



### Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$6.30
Available SF:	1,132 - 5,772 SF
Building Size:	59,027 SF
Lot Size:	8.23 Acres
Year Built:	1989 & 2001
Zoning:	C-2
Parking:	Approx. 400 Spaces
Traffic Count	Approx. 39,000 VPD

### Property Overview

Up to 5,772 SF available for lease at Riverside Plaza in north suburban Gurnee. Riverside Plaza is a well-located neighborhood shopping center positioned along Riverside Drive, just north of Grand Avenue (IL-132), and less than one (1) mile east of Interstate-94. The center features excellent visibility, convenient access, and abundant surface parking. Co-tenants include Dairy Queen, Stevens’ Restaurant & Bar, Riverside Cafe, and Tacos El Norte, among others. The property benefits from strong daily traffic (~39,000 VPD) driven by its proximity to Gurnee Mills, Great Wolf Lodge, and Six Flags Great America—three (3) of the region’s top retail and entertainment destinations. Prominent pylon signage and frontage along a busy commercial corridor make Riverside Plaza an ideal opportunity for businesses seeking exposure and steady customer traffic. Neighboring retailers include Walmart, Target, The Home Depot, Best Buy, ALDI, Ross Dress for Less, Kohl’s, PetSmart, Five Below, Ulta Beauty, Marshalls, Panera Bread, Chipotle, Starbucks, Olive Garden, Chili’s, Buffalo Wild Wings, and Chick-fil-A, among many others.

### Property Highlights

- High-visibility location at Riverside Dr. & Washington St. (~39,000 VPD)
- Co-tenants include Dairy Queen, Stevens’ Restaurant & Bar, Riverside Cafe, and Tacos El Norte
- Various unit sizes available ranging from 1,132 - 5,772 SF
- Located near major regional draws including Gurnee Mills, Great Wolf Lodge, and Six Flags Great America, driving consistent consumer traffic

**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker  
847.989.6020  
aslovis@frontlinerepartners.com

**Andrew Picchiatti**  
Vice President  
847.602.2005  
apicchiatti@frontlinerepartners.com



**Riverside Plaza Retail Center**  
401 N. Riverside Dr., Gurnee, IL 60031

**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker  
847.989.6020  
aslovis@frontlinerepartners.com

**Andrew Picchietti**  
Vice President  
847.602.2005  
apicchietti@frontlinerepartners.com



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, etc.

