

LAND FOR SALE PRIME LOCATION



PROPERTY FEATURES:

- * Approx. 1.64 Acres
- * Prime Gurnee Commercial Area
- * High Grand Avenue Traffic Counts
- * Zoned C/B2 (Community Business Dist.)
- * Signage Visible from I94
- * South East quadrant of I-94 and Grand Ave

DIRECTIONS:

East on Grand Ave . To Northridge Drive. Property on the north side.

PINS:

07-15-107-007 (.89 Acres)
07-15-107-009 (.75 Acres)

2020 TAX BILLS:

\$19,281.50 (07-15-107-007)
\$13,132.26 (07-15-107-009)

IDOT TRAFFIC COUNTS

Approx. 22,100 (Grand)
Approx. 10,200 (Dilleys)
Approx. 101,600 (I-94)

ESTIMATED POPULATION:

1 Mile: 5,902
3 Miles: 48,734
5 Miles: 133,325

EST. AVG. HOUSEHOLD INCOME:

1 Mile: \$89,910
3 Miles: \$91,895
5 Miles: \$78,406

**5626 Northridge Dr.
Gurnee, IL 60031**

Asking

\$1,750,000

Commercial pad! This 1.64 acre site is shovel ready. Former Crab Shack restaurant. Existing curb, gutter, landscaping, parking lot and lighting. Sewer, water, gas and electric IN site. Adjoining sites available for larger end user. Multiple signage opportunity on existing pylon and Northridge Plaza marquee sign. Join Olive Garden, Cracker Barrel, McDonalds and new Anthony Buick/GMC dealership. Close to Six Flags and SE I-94 ramp. Ideal restaurant site, auto parts, multi tenant strip center, hospitality, professional office, etc...

Gurnee may offer incentives for national/international end user.

Walk property anytime.



Robert E. Frank, GRI
Robert E. Frank Real Estate, Inc.
P.O. Box 1111, Lake Villa, IL 60046
OFFICE: (847) 356-5263
CELL: (847) 508-5263
FAX: (847) 356-3311
RobertEFrankRealEstate@gmail.com
www.Facebook.com/RobertEFrankRealEstate

www.RobertEFrankRealEstate.com

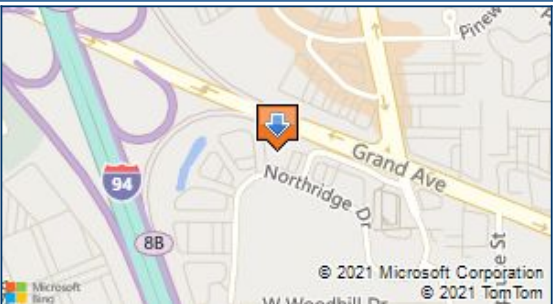


*All information is
Not Guaranteed*



Land
 Status: **NEW**
 Area: **31**
 Address: **5626 Northridge Dr , Gurnee, IL 60031**
 Directions: **From I 95 and Rt 132 (Grand Avenue) go east to Northridge (McDonald's). Go west to site.**

MLS #: **11096965** List Price: **\$1,750,000**
 List Date: **05/21/2021** Orig List Price: **\$1,750,000**
 List Dt Rec: **05/21/2021** Sold Price:
 Closed:
 Off Market:
 Dimensions: **109X117X285X288X92X213X32**
 Ownership: **Fee Simple w/ HO Assn.**
 Contract Date:
 Financing:
 Subdivision:
 Rental Price:
 Rental Unit:
 Lst. Mkt. Time: **1**
 Concessions:
 Contingency:
 Corp Limits: **Gurnee** Township: **Warren** County: **Lake**
 Coordinates:
 Rooms:
 Bathrooms: **/**
 (full/half):
 Master Bath:
 Bmt Bath: **No**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**
 Bedrooms:
 Basement:
 Mobility Score: **40 - Fair Mobility!**



Remarks: **Commercial pad! This 1.64 acre site is shovel ready. Former Crab Shack restaurant. Existing curb, gutter, landscaping, parking lot and lighting. Sewer, water, gas and electric IN site. Adjoining sites available for larger end user. Multiple signage opportunity on existing pylon and Northridge Plaza marquee sign. Join Olive Garden, Cracker Barrel, McDonalds and new Anthony Buick/GMC dealership. Close to Six Flags and SE I-94 ramp. Ideal restaurant site, auto parts, multi tenant strip center, hospitality, professional office, etc... Gurnee may offer incentives for national/international end user. Walk property anytime.**

School Data
 Elementary: **(50)**
 Junior High: **(50)**
 High School: **Warren Township (121)**

| | | |
|---------------------------------|----------------------------|----------------------------|
| Assessments | Tax | Miscellaneous |
| Special Assessments: No | Amount: \$32,413.76 | Waterfront: No |
| Special Service Area: No | PIN: 0715107007000 | Acreage: 1.64 |
| | Mult PINs: Yes | Appx Land SF: 71438 |
| | Tax Year: 2020 | Front Footage: 226 |
| Zoning Type: Commercial | Tax Exmps: None | # Lots Avail: 2 |
| Actual Zoning: C/B2 | | Farm: No |
| | | Bldgs on Land?: No |

Laundry Features: \$addtruncate
 Lot Size: **1.0-1.99 Acres**
 Lot Size Source: **County Records**
 Pasture Acreage:
 Tillable Acreage:
 Wooded Acreage:
 Lot Desc: **Corner, Level, Outdoor Lighting, Sidewalks, Streetlights**
 Land Desc: **Level**
 Land Amenities: **Curbs and Gutters, Lighting/Exterior, Sidewalks**
 Farms Type:
 Bldg Improvements:
 Current Use: **Commercial**
 Potential Use: **Commercial**
 Location: **Commercial Business Park, Corner**
 Known Liens: **None Known**

Ownership Type: **Land Trust**
 Frontage/Access: **City Street**
 Driveway: **Asphalt**
 Road Surface: **Asphalt**
 Rail Availability: **None**
 Tenant Pays:
 Min Req/SF (1):
 Min Req/SF (2):
 Other Min Req SF:
 Lease Type:
 Loans:
 Equity:
 Relist: \$addtruncate
 Seller Needs:
 Seller Will:
 Electric Supplier: \$addtruncate Commonwealth Edison

Type of House:
 Style of House:
 Basement Details:
 Construction:
 Exterior:
 Air Cond:
 Heating:
 Utilities to Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site**
 General Info: **Interstate Access**
 Backup Package: **Yes**
 Backup Info: **Aerial Map, Demographics, Existing Survey, Tax Bill, Traffic Counts**
 Possession: **Closing**
 Sale Terms:
 Addl. Sales Info.: **None**
 Broker Owned/Interest: **No**

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**
 List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**
 CoList Broker:
 More Agent Contact Info:

Copyright 2021 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.