

OFFICE FOR LEASE

MEDICAL/PROFESSIONAL OFFICE FOR LEASE

222 S Greenleaf Ave, Gurnee, IL 60031



AVAILABLE SF: 1,995 SF

LEASE RATE: N/A

LOT SIZE: 2.29 Acres

BUILDING SIZE: 22,943 SF

YEAR BUILT: 1996

ZONING: CO1

PROPERTY OVERVIEW

Suite 101 - 1,995 rsf - 5 offices, 3 restrooms, kitchen, storage, closet

PROPERTY FEATURES

- Medical/Professional Office located in active medical area
- Good visibility on major road
- Tenant Improvement and Rate Abatement Available
- High Ceiling
- 117 parking spaces
- 3 phase power, Hi-speed internet
- Ideal for Pediatrician, Physical Therapy, Fertility Clinic, Chiropractor, Yoga, Accountant, Attorney, Financial Services, Architect, or other office users

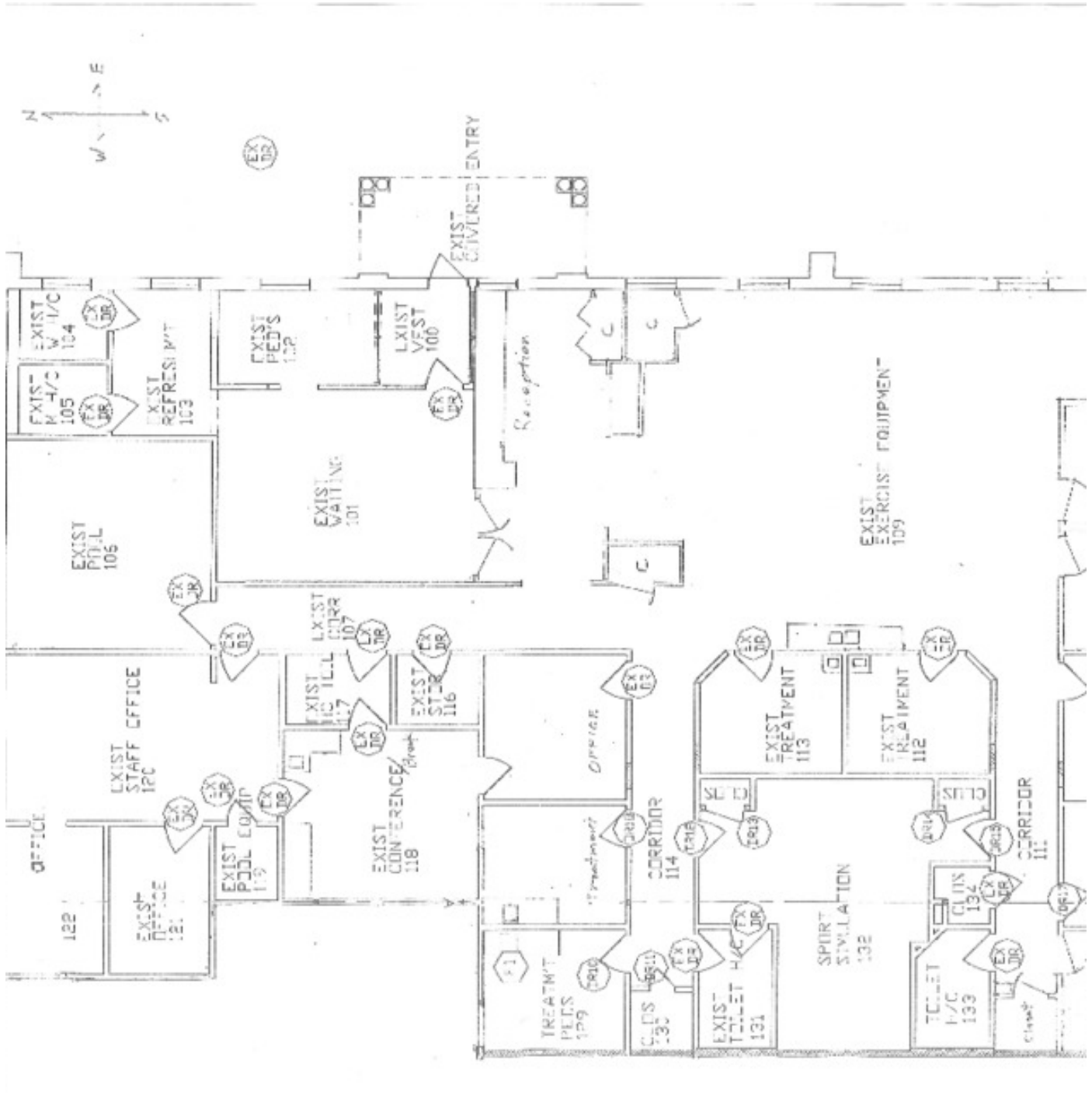
KELLER WILLIAMS CHICAGO-O'HARE
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PATRICE MARKS
Senior Director & Executive Vice President
O: 847.409.7983
patrice@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.