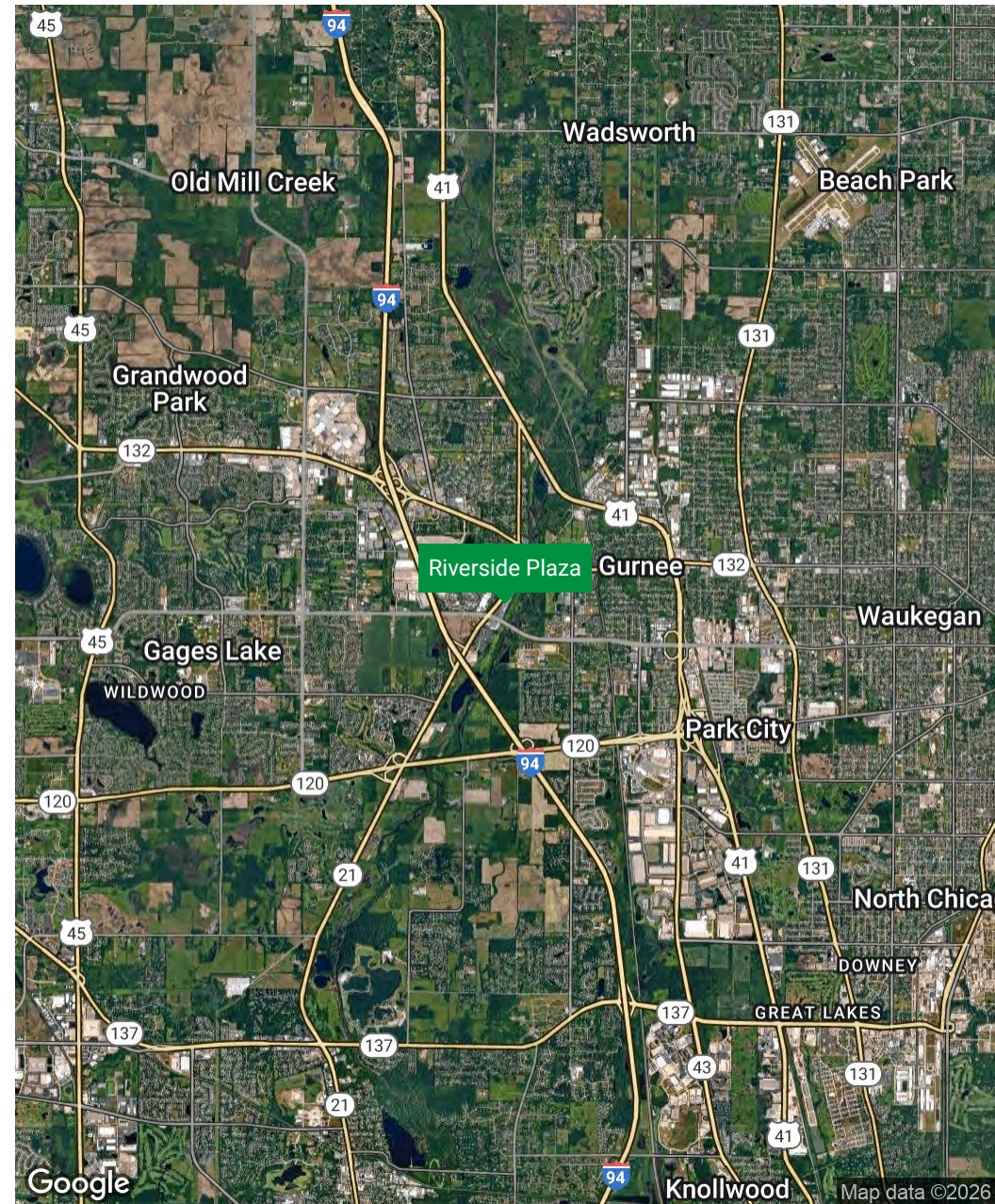
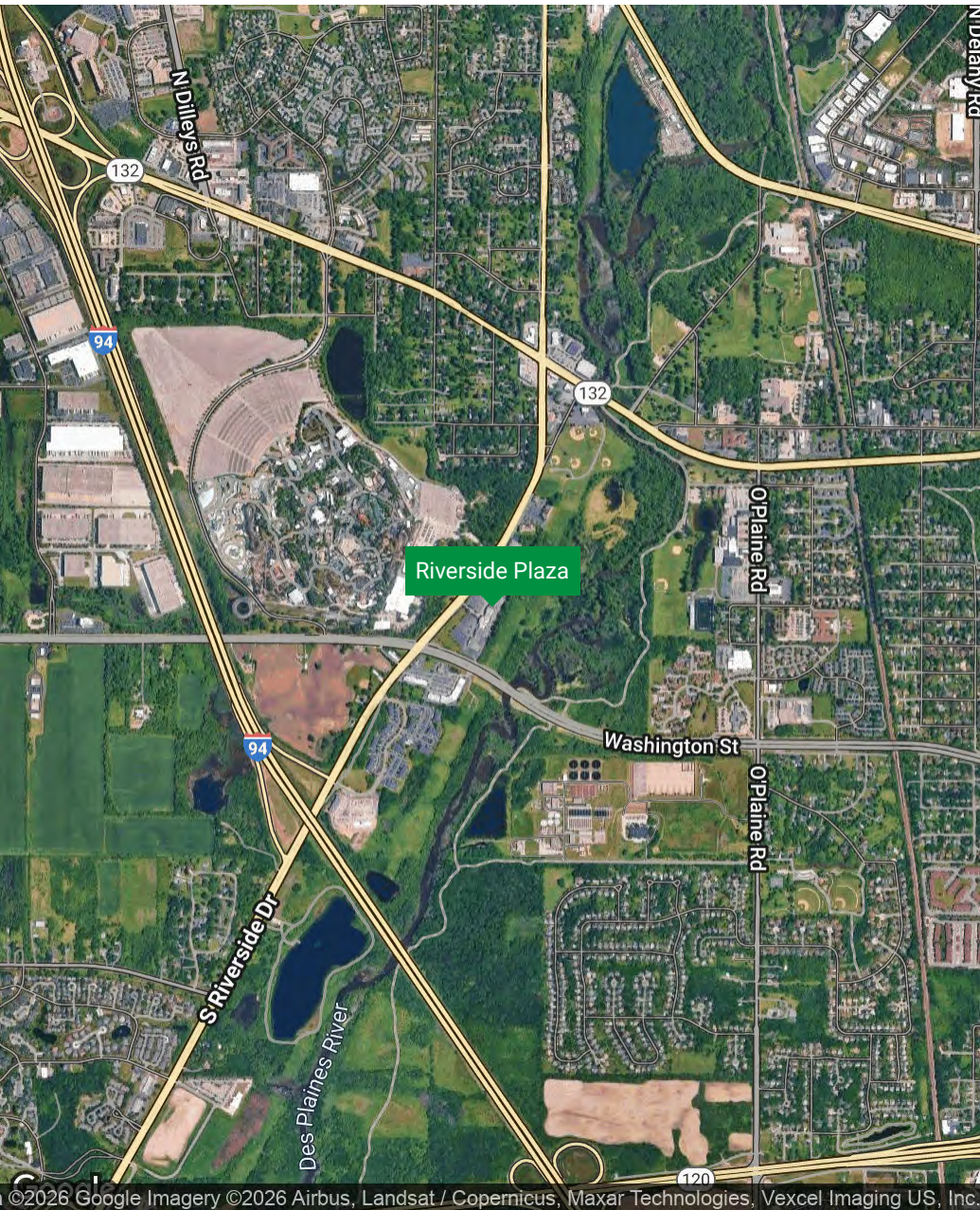
**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker  
847.989.6020  
aslovis@frontlinerepartners.com

