

Multi-tenant Medical Office

310 S. Greenleaf Ave, Gurnee, IL



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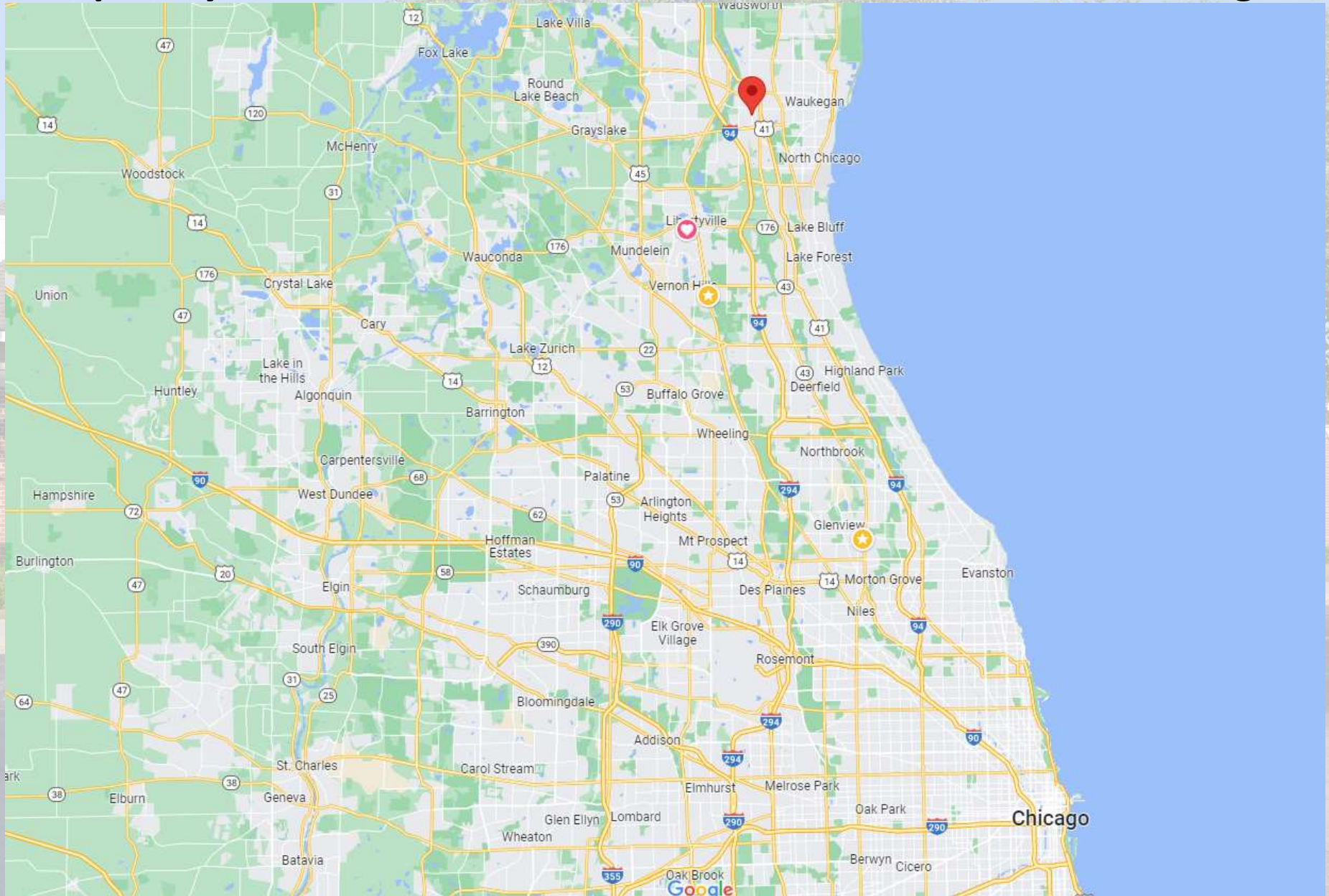
Investment Overview

We are pleased to present this multi-tenant medical office building for your acquisition consideration. Located at 310 S. Greenleaf Avenue in Gurnee, IL, it comprises 22,936 rentable square feet on 1.97 acres and is leased to five established medical tenants. The building is strategically positioned between Washington Street and Route 120, just east of I-94 and west of Highway 41. Gurnee is a thriving Chicago suburb, approximately 40 miles north of downtown Chicago.

