

# GURNEE EAST POINT

3575 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

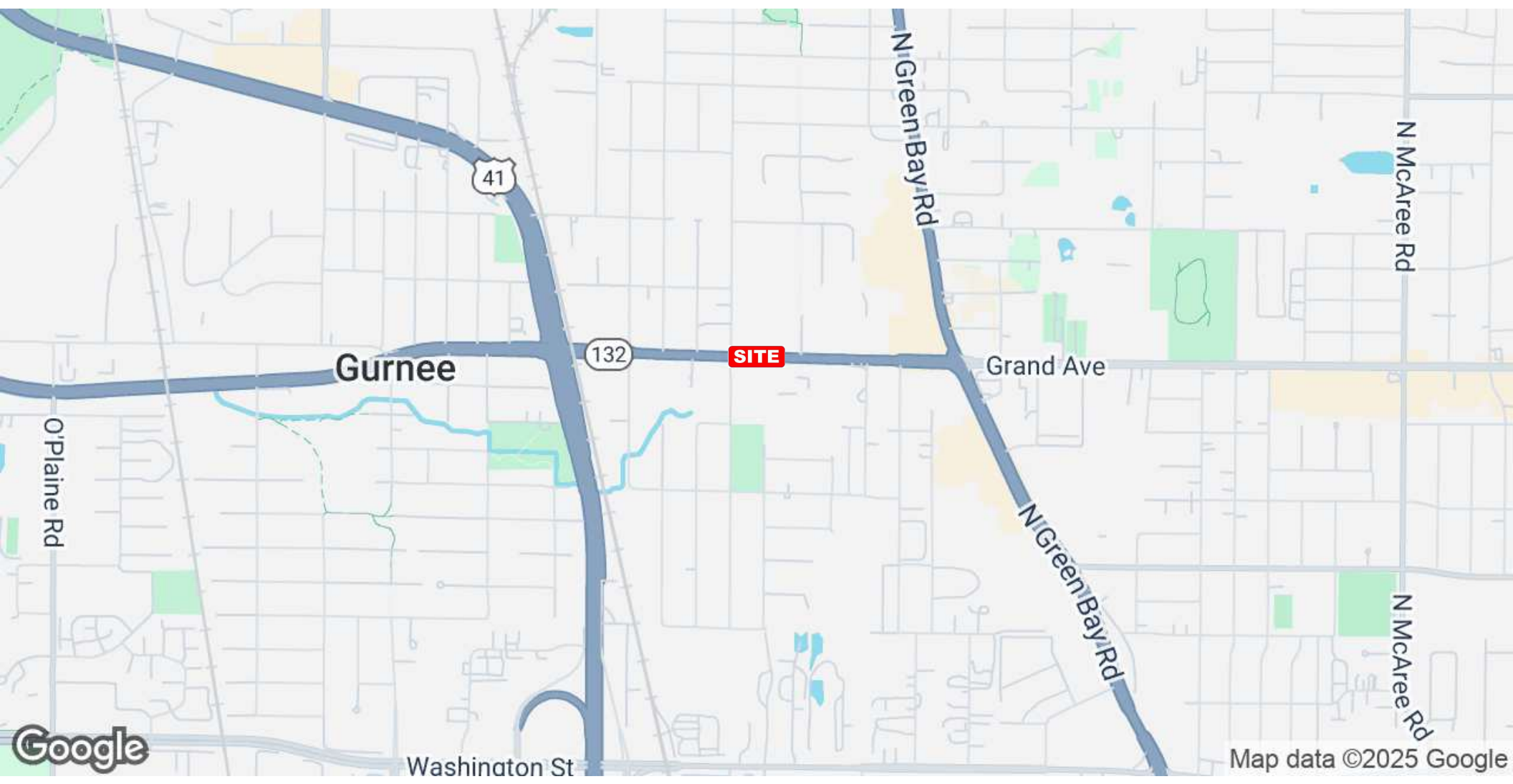
**PETER KARLIS | 773.792.3000 | 630.853.1313 | [pkarlis@troyrealtyltd.com](mailto:pkarlis@troyrealtyltd.com)**

