

Gurnee East Point

3555 Grand Ave, Gurnee, IL 60031



Property Description

This mixed-use property spans over 6 acres on the hard corner of Belle Plaine and Grand Avenues, with over 450 feet of frontage on Grand Avenue. Nearly 30,000 vehicles per day pass the site. The building offers a wide variety of retail, office and warehouse space of up to 29,903 SF. There is also a high-visibility outlot on Grand Avenue available for ground lease. Zoning accommodates a wide variety of general retail and commercial uses, including self storage and drive-through restaurants (special use permit).



Property Highlights

- Hard Corner with Full Access to Grand Avenue and Bell Plaine Avenue
- Close to 30,000 VPD Traffic Count
- Over 100,000 Population within 3 Miles
- Large Pylon Sign
- Outlot Available for New Construction/Ground Lease

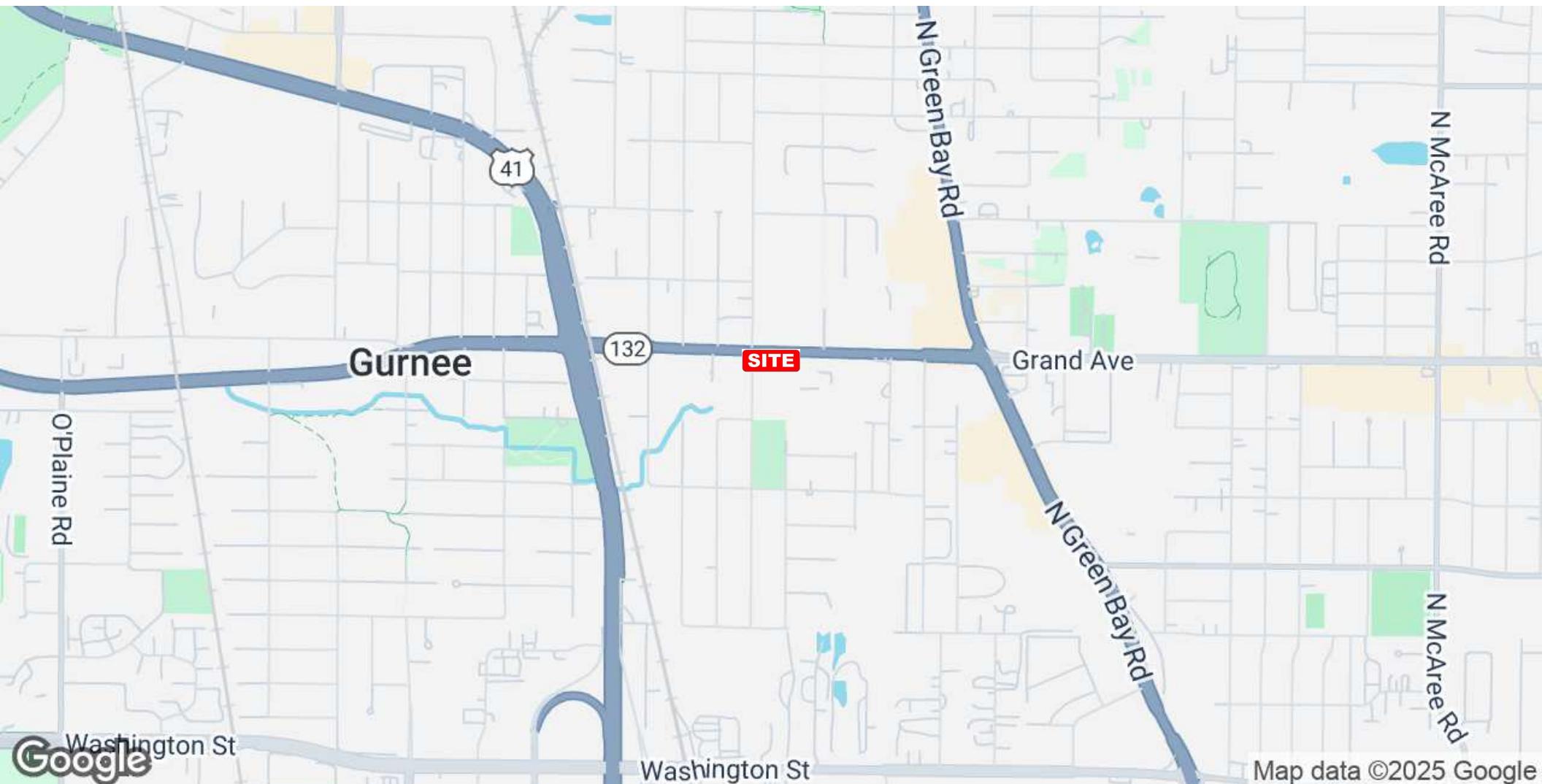
PETER KARLIS | 773.792.3000 | 630.853.1313 | pkarlis@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