- **Multi tenant medical office building**
- **Strong tenant mix**
- **High traffic and High Population Density location:**
 - **72,000 Population within a 3-mile radius**
 - **Exposure to 10,000+ vehicles per day**
- **Proximity to major attractions:**
 - **Six Flags Great America – 3 Miles**
 - **Gurnee Mills Mall -189 Stores – 5 Miles**
- **22,936 Rentable Square Feet on 1.97 Acres**
- **Well Maintained All Brick Construction**
- **Add value – 5700 SF vacant suite**
- **Offered at \$2,945,000 | 8.00% Cap Rate | \$128/sf**

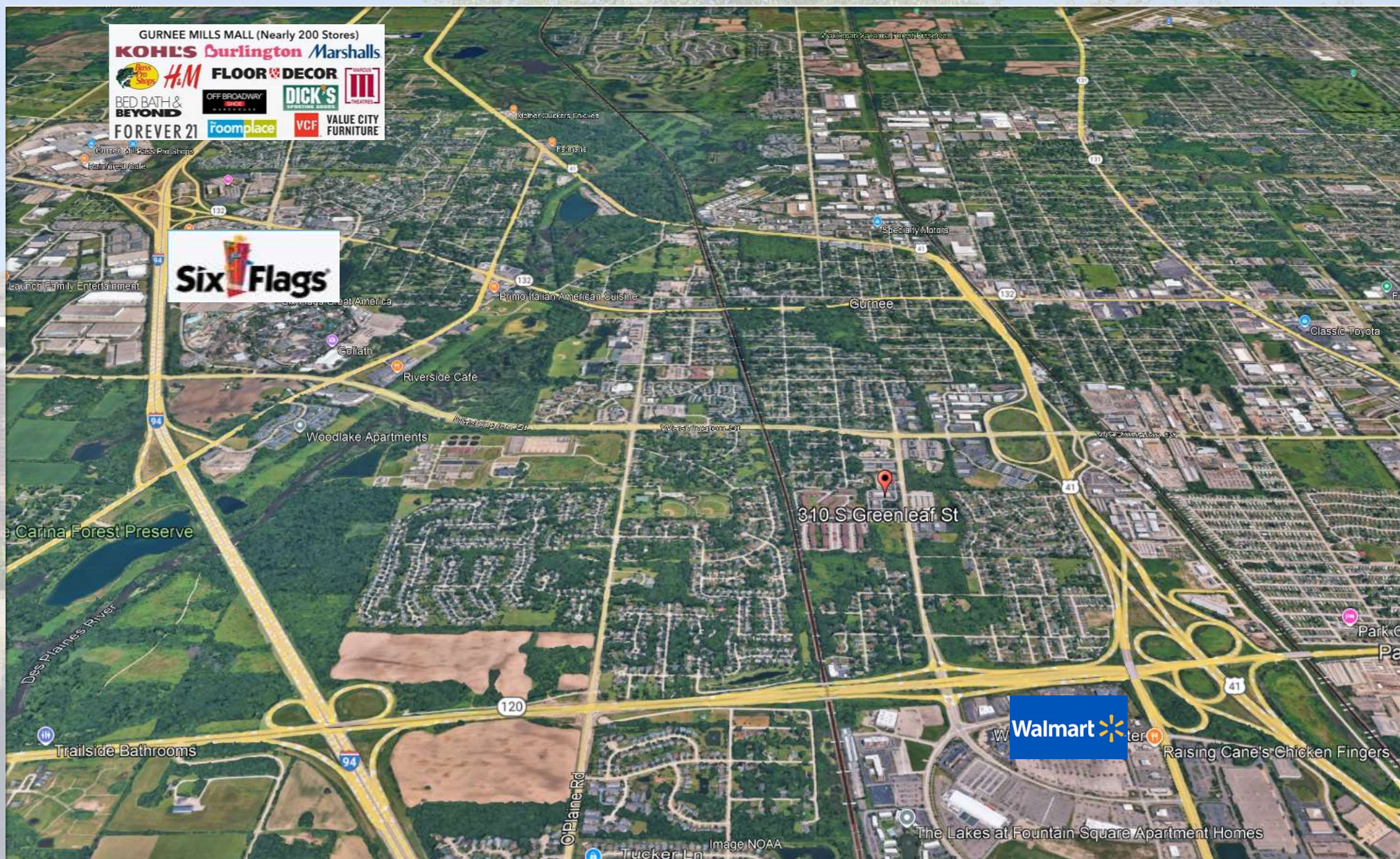
Greenleaf Professional Building - 310 S Greenleaf, Gurnee, IL