Each Office Independently Owned and Operated kwcommercial.com

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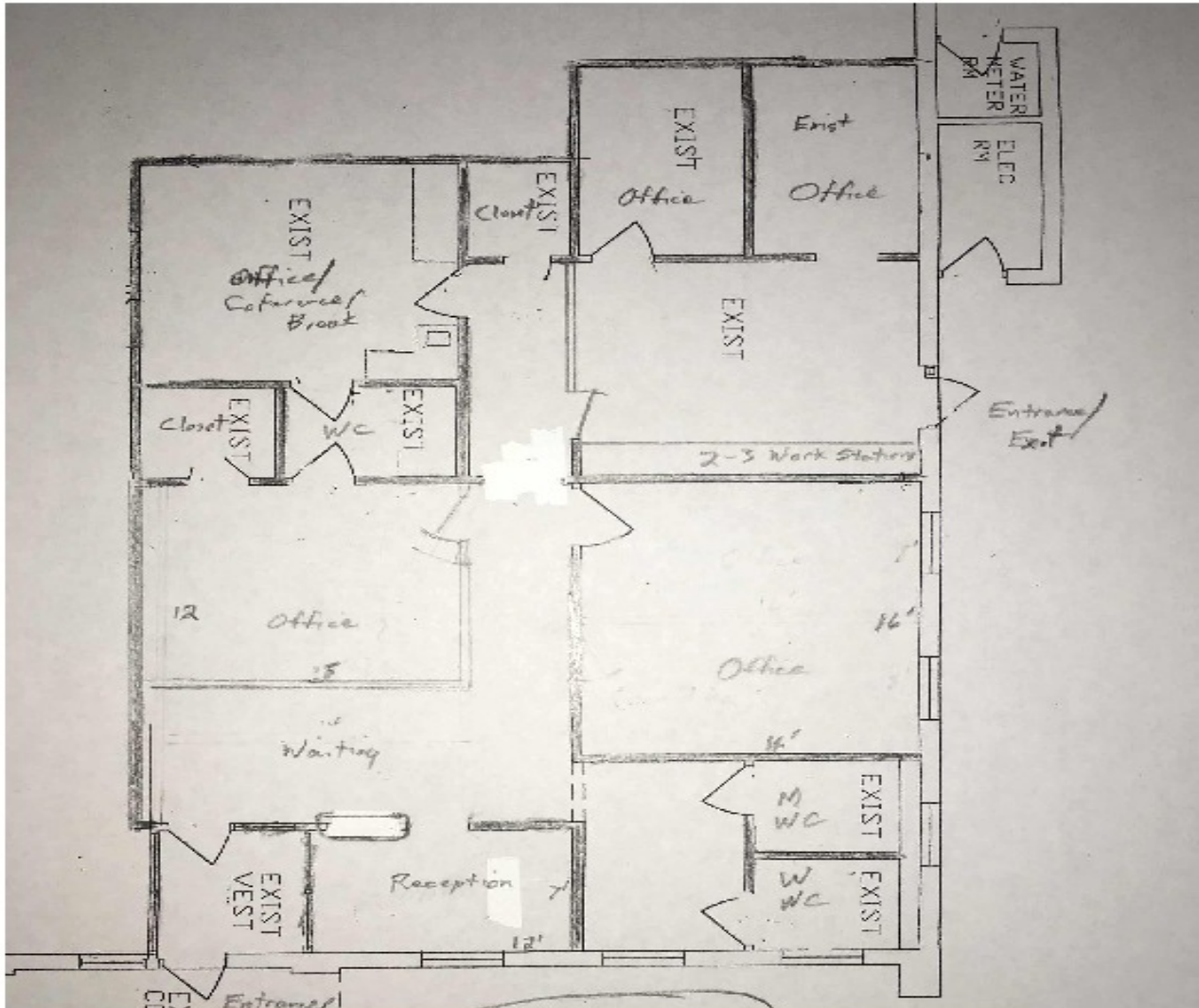
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PROPOSED FLOOR PLAN

