

for sale or lease

CRB
COMMERCIAL REAL ESTATE

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Grand Avenue and Riverside Drive
Gurnee, Illinois 60031



PROPERTY OVERVIEW

Land Available For Sale or Lease

2.44 Acres Available (Divisible) – Ideal for restaurants, service uses, medical, car wash, daycare center, fast food, etc.

High Visibility on Grand Avenue with over 24,900 vehicles per day, offering strong exposure along one of Gurnee’s busiest east-west corridors.

Just 1.8 miles east of Gurnee Mills, one of the largest outlet malls in Illinois, drawing millions of annual visitors and regional shoppers.

Only 0.5 miles east of Six Flags Great America, the premier amusement park in the Midwest, generating high seasonal traffic and tourism year-round.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,079	58,116	168,012
Average Household Income	\$77,296	\$94,972	\$89,054
Daytime Population	9,725	61,907	149,860