Gurnee East Point

3555 Grand Ave, Gurnee, IL 60031



PETER KARLIS | 773.792.3000 | 630.853.1313 | pkarlis@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

Gurnee East Point

3555 Grand Ave, Gurnee, IL 60031



TROY COMPANIES
REAL ESTATE 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

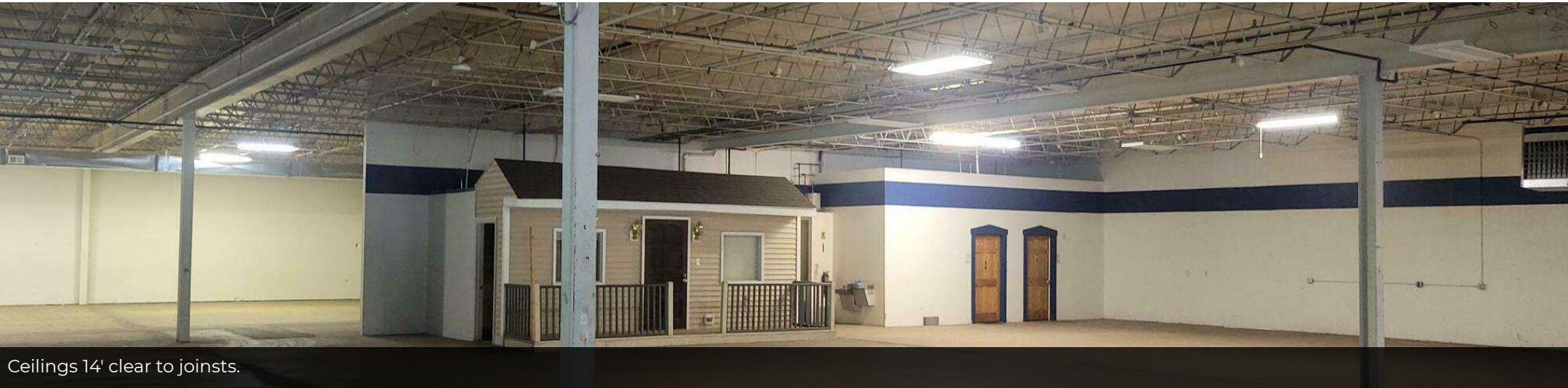
The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

Gurnee East Point

3555 Grand Ave, Gurnee, IL 60031



TROY COMPANIES
REAL ESTATE LTD.
SINCE 1960



Ceilings 14' clear to joists.

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
3555 W Grand Avenue	13,603 - 24,000 SF	Gross	\$8.00 SF/yr	Exposure to west side of the building. Abundant, wide open space with 14' clear height ceilings.
Outlot for Ground Lease	25,000 SF	Ground Lease	Negotiable	Pad site available for development. Perfect for drive-through restaurant or any single tenant use. Land area can be determined as needed.

PETER KARLIS | 773.792.3000 | 630.853.1313 | pkarlis@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

