

RETAIL SPACES AVAILABLE FOR LEASE

3430 GRAND AVE
AVALONREAL.COM



GURNEE, IL



JOSEPH C. SANTUCCI, MANAGING BROKER

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CARLO J. SANTUCCI, COMMERCIAL BROKER

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✓ **TOTAL BUILDING SIZE: 10,000 SF**

✓ **SPACE AVAILABLE: 2,000 - 7,897 SF**

✓ **RENTAL RATE:**

\$22/SF NNN (INLINE SPACE)

\$25/SF NNN (DRIVE - THRU END CAP)

✓ **CAM: \$3.69/SF**

✓ **TAXES: \$3.18/SF**

✓ **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 100	2,000 SF
UNIT 200-300	3,197 SF
UNIT 400	2,700 SF

RETAIL SPACE

**3430 Grand Ave
Gurnee, IL**



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

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