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | [TROY-COMPANIES.COM](http://TROY-COMPANIES.COM)

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**TROY COMMERCIAL**  
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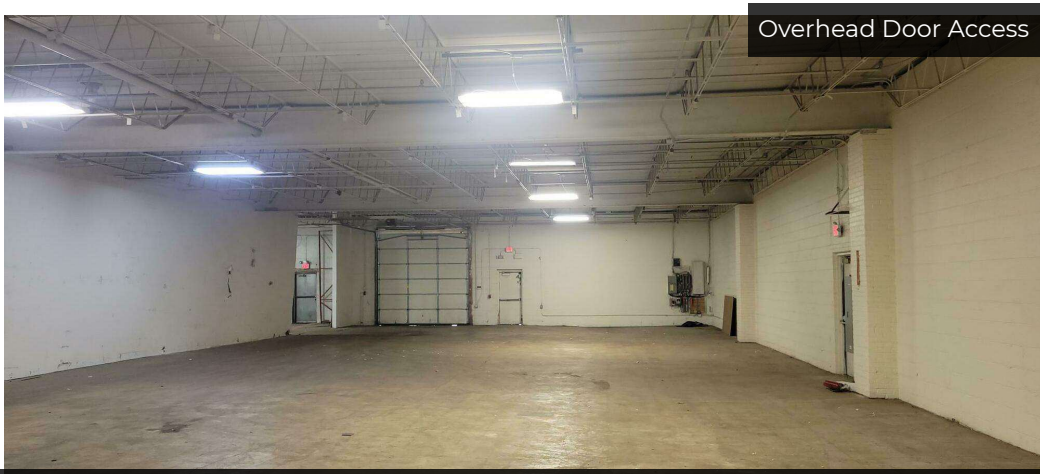
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Overhead Door Access



Ceilings 14' clear to joists.

