



Pad & Retail Site Available

Busy Grand Avenue Position | Gurnee, Illinois

3545-3575 W. Grand Avenue

First In Realty Executives is pleased to offer incredible retail pad sites and retail/office space for lease in the Village Commons located on busy Grand Avenue in Gurnee Illinois.

The Village Commons is an approximate 105,000 SF retail and office center situated on over 6 acres of prime real estate including such retailers as Habitat for Humanity, Salvation Army, & many other professional and retail services.

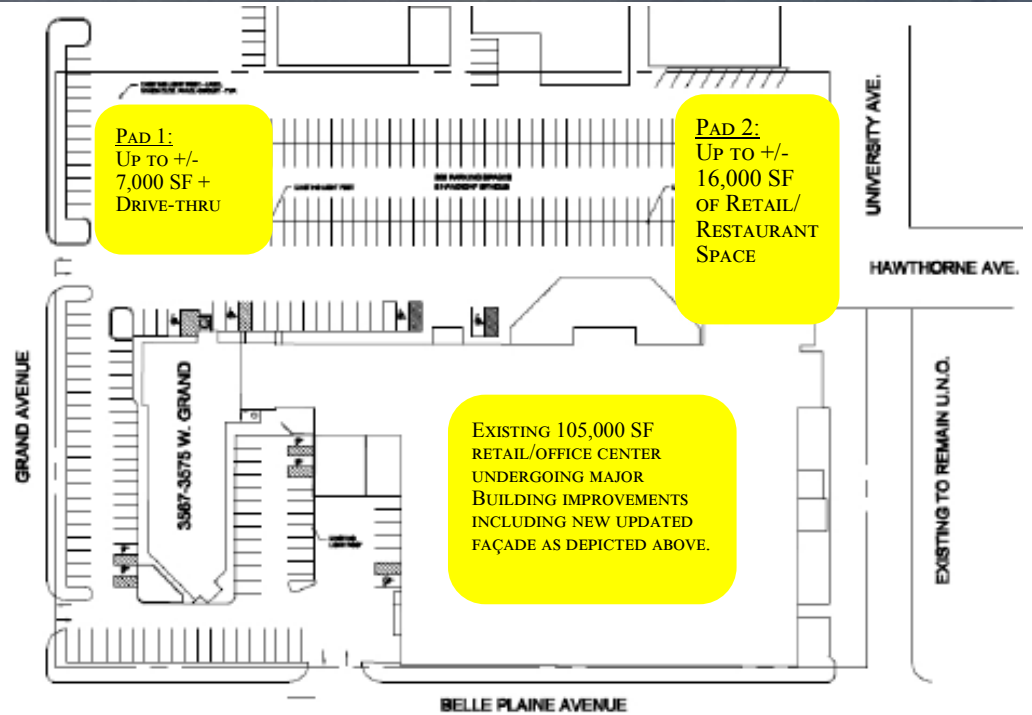
Positioned on busy Grand Avenue near major retailers

Excellent visibility, access & signage to be erected

Within 3 miles of major Illinois attractions totaling over 23,000,000 visitors per year

Opportunities Include

- +/- 7,000 SF pad site positioned on Grand Avenue offering drive-thru and outdoor patio options
- +/- 16,000 SF of new retail space to be created ideal for restaurants, retail, medical office and more.
- Opportunities to create open outdoor seating areas



Primary Broker:
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Information contained herein has been obtained by sources deemed reliable. First In Realty Executives, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

