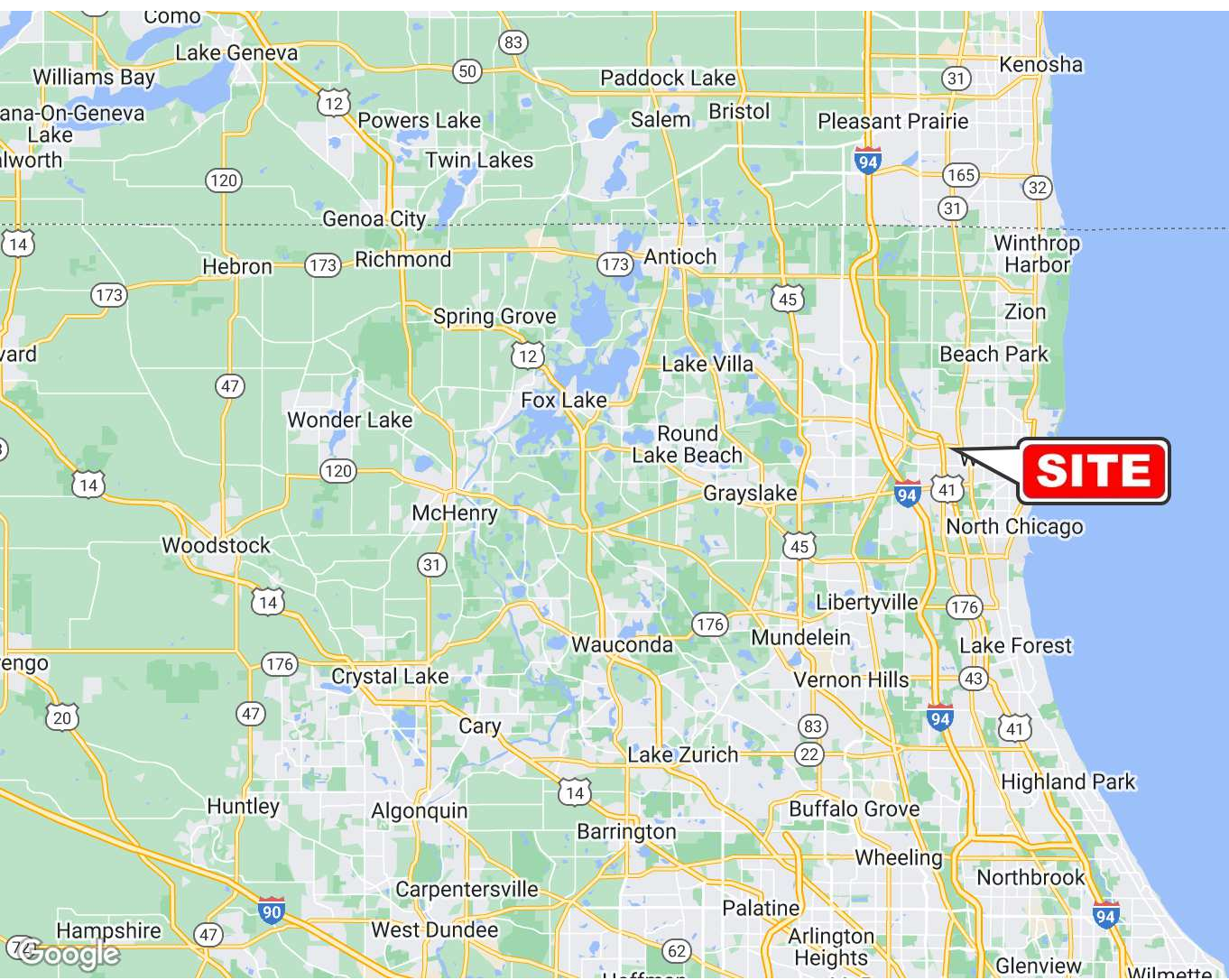
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Map data
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