Two overhead doors on the south (rear) side of the building

## AVAILABLE SPACES

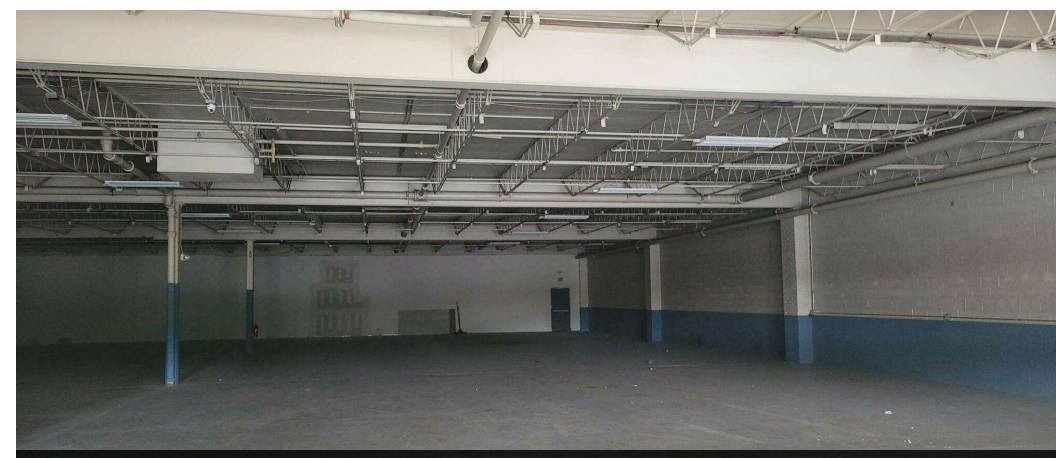
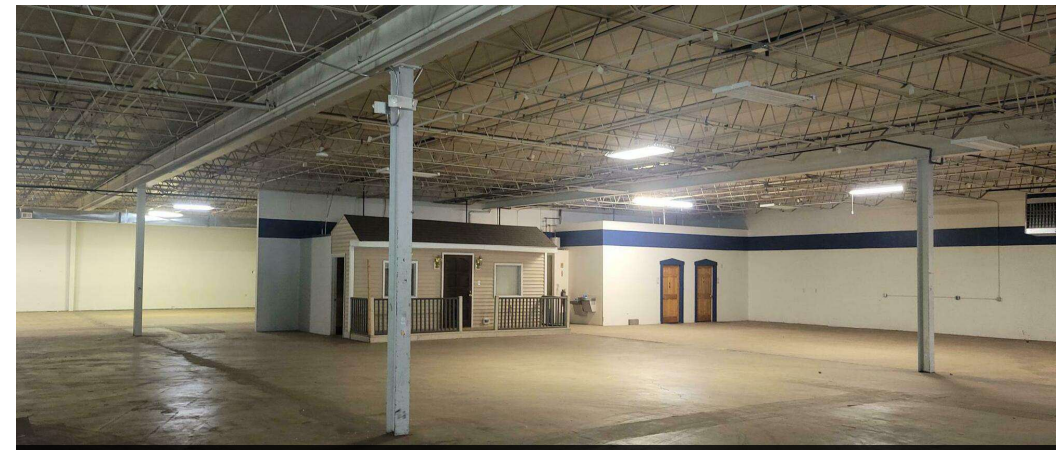
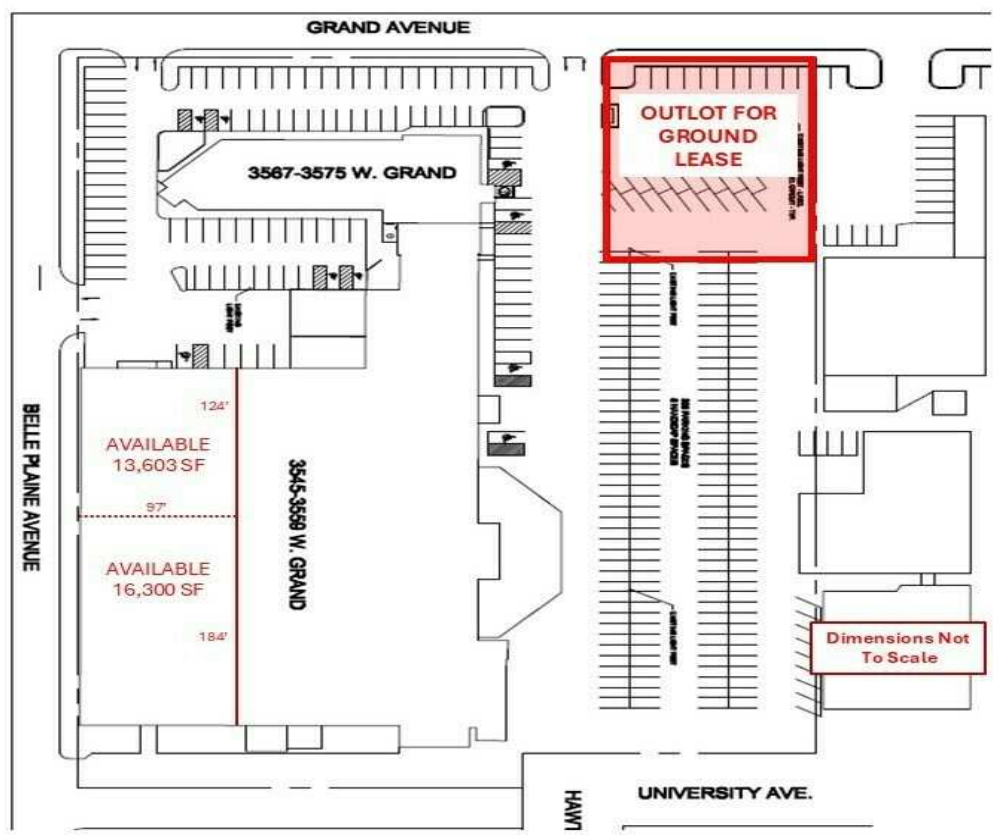
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3555 W Grand Avenue	13,603 - 25,000 SF	Cross	\$8.00 SF/yr	Exposure to west side of the building. Abundant, wide open space with 14' clear height ceilings.
Outlot for Ground Lease	25,000 SF	Ground Lease	Negotiable	Pad site available for development. Perfect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