2401 W. 104th Street | Chicago, Illinois 60655 | (773) 779-FIRE (3473) | www.firstinrealtyexec.com

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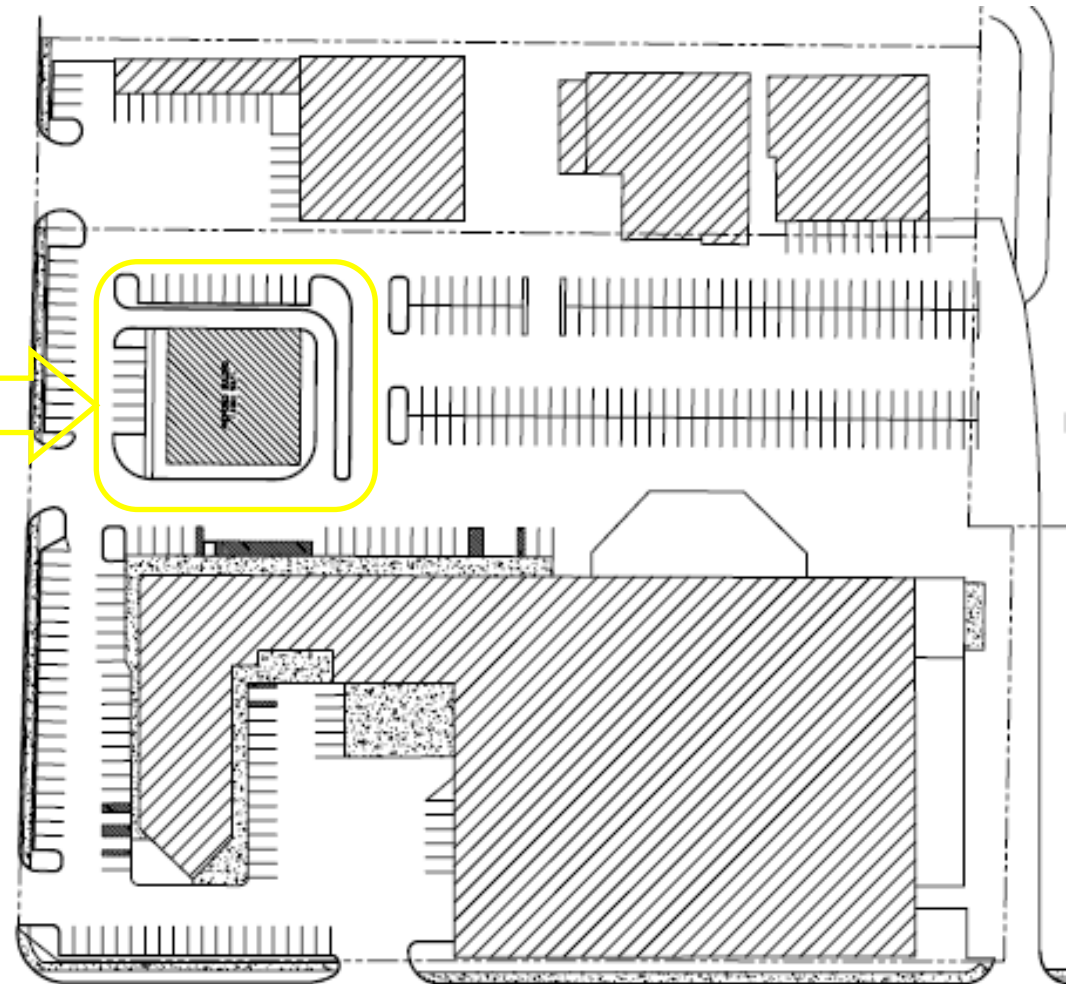
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PAD 1:

- +/- 7,000 SF OUT LOT POSITIONED ON BUSY GRAND AVENUE
- FREE-STANDING DRIVE-THRU OR MULTI-TENANT RETAIL WITH DRIVE-THRU COMPONENT
- IDEAL FOR QSR, RETAILERS, OR FREE-STANDING MEDICAL
- EXCELLENT VISIBILITY
- EASY ACCESS
- GREAT RETAIL SYNERGY
- ABUNDANT PARKING WITH +/- 275 STALLS