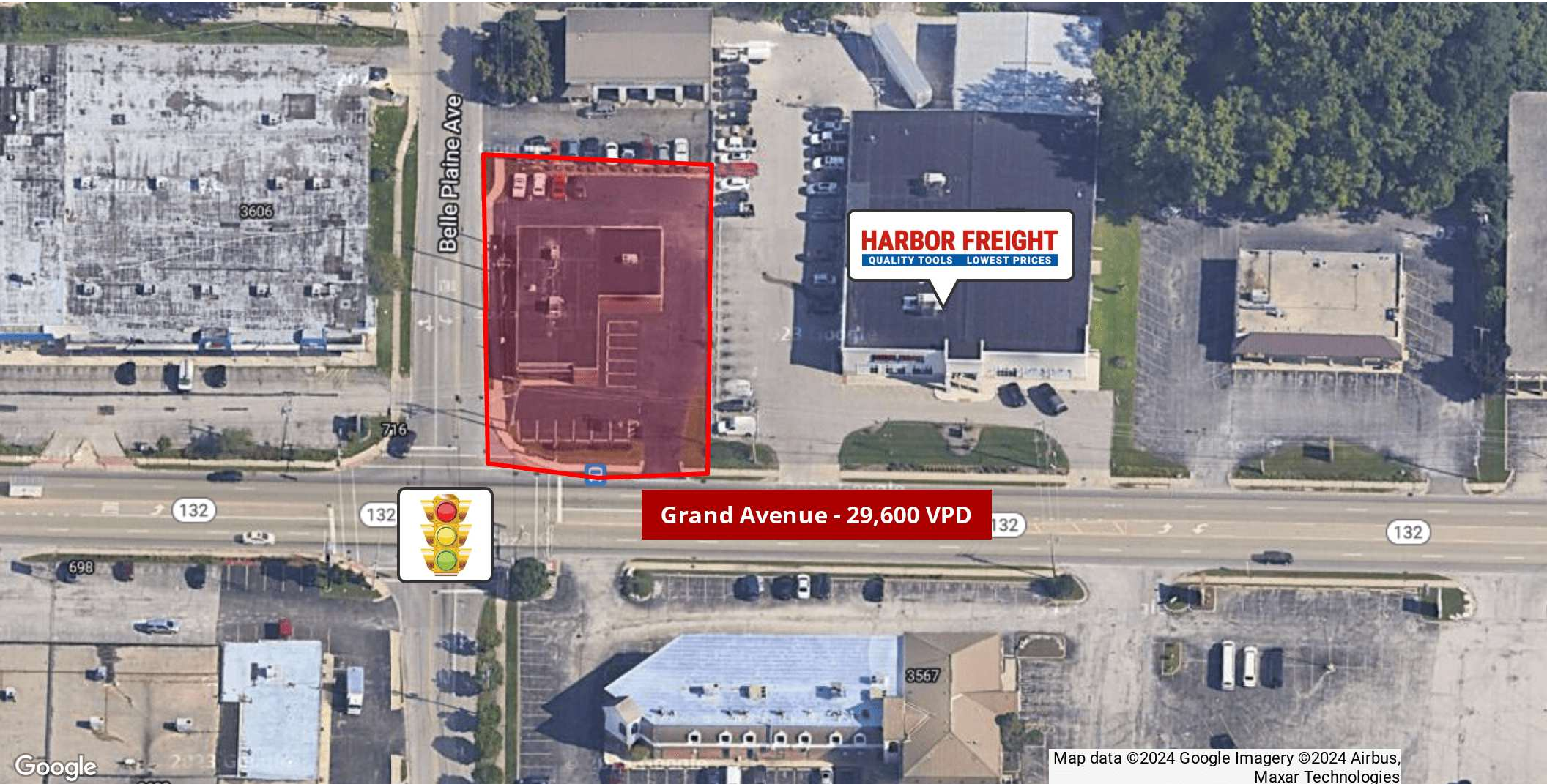
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HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Grand Avenue - 29,600 VPD



