

# Gurnee, IL - Chicago Northwest Suburbs RESTAURANT NEAR SIX FLAGS THEME PARK



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4821 Grand Ave. Gurnee, IL



## Gurnee, IL

Gurnee is a village in Lake County, Illinois. It borders the city of Waukegan and is considered a part of the Chicago Metropolitan area. It is best known for being the location of Six Flags Great America and Gurnee Mills Mall, together drawing over 26 million visitors annually. It is also the location of Key Lime Cove Water Resort currently under remodeling and scheduled to reopen spring break 2018. Gurnee is serviced by Interstate 94 (the Tri-State Tollway) allowing easy access to Milwaukee and Chicago. *Source: Wikipedia*

### 4821 Grand Ave. Gurnee, IL 60031

Size (Approx.)	7,400 SF
Lot Size	71,874 SF (1.65 Acres)
Rental Rate	Negotiable
Price	\$1,200,000 (Real Estate)

For additional information or to schedule a showing contact:

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## Demographics

	Total
Population	
2016 Total Population	30,957
Housing	
Number of Households	11,525
Incomes	
2016 Median Household Income	\$88,553
2016 Per Capita Income	\$39,958

Source: Census.gov

## Nearby Businesses

Six Flags Great America	Ace Hardware
Key Lime Cove	Fifth/Third Bank
Gurnee Mills	Walgreen's

## Description

Freestanding restaurant building available in Gurnee, IL. Excellent location only .5 miles away from Six Flags Great America Theme Park. The property sits approximately 1 mile east of the interchange of I-294 and Grand Ave. (Hwy 132). Formerly a breakfast house and diner for over 35 years. Large seating area for approx. 310 to 325 patrons. Parking for 100. All FF&E included.

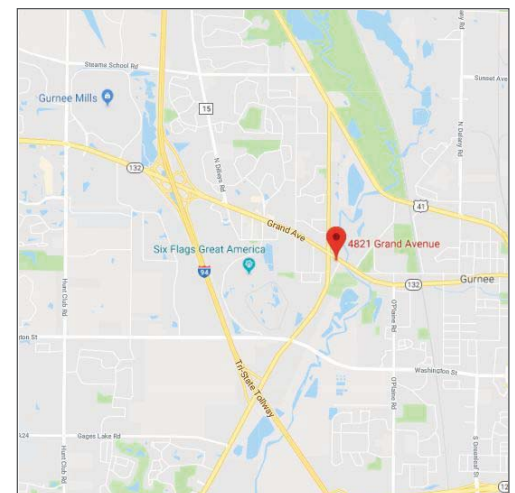
## Traffic Counts

Grand Ave. - 29,000 vpd
Riverside Dr. - 23,000 vpd
I-294 - 86,300 vpd

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. F88 7-30-2013

## Map

Near Grand Ave. & Riverside Dr. (Hwy 21)



DATA SHEET

Agent Responsible	Chad Severson
Transaction Type	Real Estate Sale or Lease. 10 year with two 5-year options. 3% escalations, NNN
Type of Property	All brick building which used to be Avalon breakfast house/diner. Large seating area plus diner counter and huge parking lot.
Sale or Lease	Sale preferred, lease with qualified tenant
Real Estate included in price?	Yes
<b>Property Data</b>	
Property Name	<i>formerly</i> Avalon Family Restaurant
Address	4821 Grand Avenue
City, Zip Code	Gurnee, IL 60031
Area	Northern Suburbs, down the street from Great America
County	Lake
Sale Price	\$1.2m (Real Estate for Sale)
Rental Rate	NEG
Lease Type	NNN
Lease Term	10 year
Options	Two 5-year
Yearly Rental Adjustment	3%
Security Deposit	\$50,000.00
Taxes	\$26,000 annually
# of Seats	310-325
Stories	Single
Size	7,400 SF
Lot Size	71,874 SF (1.65 Acres)
Parking	95, 8HC

DATA SHEET

Zoning	Commercial, C-1
Licenses	Currently none
A/C & Heat	Electric HVAC and Gas heat
Type of Roof & Age	Flat membrane, recently fixed leaks
Ceiling Heights	8-10
Nearby Businesses	Walgreens, Dunkin Donuts, Baskin Robbins
Property Description	All brick building set on Grand Avenue facing north. Great property exposure on busy street. Over 100 parking spots. Former busy breakfast house/diner.
Location Description	Half block east of Grand and Riverside drive
<b>Business Data</b>	
Is the business currently operating?	No
Business Description	Former Breakfast House/Diner
Year Established	1982
Years of Operation	35+
Reason for selling	Retirement
Approx. Annual Gross Sales and NOI	N/A, past volumes exceeded \$3m
Video Gaming?	Village does not currently allow
FF&E included in price? Value?	YES, \$100k....Multiple walk in coolers, flat top grill, fryers, dish machine (owned) stove, everything needed to be a full service restaurant
Competition/Market Overview	No other breakfast houses nearby