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Large Warehouse / Retail Spaces May Be Combined

14' Clear Height

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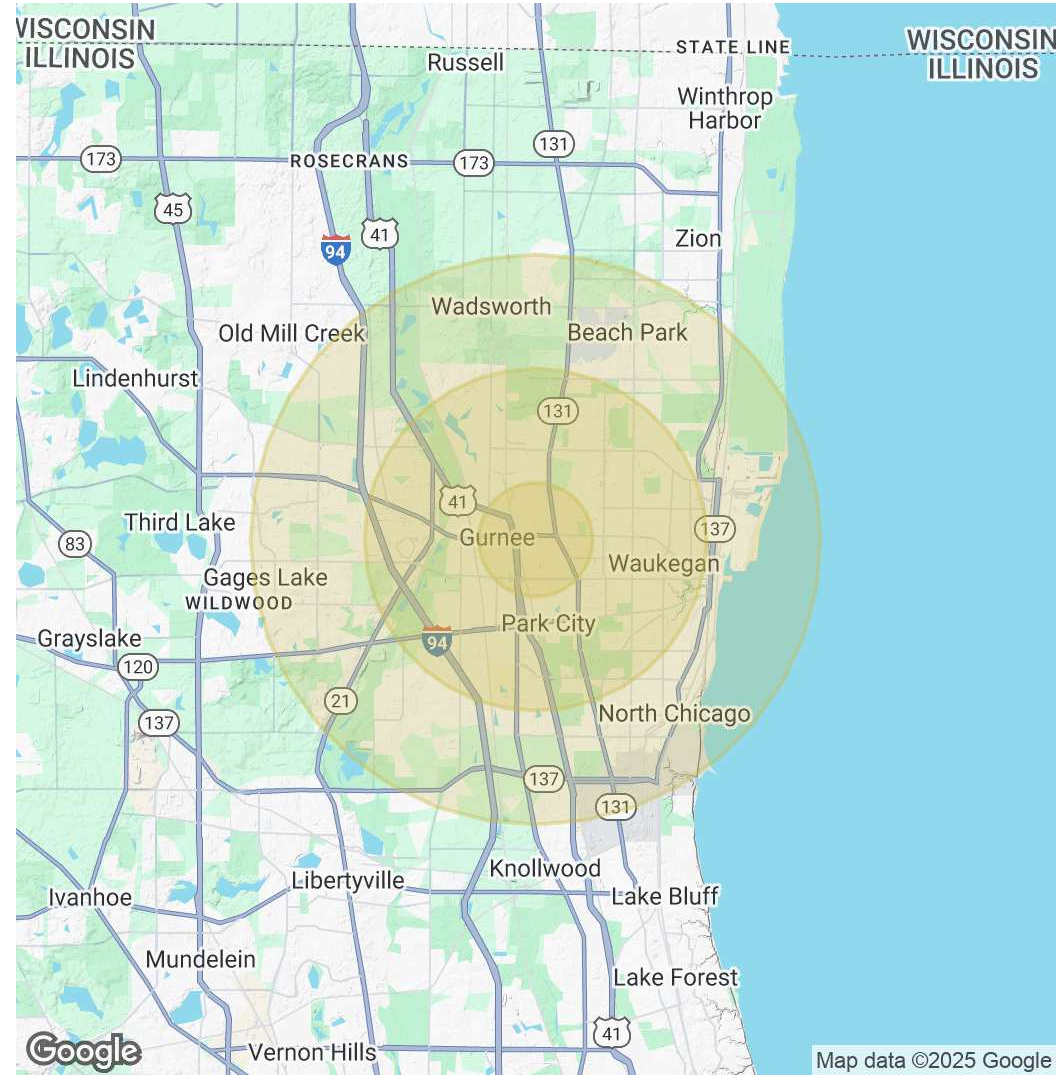
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,784	96,013	166,344
Average Age	39	37	37
Average Age (Male)	38	36	37
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,551	33,657	57,035
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$84,061	\$88,972	\$100,760
Average House Value	\$209,827	\$220,749	\$254,914

Demographics data derived from AlphaMap



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