**Andrew Picchiatti**  
Vice President  
847.602.2005  
apicchiatti@frontlinerepartners.com



**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

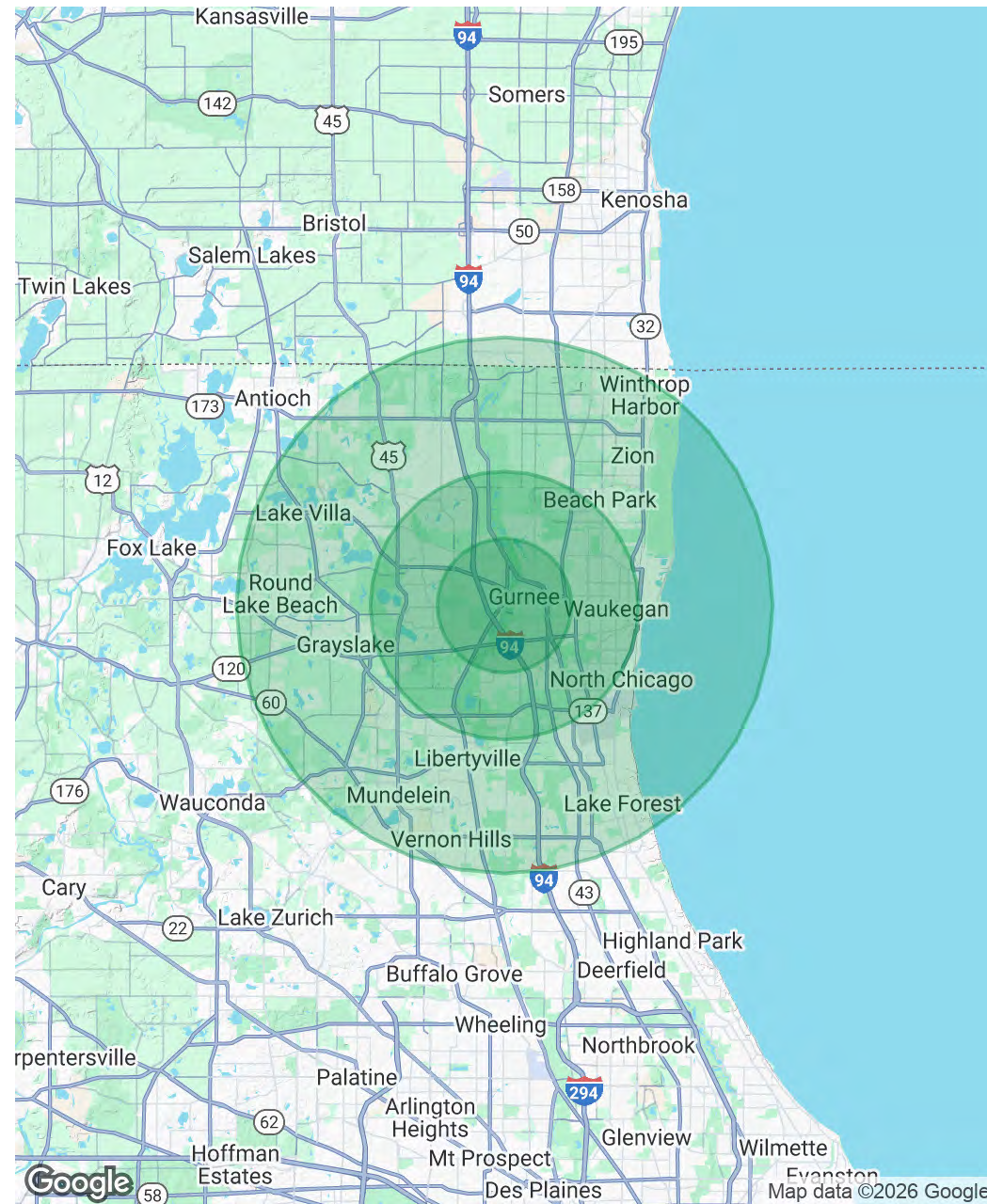
**Andrew Slovis**  
Associate Broker  
847.989.6020  
aslovis@frontlinerepartners.com

**Andrew Picchiatti**  
Vice President  
847.602.2005  
apicchiatti@frontlinerepartners.com

Population	2.5 Miles	5 Miles	10 Miles
Total Population	38,743	161,011	434,312
Average Age	39	38	39
Average Age (Male)	38	38	38
Average Age (Female)	40	39	40

Households & Income	2.5 Miles	5 Miles	10 Miles
Total Households	15,013	57,209	151,217
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$125,179	\$113,318	\$129,909
Average House Value	\$295,820	\$277,831	\$348,265

Demographics data derived from AlphaMap



**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker  
847.989.6020  
aslovis@frontlinerepartners.com

**Andrew Picchiatti**  
Vice President  
847.602.2005  
apicchiatti@frontlinerepartners.com

# FOR LEASE | 401 N RIVERSIDE DR

ADDITIONAL PHOTOS



**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com

**Andrew Picchietti**  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com