

RETAIL SPACE AVAILABLE

NORTHERN LIGHTS CROSSINGS

5320-5340 Grand Avenue | Gurnee, Illinois 60031



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SPACE AVAILABLE

19,000 SF – 23,500 SF

PROPERTY OVERVIEW

- Positioned on Grand Avenue (IL Route 132), Gurnee's primary east-west retail corridor, with strong visibility and generous surface parking.
- Previously a 23,500 SF grocer.
- Immediate trade area draws from Gurnee Mills, Six Flags Great America, and the surrounding hotel and entertainment cluster, layered on top of a dense established residential base.
- Direct access to I-94, connecting the center to both the Chicago and Milwaukee metros.
- Surrounded by multifamily and single-family housing that supports consistent, non-destination neighborhood demand.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	5,538	48,574	145,041
Average HH Income	\$172,462	\$166,773	\$136,393
Daytime Population	9,318	54,237	125,451



SUITE	TENANT	SQ FT
5320	JC Licht	5,550
5324	Royal Thai	2,250
5328A	Army National Guard Recruiter	2,472
5328B	Ryse Athletic Club	22,558
5330-5340	AVAILABLE	19,000-23,500
Total GLA		56,364

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