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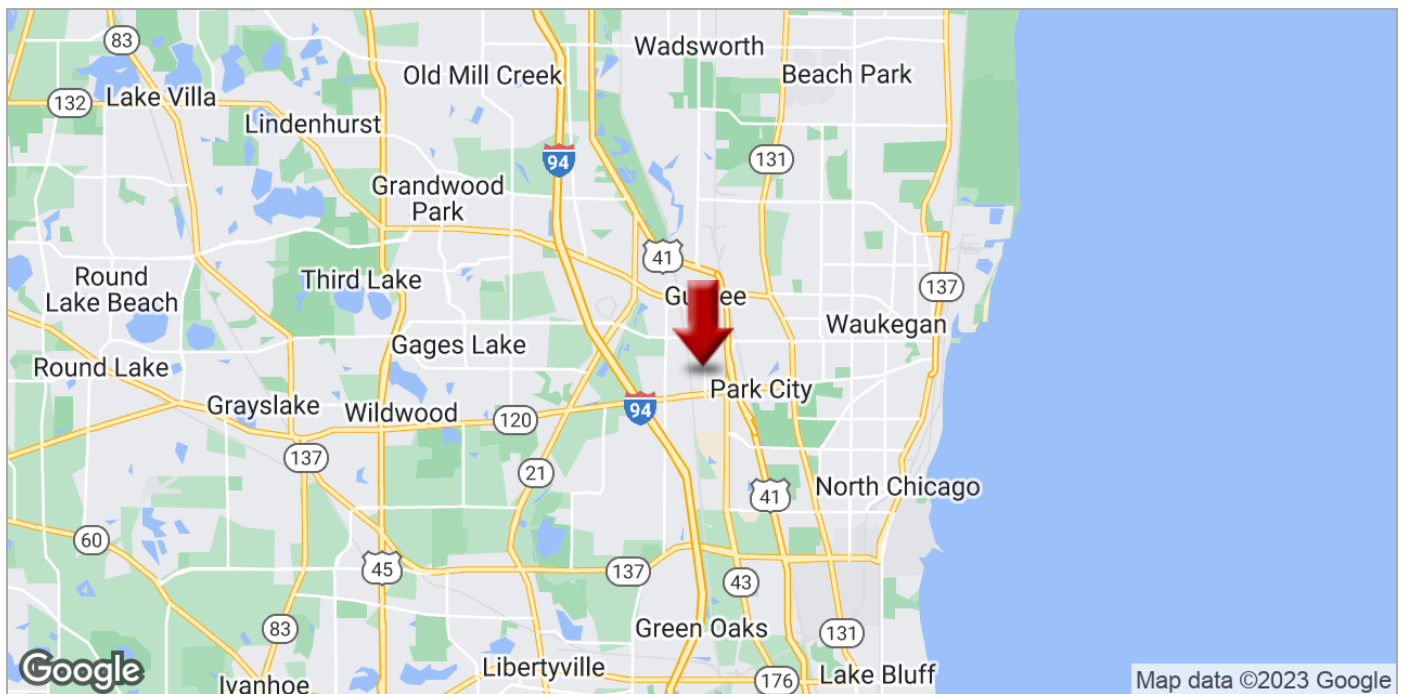
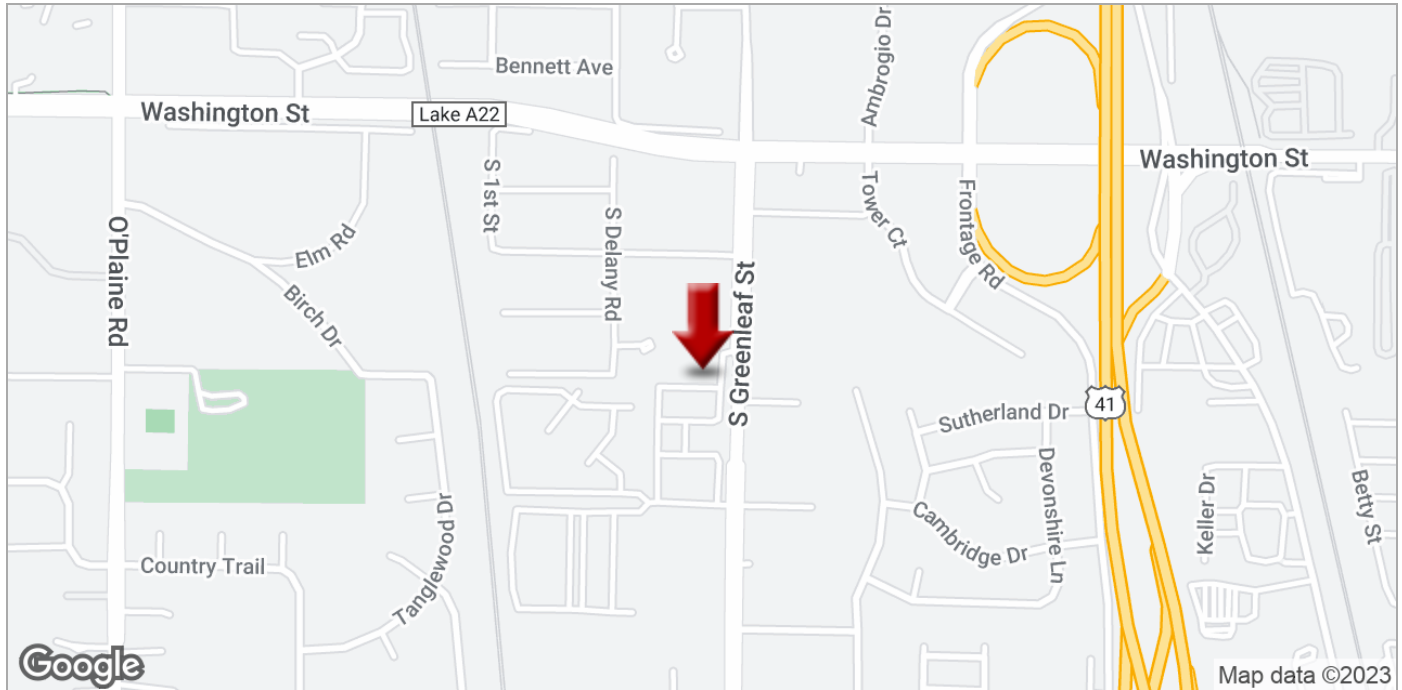
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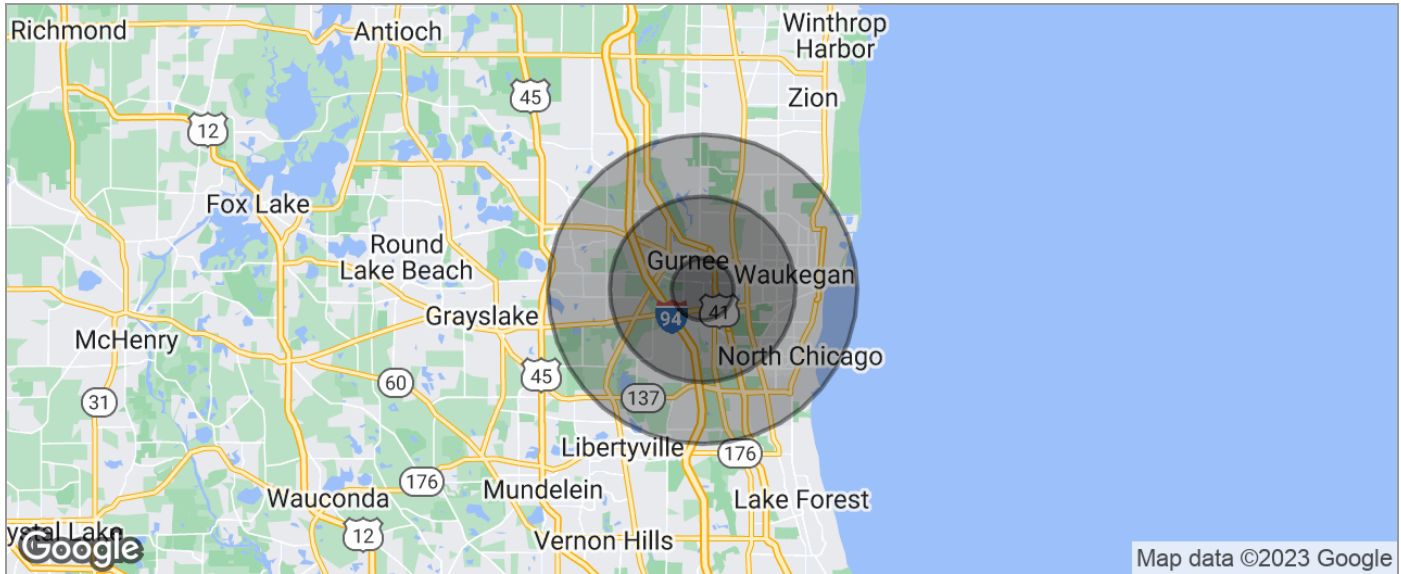
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 9,302 | 64,523 | 193,658 |
| MEDIAN AGE | 32.7 | 33.2 | 32.7 |
| MEDIAN AGE (MALE) | 32.3 | 32.1 | 31.6 |
| MEDIAN AGE (FEMALE) | 33.6 | 34.1 | 33.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 3,237 | 23,392 | 65,744 |
| # OF PERSONS PER HH | 2.9 | 2.8 | 2.9 |
| AVERAGE HH INCOME | \$79,136 | \$70,621 | \$70,865 |
| AVERAGE HOUSE VALUE | \$152,803 | \$178,865 | \$220,353 |
| RACE | 1 MILE | 3 MILES | 5 MILES |
| % WHITE | 60.3% | 54.2% | 52.7% |
| % BLACK | 10.1% | 16.1% | 16.8% |
| % ASIAN | 10.7% | 7.7% | 5.8% |
| % HAWAIIAN | 0.0% | 0.0% | 0.0% |
| % INDIAN | 0.0% | 0.2% | 0.2% |
| % OTHER | 13.5% | 18.4% | 21.7% |
| ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
| % HISPANIC | 29.6% | 34.5% | 39.1% |

* Demographic data derived from 2020 ACS - US Census

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