

OFFICE FOR LEASE OR SALE

731 S ROUTE 21 UNIT 145, GURNEE IL,

731 S Route 21, Unit 145, Gurnee, IL 60031



OFFERING SUMMARY

AVAILABLE SF:	1,432 SF
LEASE RATE:	\$15.00 SF/yr (NNN)
LOT SIZE:	5 Acres
YEAR BUILT:	2007

PROPERTY OVERVIEW

Office/Medical Condo Available for Sale or Lease
Great Visibility; access north and south on I-94
Two minutes from Gurnee Mills
Renovated in 2019!

PROPERTY HIGHLIGHTS

- Newly Furnished; New High End Flooring
- Large Open Area 44' X 30', In Suite Restroom
- CAT 5/6 Cable Ready & Phase 2 Power (Two 110 amp Units)
- 5 ton Updated HVAC Rooftop Unit
- Insulated, Sound Proofed & Sprinklered
- Ideal for Physical Therapy, Fitness, Insurance, Financial Advisor, Architect, CPA, Therapist
- For Lease: \$15.00/sf/yr NNN; For Sale: \$215,000
- For Showings call Patrice or Nataliya at 847-409-7983

CHICAGO, IL
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PATRICE MARKS
Senior Director & Executive Vice President
O: 847.409.7983
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NATALIYA GOVDYAK, M.B.A
Broker
O: 773.875.5540
ngovdyak@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each office independently owned and operated.

