



FORMER 1,362 SF T-MOBILE

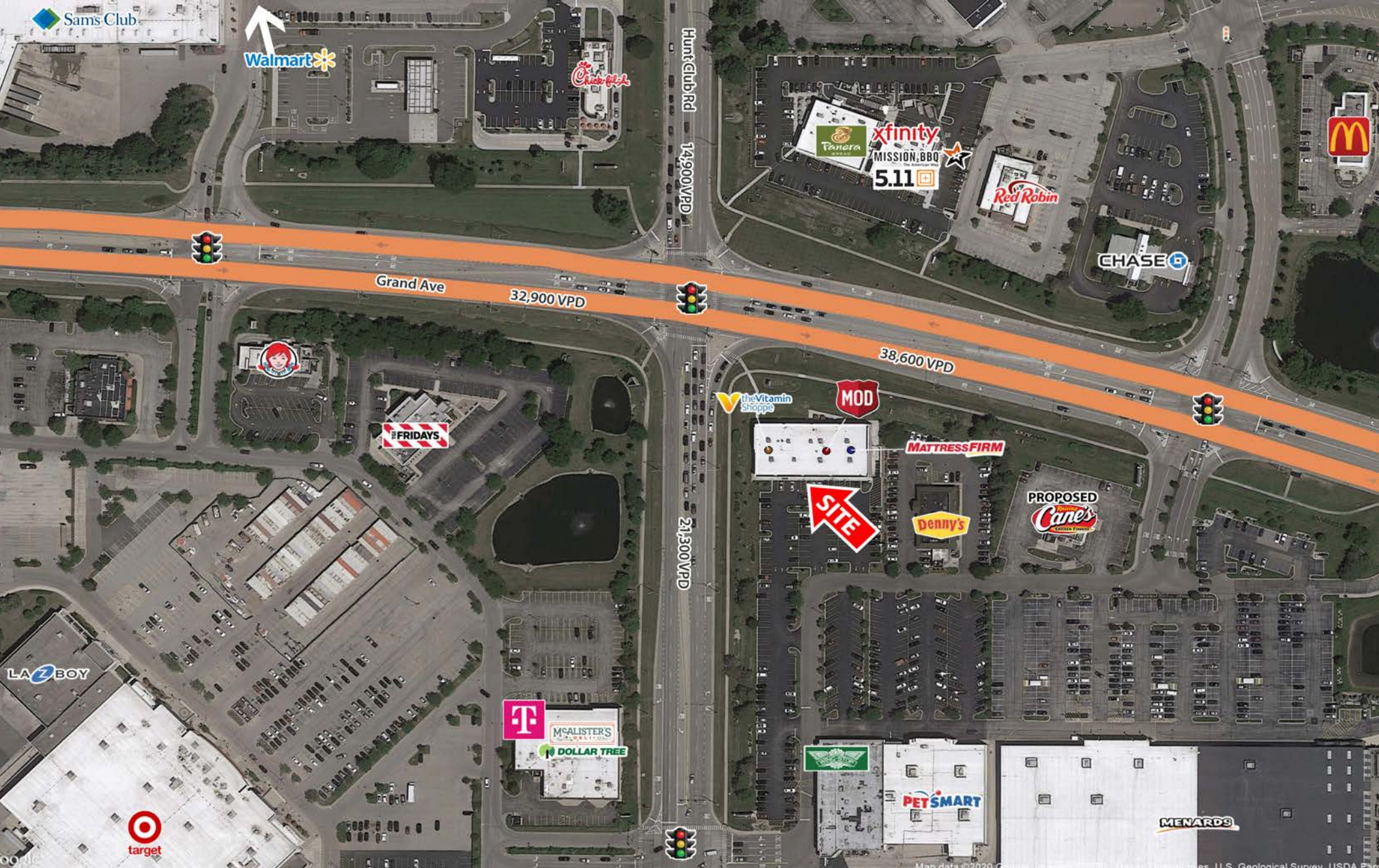
6447 Grand Avenue
Gurnee, Illinois




GREATSTREET
REALTY PARTNERS LLC

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The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.