Grand Avenue: 26,600 VPD



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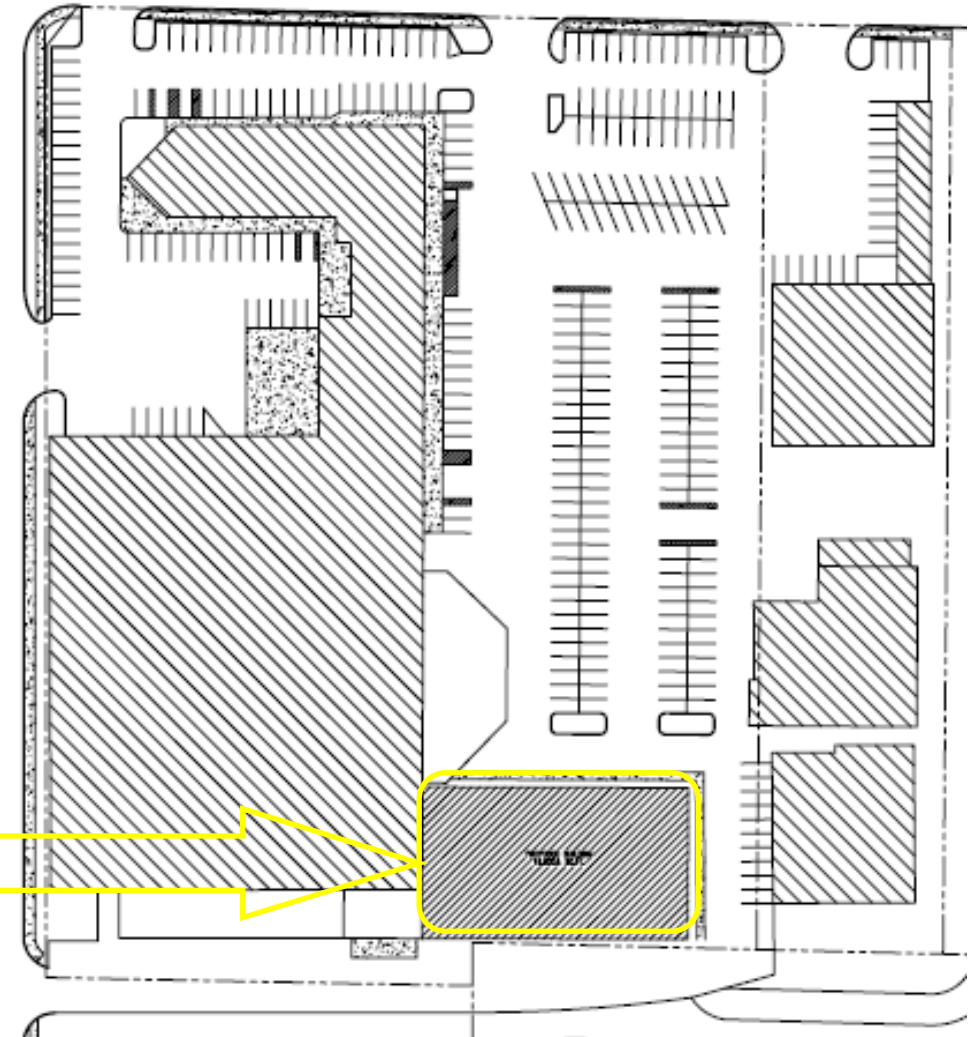
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PAD 2:

- +/- 16,000 SF RETAIL/OFFICE TO BE CREATED
- IDEAL FOR RESTAURANTS, BREWERIES, RETAILERS, GROCERY OR MEDICAL OFFICE BUILDING
- ABUNDANT PARKING WITH +/- 275 STALLS
- OUTDOOR SEATING AREAS WILL BE INCLUDED IN DESIGNS
- PRIME RETAIL/OFFICE LOCATED IN GURNEE ON BUSY GRAND AVENUE
- BUILD-TO-SUIT OPTION

Grand Avenue: 26,600 VPD



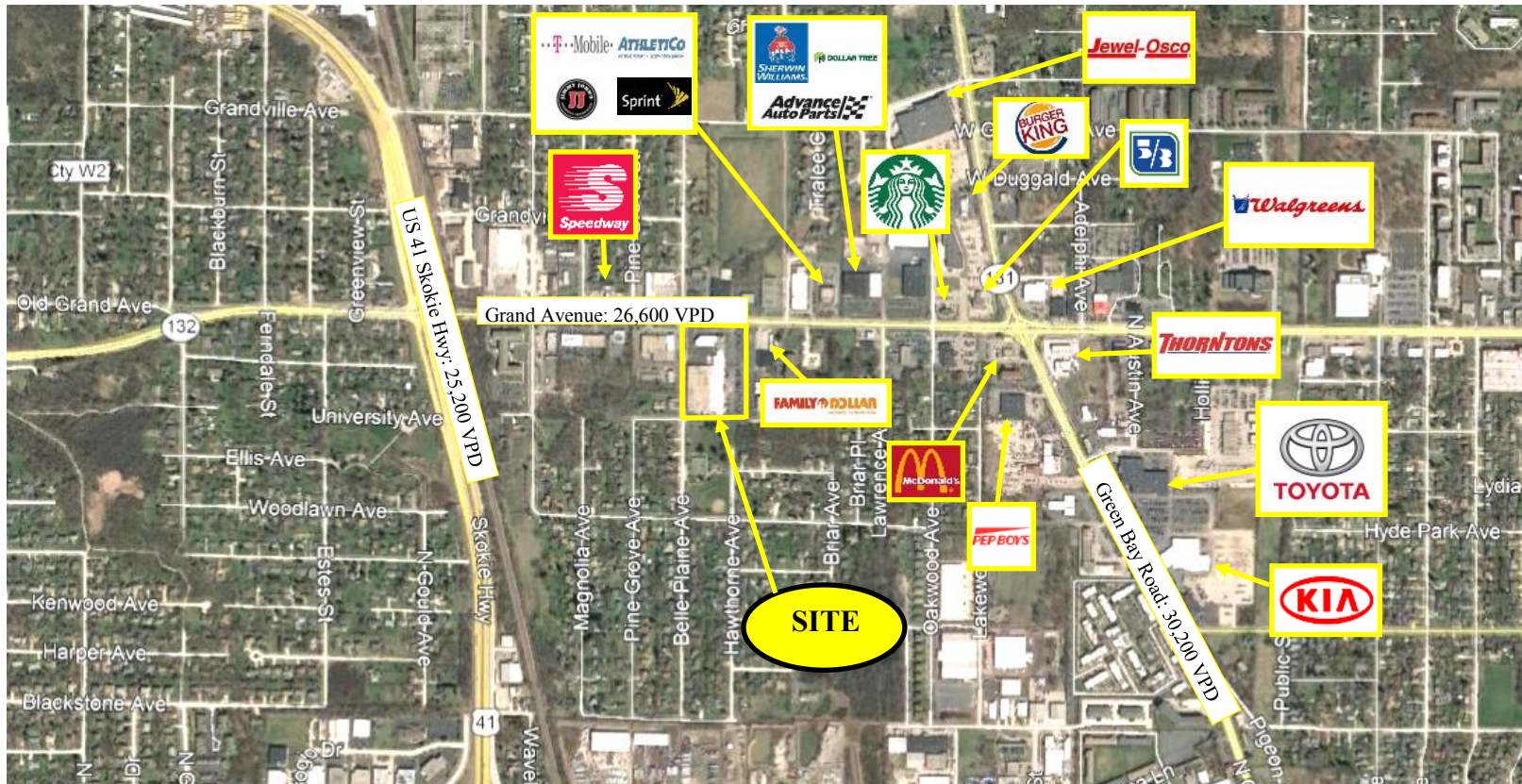
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RETAIL CONCENTRATION



