

+/- 2.5 Acre New Retail Development

POTENTIAL USES

Retail, Restaurant, Service

TRAFFIC

Grand Ave 16,400 VPD
US 45 & Rollins feeder traffic immediately west 44,300 VPD

SPECIAL FEATURES

- Situated on Grand Ave in the strong Gurnee trade area.
- Exclusive parking on the 2.5 acre site plus additional overflow parking on non-reciprocal parking easement to the south.
- Located at a signalize intersection providing for great access as well as strong visibility.

DEMOGRAPHICS

POPULATION	3 Mile	44,744
	5 Mile	119,432
DAYTIME POPULATION	3 Mile	22,897
	5 Mile	44,450
AVERAGE HH INCOME	3 Mile	\$121,721
	5 Mile	\$108,755



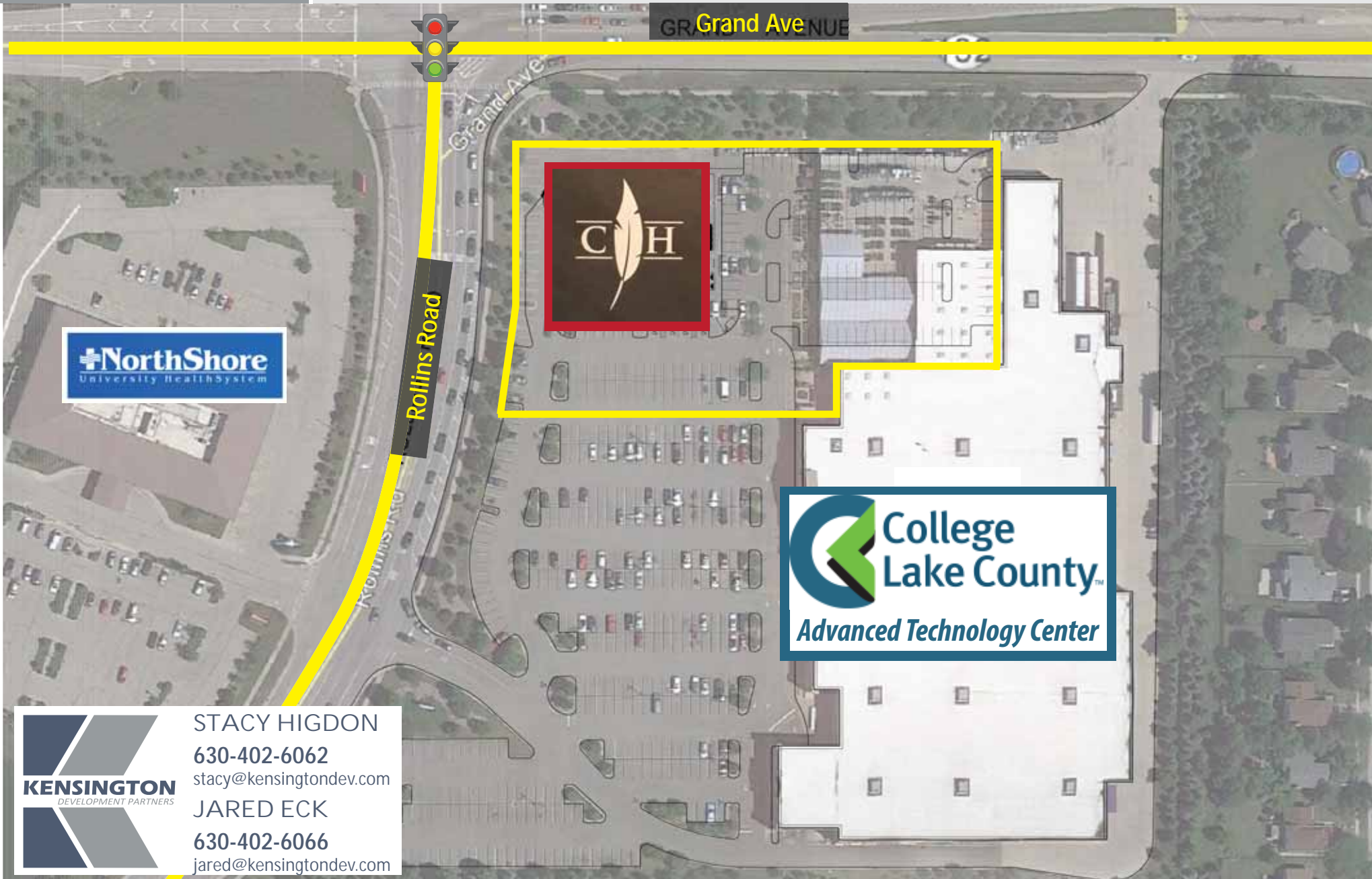
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All information has been obtained from sources deemed reliable; however, no liability is assumed for its accuracy. It is subject to change or withdrawal without further notice.

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