DEMOGRAPHICS

VEHICLES PER DAY
 **41K**

TOTAL POPULATION

 1 MILE 4,368
 3 MILE 44,364
 5 MILE 116,349

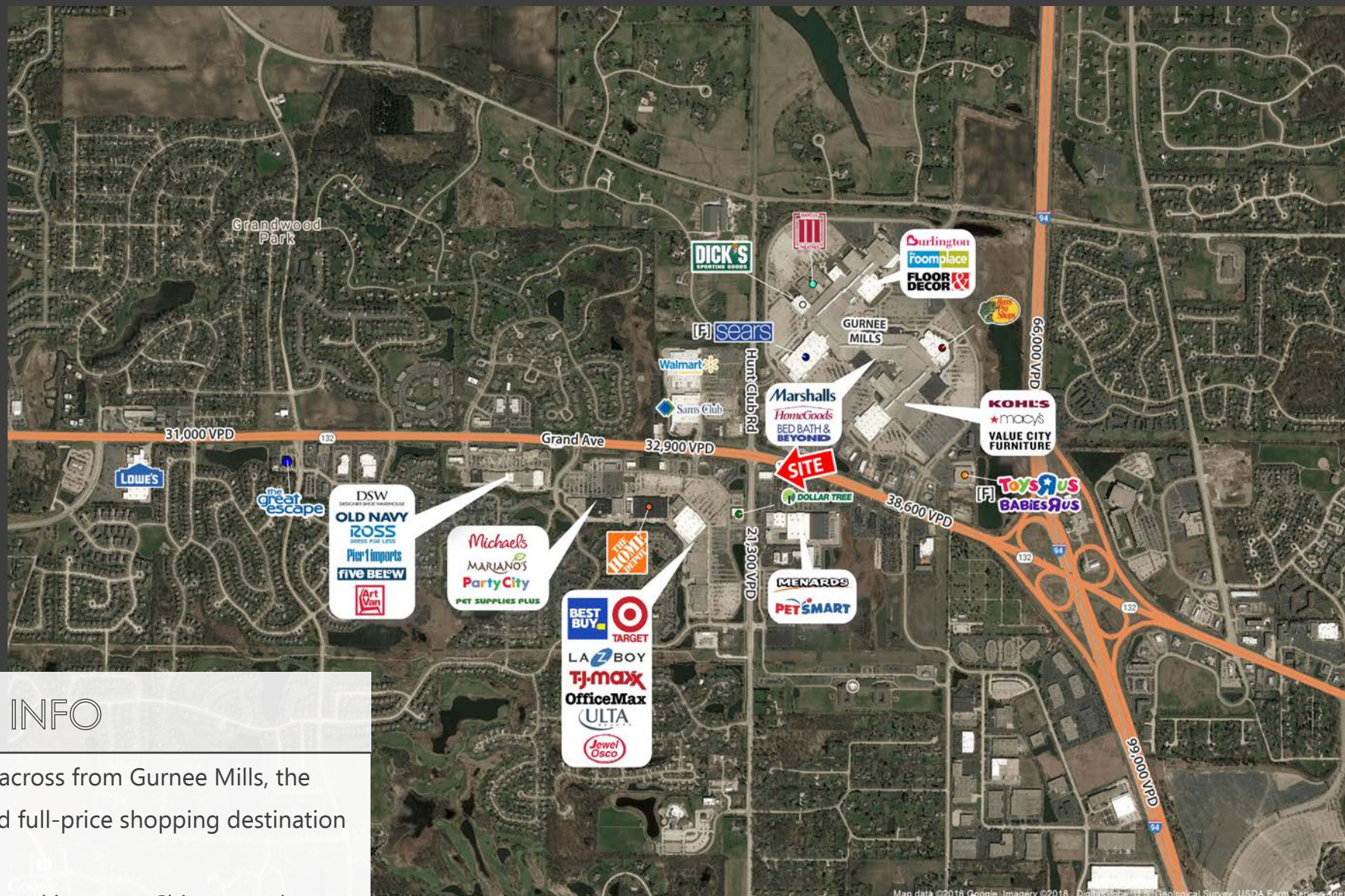
DAYTIME POPULATION

 1 MILE 10,481
 3 MILE 26,797
 5 MILE 55,529

AVERAGE HH INCOME

 1 MILE \$147,219
 3 MILE \$131,833
 5 MILE \$113,661

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PROPERTY INFO

- Located directly across from Gurnee Mills, the largest outlet and full-price shopping destination in Illinois
- Conveniently located between Chicago and Milwaukee right off Interstate 94, makes Gurnee a strong regional market

PHOTOS



6447 Grand Ave**Gurnee, IL 60031****1 mi radius 3 mi radius 5 mi radius**

POPULATION	2020 Estimated Population	4,368	44,364	116,349
	2025 Projected Population	4,264	43,200	113,452
	2010 Census Population	4,535	44,437	117,458
	2000 Census Population	4,260	41,074	106,700
	Projected Annual Growth 2020 to 2025	-0.5%	-0.5%	-0.5%
	Historical Annual Growth 2000 to 2020	0.1%	0.4%	0.5%
	2020 Median Age	39.1	38.6	37.5
HOUSEHOLDS	2020 Estimated Households	1,662	17,327	44,507
	2025 Projected Households	1,669	17,358	44,669
	2010 Census Households	1,634	16,352	42,279
	2000 Census Households	1,512	14,842	38,707
	Projected Annual Growth 2020 to 2025	-	-	-
	Historical Annual Growth 2000 to 2020	0.5%	0.8%	0.7%
RACE AND ETHNICITY	2020 Estimated White	66.2%	70.7%	68.5%
	2020 Estimated Black or African American	9.2%	8.1%	8.2%
	2020 Estimated Asian or Pacific Islander	19.3%	13.9%	10.9%
	2020 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.5%
	2020 Estimated Other Races	5.1%	7.0%	12.0%
	2020 Estimated Hispanic	10.1%	12.1%	20.9%
INCOME	2020 Estimated Average Household Income	\$147,219	\$131,833	\$113,661
	2020 Estimated Median Household Income	\$121,569	\$104,698	\$91,711
	2020 Estimated Per Capita Income	\$56,038	\$51,501	\$43,497
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	0.5%	1.7%	3.4%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.3%	2.2%	3.9%
	2020 Estimated High School Graduate	14.7%	16.8%	22.0%
	2020 Estimated Some College	18.3%	20.0%	19.4%
	2020 Estimated Associates Degree Only	7.2%	7.6%	7.5%
	2020 Estimated Bachelors Degree Only	35.5%	31.0%	26.6%
	2020 Estimated Graduate Degree	21.4%	20.7%	17.2%
BUSINESS	2020 Estimated Total Businesses	525	1,803	4,763
	2020 Estimated Total Employees	10,481	26,797	55,529
	2020 Estimated Employee Population per Business	20.0	14.9	11.7
	2020 Estimated Residential Population per Business	8.3	24.6	24.4



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