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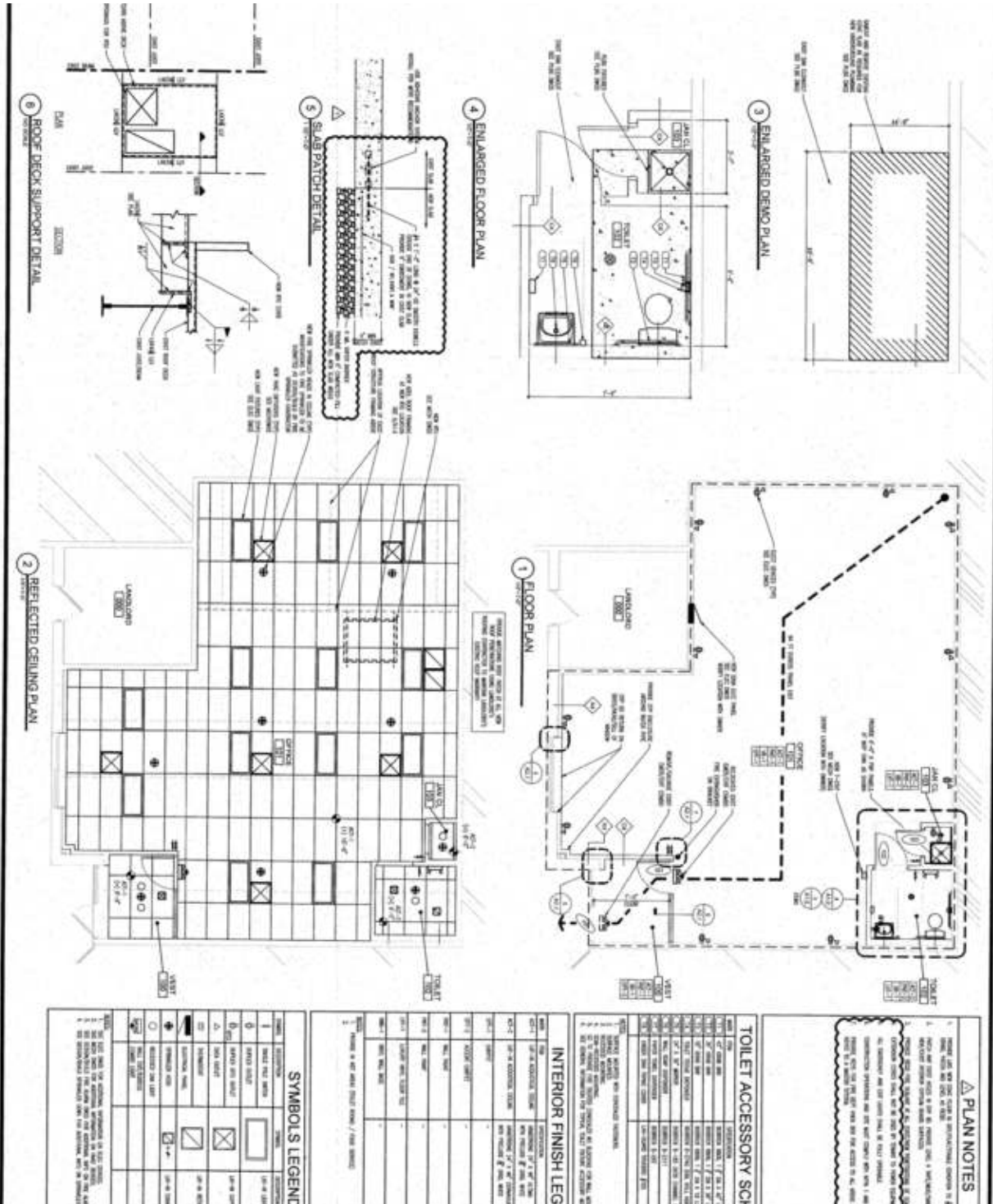
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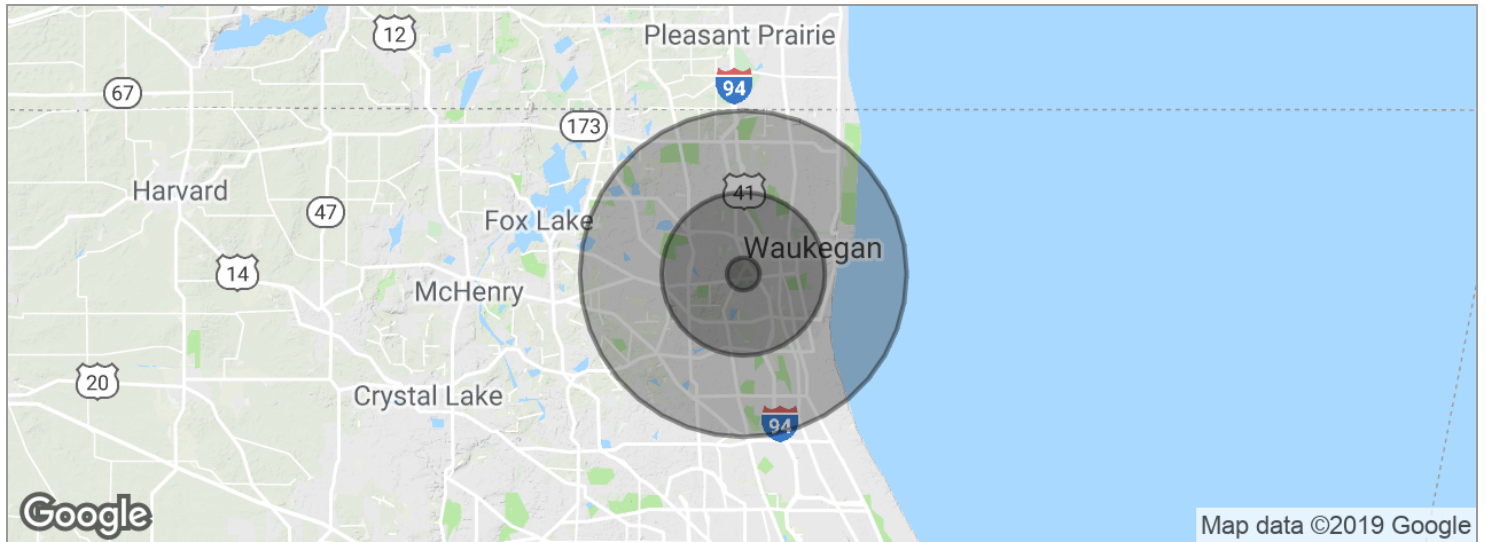
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,756	131,022	499,494
Median age	40.5	36.4	35.0
Median age (male)	39.8	35.0	34.1
Median age (Female)	40.5	37.2	35.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,049	47,070	169,010
# of persons per HH	2.6	2.8	3.0
Average HH income	\$105,679	\$97,542	\$96,060
Average house value	\$305,975	\$305,019	\$338,276

* Demographic data derived from 2010 US Census

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