

855 E Grand Ave Lake Villa, IL 60046

Offering Memorandum



MATTHEWS™

123,819+ Residents
Within a 5-Mile Consumer Base

±16,299 SF
Steel and Glass Showroom Facility

±17,000 VPD
Located along Grand Ave

Exclusively Listed By



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123,819+
Population (5-Mi)

43,079+
Households (5-Mi)

\$129,409
Avg HH. Income (5-Mi)



MATTHEWS™

Offering Summary

EXECUTIVE SUMMARY

This exceptional opportunity features a highly adaptable 16,299-square-foot steel and glass showroom facility situated on 3 ± 3.07 acres in a strong commercial corridor. Originally developed as an automobile dealership, the property offers a modern layout that can be readily repositioned for a variety of retail, automotive, service, showroom, or flex users.

Located just six miles from Gurnee Mills, the site provides ample parking for approximately 215 vehicles, making it well suited for businesses requiring significant customer and employee parking. The showroom area is designed to enhance the customer experience and includes a private manager's office, dedicated sales offices, and a welcoming customer lounge complete with a wet refreshment counter.

INVESTMENT HIGHLIGHTS

- Adaptable building with retail, industrial, flex or office use
- Large ± 3.07 AC plot of land plot of land with ample parking space — 215 spaces
- Desirable location along Grand Ave. In Lake County
- $\pm 17,000$ VPD along Grand Ave



The service component is equally impressive, featuring 10 service bays equipped with eight lifts, an alignment rack, a wash bay, and six drive-in doors that allow for efficient vehicle circulation and operational flexibility. A dedicated parts department includes a two-story storage area housing electrical panels and security systems, providing substantial storage capacity and functionality.

Recent capital improvements include updated LED lighting installed in 2019 and a new HVAC system added in 2017, offering modern infrastructure and reducing near-term capital expenditure requirements. With its versatile configuration, prominent presence, and substantial parking capacity, the property presents an outstanding opportunity for an owner-user, investor, or tenant seeking a facility that can accommodate a wide range of commercial uses.





Portfolio Map

Available Individually or as Part of a Portfolio

855 E Grand Ave

Chicago

5628 S Western Ave

5644 S Western Ave

5011 W 63rd St

7300 S Harlem Ave

7948 W 79th St

7825 W 95th St

10058 S Roberts Rd

10140 S Roberts Rd

10926 Southwest Highway

11264 Southwest Highway

7227 W 127th St

4 Athena Ct

9407-9411 Indianapolis Blvd

Financial Overview

Contact Broker

List Price

±16,299 SF

Total GLA

±3.07 AC

Acreage

SB

Zoning



Property Summary

Address	855 E Grand Ave
City	Lake Villa
State	Illinois
ZIP Code	60046
County	Lake
Building SF	±16,299SF
Acreage	±3.07 AC
Zoning	SB (Suburban Business)
Parking Spaces	215



Grand Ave ± 16,700 VPD



±16,299 sf



 **Waters Edge Apartments**
±108 Units

 **Lake Villa**
Train Station

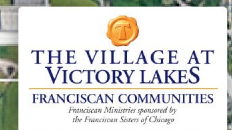
 **Peter J Palombi Intermediate**
±851 Students

 **William L Thompson School**
±483 Students

 **The Sanctuary of Lake Villa**
±300 Units



Grand Ave ± 16,700 VPD



Subject Property



 **Round Lake Middle School**
±783 Students
 **Indian Hill Elementary**
±456 Students



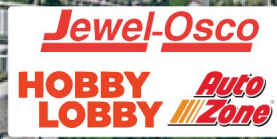
Eagle Creek Shopping Center



Rollins Crossing



 **Round Lake Beach**
Train Station



 **Grayslake North High School**
±1,208 Students

W Rollins Rd ± 21,900 VPD

Milwaukee Ave ± 22,300 VPD







Interior Photos



Lake Villa, IL

Market Overview

Lake Villa is an established community in northeastern Lake County, approximately 42 miles north of Downtown Chicago within the Chicago MSA. Convenient access to Interstate 94, U.S. Route 45, and Illinois Route 83 provides connectivity to major employment centers throughout northern Illinois and southeastern Wisconsin.