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MAJOR AREA ATTRACTIONS



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The Village of Gurnee welcomes 23 million visitors every year by hosting some of Illinois' greatest attractions including Gurnee Mills, Six Flags Great America, and (coming 2018) Great Wolf Lodge. Gurnee offers some of the best shopping, dining, and entertainment within the entire Chicago MSA.

According to the Village of Gurnee, Gurnee is *the* place for business, offering:

Exceptional Village services. Offering a well-maintained infrastructure.

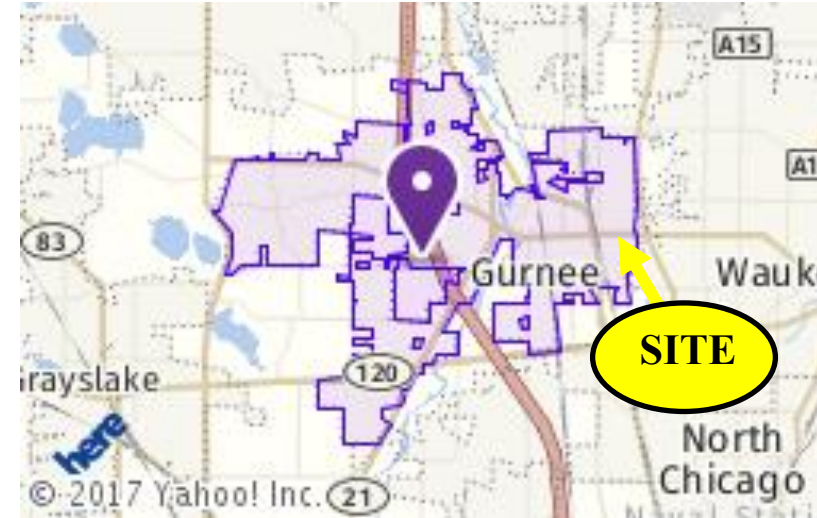
Location and access to two major metropolitan markets:
Chicago MSA and Milwaukee MSA

Close proximity to I-94 offering non-tolled intersections, halfway between Milwaukee and Chicago.

Well-educated and diverse workforce

Outstanding schools and parks and a variety of housing types

Shopping and Entertainment that brings 23 million visitors to our doorstep every year



Demographics (2017 Est.):

	<u>1MI</u>	<u>3MI</u>	<u>5MI</u>
Population	9,649	100,565	172,950
HH Avg. Inc.	\$76,120	\$66,555	\$78,238
#HH's	3,356	32,937	56,623

Traffic Counts:

- +/- 26,600 Grand Avenue
- +/- 30,200 Green Bay Road
- +/- 25,200 US41—Skokie Highway

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