



PEMBROOK CORNERS

5250 GRAND AVE, GURNEE, IL
FOR LEASE



CONTACT: HANNAH PERL hperl@metrocre.com 847.849.1026 // JONATHAN HYMAN jhyman@metrocre.com 224.365.8144



PROPERTY HIGHLIGHTS

- Proximity to I-94 Entrance/Exit
- Ample Parking and Pylon Signage
- Across from the entrance to Six Flags Great America

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,629	52,218	153,361
DAYTIME POPULATION	2,765	16,331	39,134
HOUSEHOLDS	1,935	7,420	19,948
AVG HH INCOME	\$143,404	\$141,454	\$145,020

AREA RETAILERS



TRAFFIC COUNTS

GRAND AVE	22,050 VPD
LAWSON BLVD	2,888 VPD

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56 Skokie Valley Road
Highland Park, Illinois 60035
www.MetroCRE.com



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COMMERCIAL REAL ESTATE

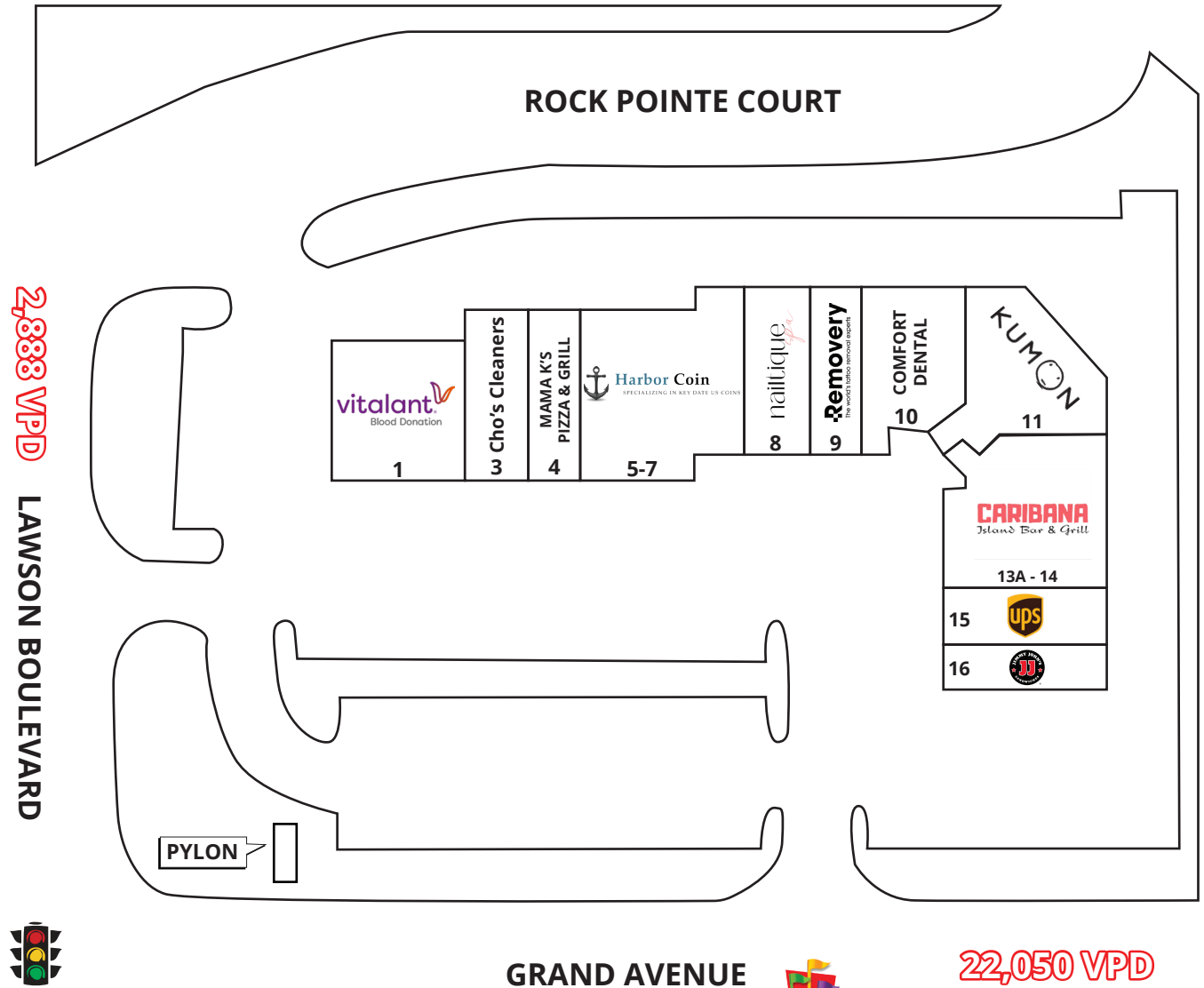
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#	TENANT	SF
1	Vitalant	2,571
3	Cho's Cleaners	1,200
4	Mama K's Pizza & Grill	1,200
5-7	Harbor Coin	3,806
8	Nailtique	1,200
9	Removery	1,200
10	Comfort Dental	1,200
11	Kumon Learning Center	2,360
13A-14	Caribana Island Bar & Grill	3,185
15	The UPS Store	1,158
16	Jimmy Johns	1,242

GLA = 20,322 SF



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