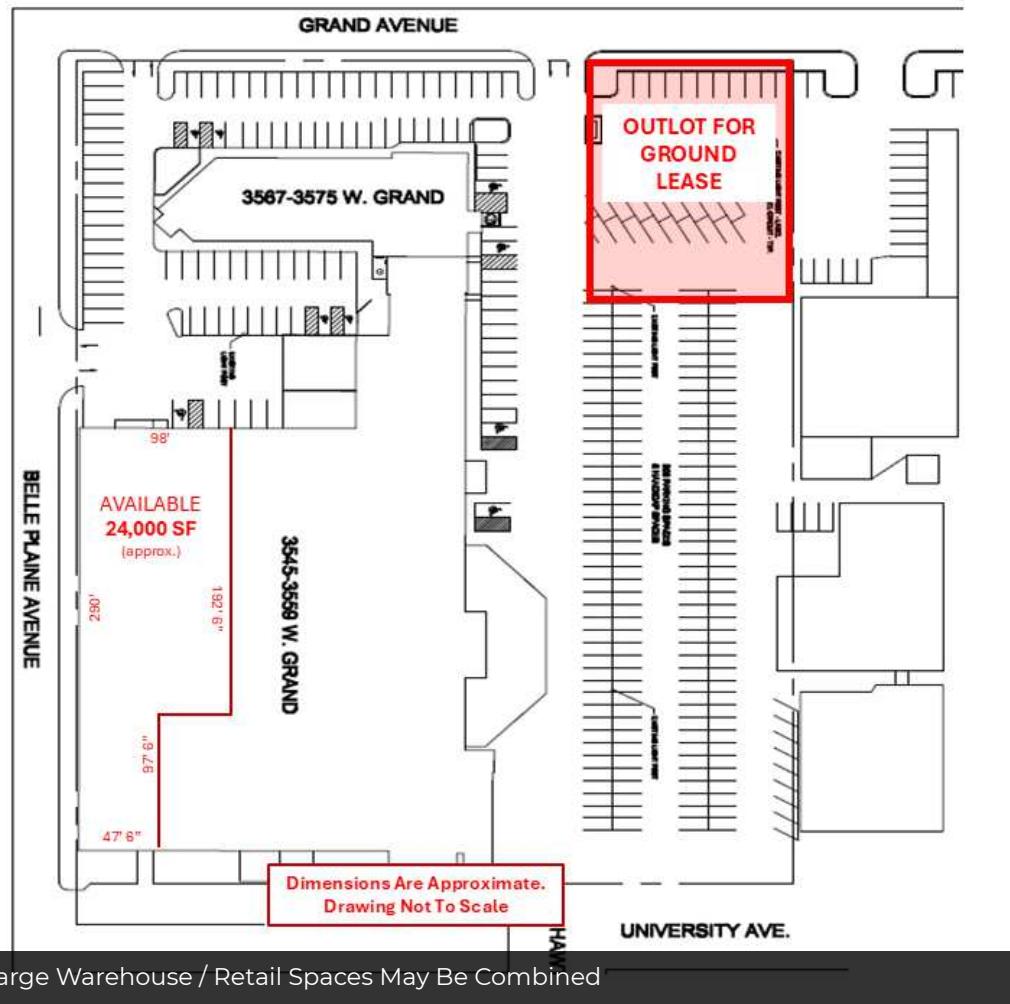
The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

Gurnee East Point

3555 Grand Ave, Gurnee, IL 60031



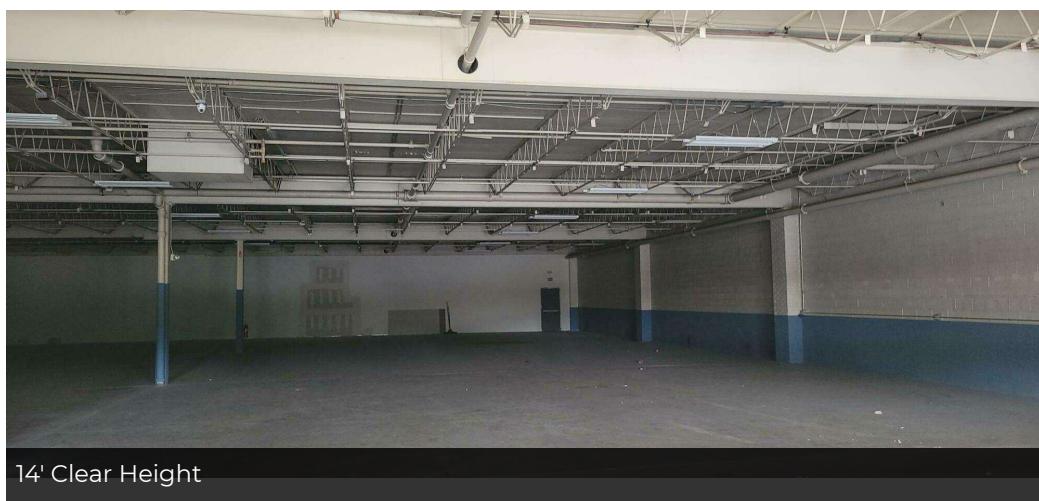
TROY COMPANIES
REAL ESTATE LTD.
SINCE 1960



PETER KARLIS | 773.792.3000 | 630.853.1313 | pkarlis@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.