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Sale Price	\$795,000
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Lease Rate (NNN)	\$14.00 SF/YR
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LOCATION INFORMATION

Building Name	Corner Building For Sale or Lease
Street Address	3590 Grand Ave
City, State, Zip	Gurnee, IL 60031
County	Lake
Market	Far North Suburbs
Cross-Streets	Grand Avenue (132) and Skokie Hwy (US 41)
Signal Intersection	Yes
Nearest Highway	I-94

BUILDING INFORMATION

Building Size	5,515 SF
Ceiling Height	9 ft to Lighting Grid, 9' 6" to Joists
Number of Floors	1
Year Built	1965
Foundation	Slab
Framing	Steel
Roof	Flat, Metal Decking

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C2 - EGG Overlay District
Lot Size	19,817 SF
APN #	0713421017
Corner Property	Yes
Traffic Count	29,600
Traffic Count Street	Grand Ave
Amenities	Large Pylon Sign, Full Access Points

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	22

UTILITIES & AMENITIES

HVAC	Roof Top Units for Central Heat and Air Conditioning
Restrooms	1
Gas / Propane	630,000 BTU Meter - 1/4 Lbs pressure
Electricity	3 Phase, 480 Volt - 2 Panels: 225 & 200 Amp North Shore Gas should upgrade free of charge. 3/4" Line

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Hard Corner Location with Full Access to Both Roads



Overhead Door in Rear



Excellent Street Presence with Large Pylon Sign



High Visibility Showroom / Storefront Space

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Large Showroom Area with Great Visibility



Lighting Grid with Acoustic Tile Ceiling In Place



Back Office/Workspace



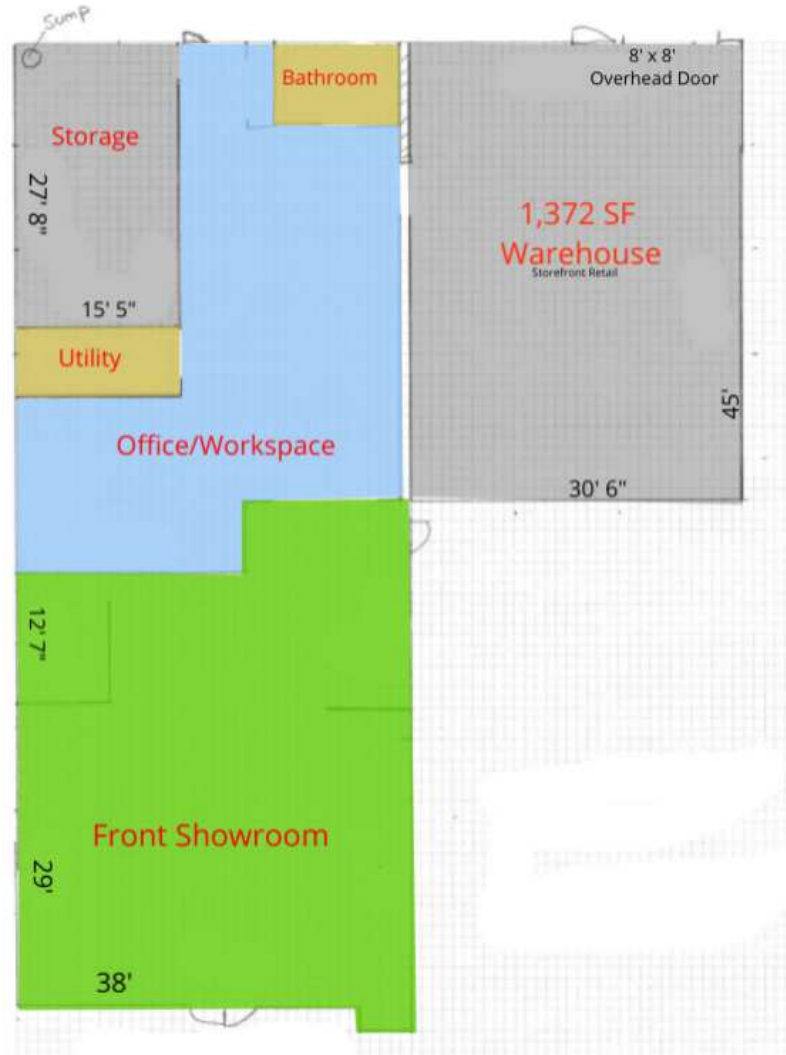
1,362 SF Warehouse with Overhead Door in Rear (8' x 8')