Property Location- 40 Miles to downtown Chicago



Greenleaf Professional Building - 310 S Greenleaf, Gurnee, IL

Aerial Photo



Greenleaf Professional Building - 310 S Greenleaf, Gurnee, IL

Aerial Photo



Aerial Photo



Property Photos



Tenants

Delany Dental Care



NORTHSHORE CENTER
ORAL & FACIAL SURGERY
AND IMPLANTOLOGY



Lake County
Methadone Treatment Center



EYE CARE CENTER OF LAKE COUNTY, LTD.

Financial Overview

TENANT SUMMARY

Projected January 2026

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Changes on	Changes to	Lease Type
				Comm.	Exp.						
Heartland Dental LLC	201	4,638	20.2%	10/1/11	9/30/27	\$20.77	\$8,026	\$96,312	N/A	N/A	NNN
Northshore Oral Surgery	203	4,128	18.0%	6/1/12	10/31/27	\$17.18	\$5,911	\$70,935	Aug-2026	\$6,096	NNN
Eye Care Center of LC	205/212	2,735	11.9%	1/1/26	2/1/28	\$15.00	\$3,419	\$41,025	N/A	N/A	NNN
Lake County Center LLC	206/207	3,386	14.8%	1/1/19	12/31/28	\$18.45	\$5,206	\$62,471	Jan-2025	\$5,361	NNN
Thomas Rose Chiro	208	2,349	10.2%	1/1/25	12/31/27	\$15.94	\$3,120	\$37,440	Jan-2027	\$3,245	Gross
Vacant	209	5,700	24.9%			\$0.00	\$0	\$0			Vacant
Total:		22,936	100.0%			\$13.44	\$25,682	\$308,183			

Expenses reimbursed at 64.9%: | Vacancy is 24.9% + Thomas Rose Chiro at 10.2% of GLA is Gross | 1-month rent concession Jan 2026 for Eye Care Center LLC

Financial Overview

	<u>Estimated 2026*</u>
<u>Income</u>	
Gross Rental Income	\$308,183
<u>Reimbursements</u>	
Reimbursements at 64.9%	\$134,283
<u>Expenses</u>	
Repairs & Maintenance	\$14,933
Grounds	\$19,958
Security & Fire Safety	\$2,519
Utilities	\$11,373
Management Fee	\$24,570
Property Taxes	\$119,340
Property Insurance	\$14,214
Total Operating Expenses	\$206,907
Net Operating Income	\$235,559

*2026 Estimated Expense 2% above 2025

Offering Summary

Offering Price:	\$2,945,000
Cap Rate:	8.00%
Price/SF:	\$128.40
Property Address:	310 S. Greenleaf Ave, Park City (Gurnee) Lake County, IL
Parcel ID:	07-25-122-001
Rentable SF:	22,936
Parcel Size:	1.97 Acres
Year Built:	1997
Construction:	Masonry
Parking Ratio:	4.64/1,000 SF

Demographics

Population

	1 mile	3 miles	5 miles
2020 Population	11,032	75,321	178,911
2024 Population	10,642	72,242	171,241
2029 Population Projection	10,473	71,005	168,250
Annual Growth 2020-2024	-0.9%	-1.0%	-1.1%
Annual Growth 2024-2029	-0.3%	-0.3%	-0.4%
Median Age	35.6	36.1	35.1
Bachelor's Degree or Higher	29%	27%	28%
U.S. Armed Forces	138	343	5,528

Income

	1 mile	3 miles	5 miles
Avg Household Income	\$107,204	\$90,363	\$96,433
Median Household Income	\$76,692	\$66,774	\$69,949



Exclusively Listed By:

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