Gurnee East Point

3555 Grand Ave, Gurnee, IL 60031

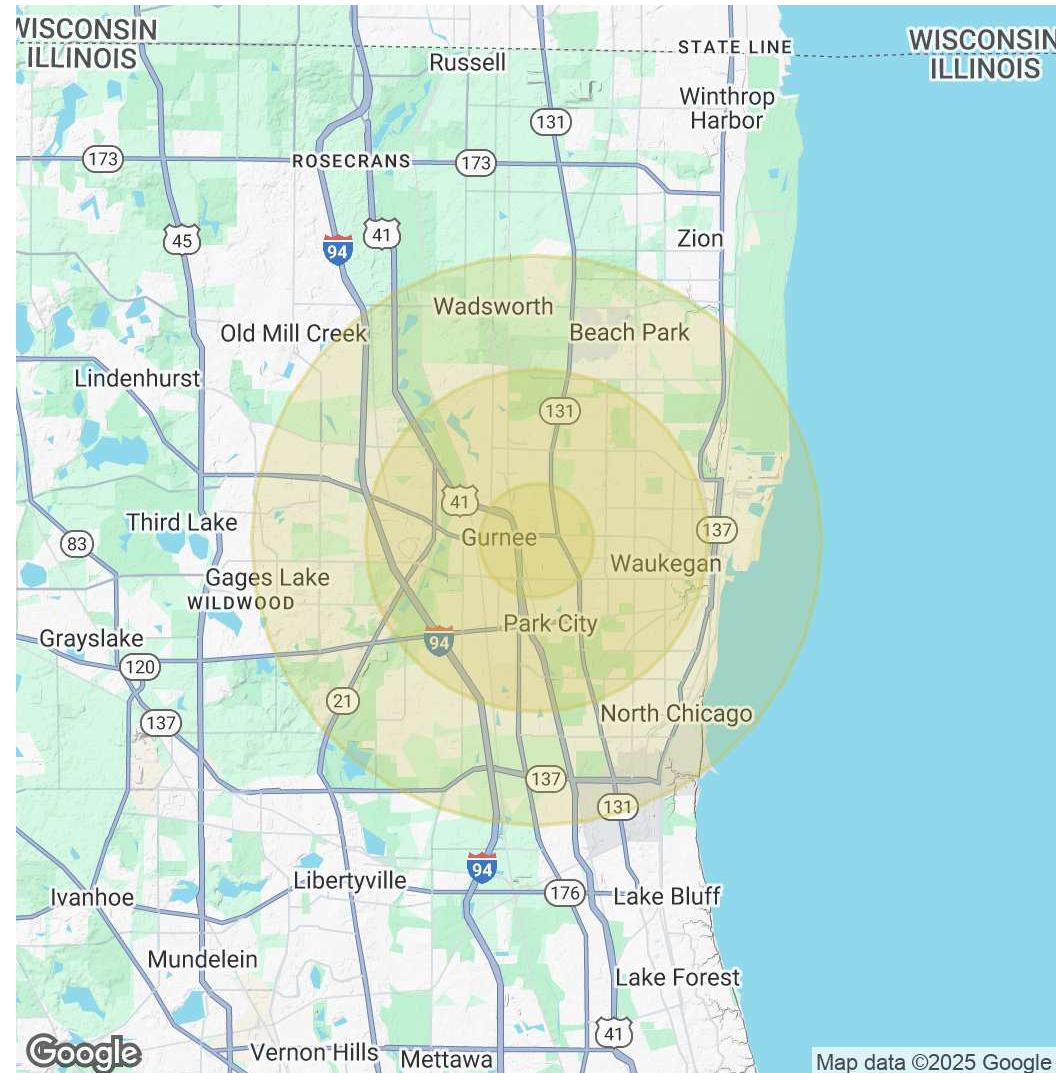


TROY COMPANIES
REAL ESTATE LTD.
SINCE 1960

Population	1 Mile	3 Miles	5 Miles
Total Population	10,176	95,072	166,344
Average Age	39	37	37
Average Age (Male)	38	36	37
Average Age (Female)	39	38	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,654	33,298	57,035
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$83,492	\$88,622	\$100,760
Average House Value	\$204,234	\$220,353	\$254,914

Demographics data derived from AlphaMap



Map data ©2025 Google

PETER KARLIS | 773.792.3000 | 630.853.1313 | pkarlis@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.