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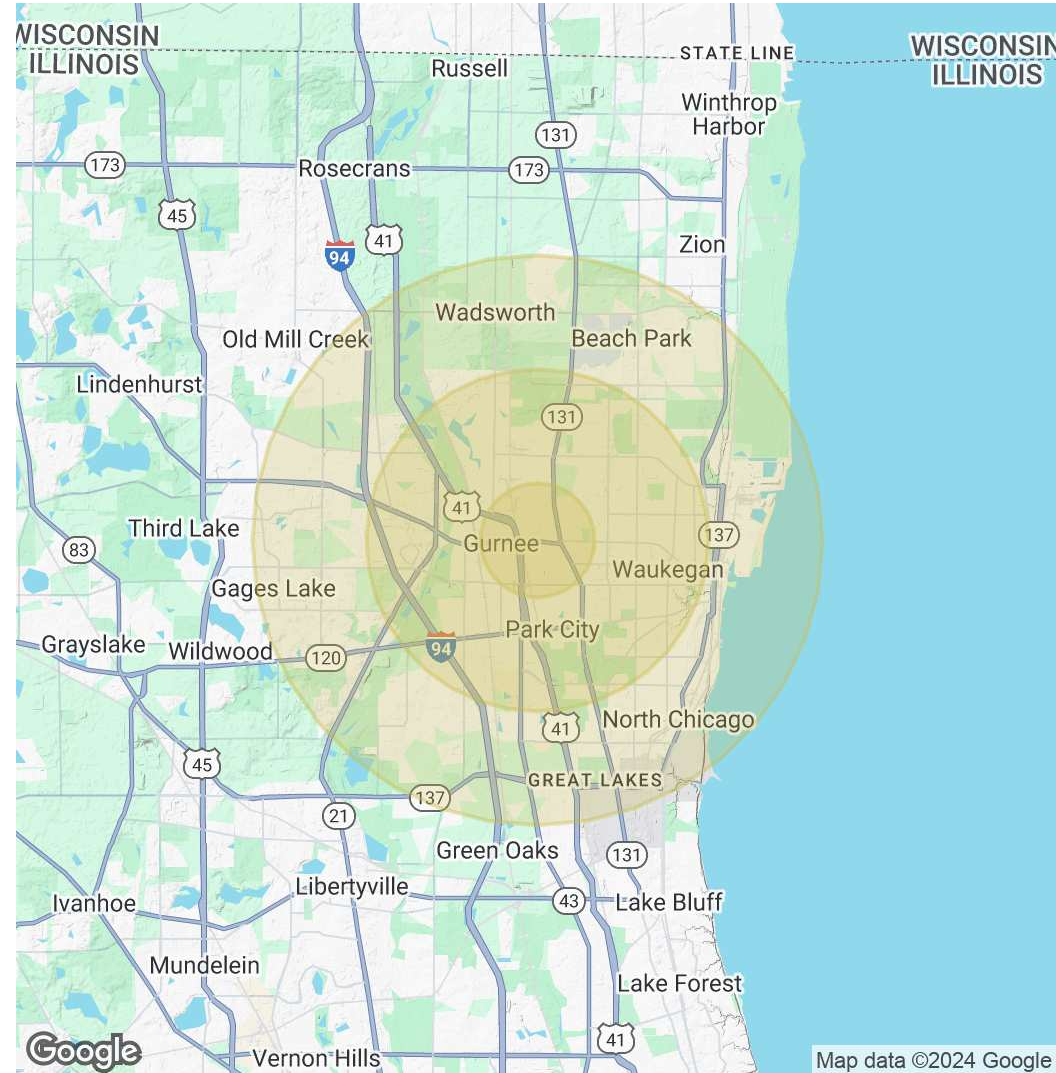
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,082	96,997	166,344
Average Age	39	37	37
Average Age (Male)	39	36	37
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,354	33,925	57,035
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$85,243	\$88,530	\$100,760
Average House Value	\$223,002	\$219,546	\$254,914

Demographics data derived from AlphaMap



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PETER KARLIS

VP Investment Properties

pkarlis@troyrealtyltd.com

Direct: **773.792.3000** | Cell: **630.853.1313**

PROFESSIONAL BACKGROUND

Peter L. Karlis is an investment properties advisor with over 20 years of commercial real estate experience. His brokerage practice is devoted to representing owners and investors of commercial properties and development sites. He has a diverse background ranging from developing retail centers and brokering investment properties, to consulting for financial institutions and government entities on commercial real estate matters. Earlier in his career, Peter represented clients as an attorney in real estate transactions and business litigation. His academic background includes a Bachelor's degree in economics and risk management from Illinois Wesleyan University, and a Juris Doctor from Loyola University Chicago School of Law.

EDUCATION

BA - Economics and Financial Risk Management - Illinois Wesleyan University

Juris Doctor - Loyola University Chicago School of Law

Troy Companies

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