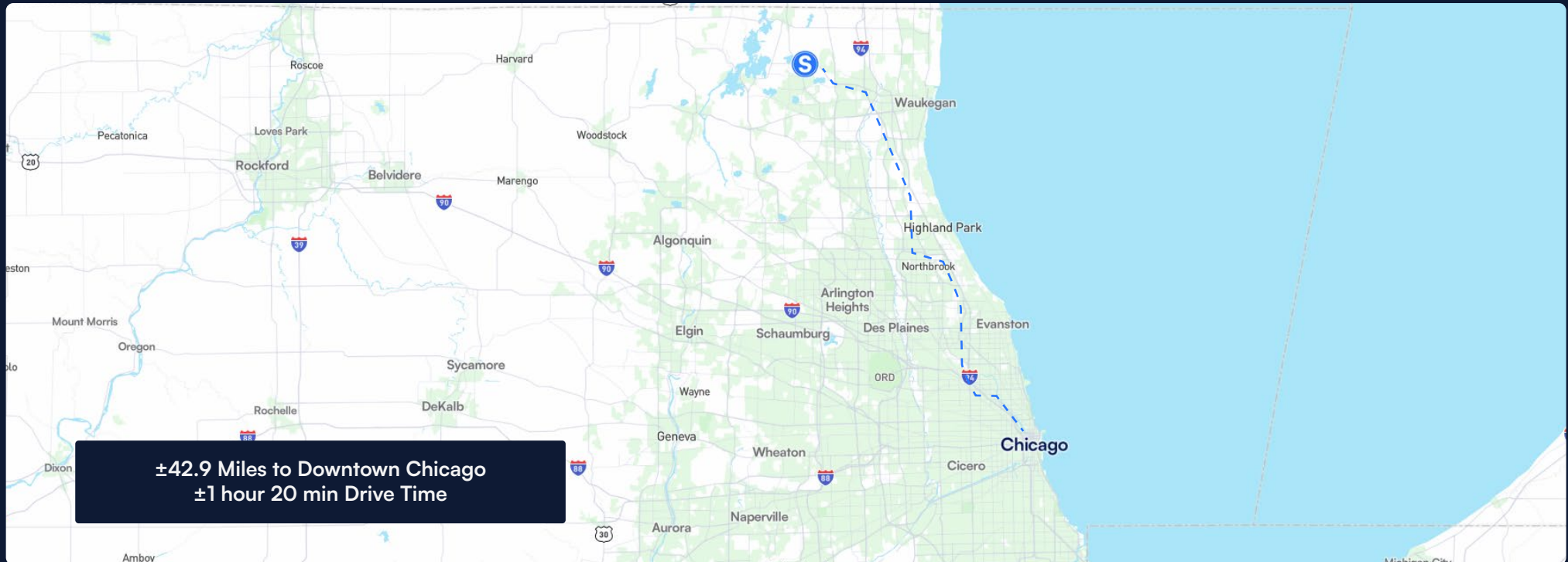
The area is supported by above-average household incomes, high homeownership rates, and a stable residential population that drives consistent self-storage demand. Nearby communities including Gurnee, Libertyville, Vernon Hills, and Waukegan further expand the property's customer base, while the nearby Chain O'Lakes recreation area generates additional seasonal demand for boat, RV, and outdoor equipment storage.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
2020 Population	46,427	123,876	307,503
2025 Population	46,301	123,819	310,270
2030 Population Projection	46,647	124,811	313,352

Households	3-Mile	5-Mile	10-Mile
2020 Households	16,127	43,213	113,068
2025 Households	16,034	43,079	114,120
2030 Household Projections	16,150	43,417	115,303

Income	3-Mile	5-Mile	10-Mile
Avg Household Income	\$128,533	\$129,409	\$128,827



Chicago, IL

Chicago is one of the nation's most important commercial real estate and logistics hubs, supported by a diversified economy spanning finance, manufacturing, healthcare, technology, and professional services. The metro sits at the center of the U.S. freight network, ranking as North America's largest rail hub and

benefiting from direct access to major interstate highways and inland waterways. O'Hare International Airport—ranked among the top five busiest airports in the world—anchors national distribution and corporate connectivity, sustaining long-term demand for industrial, logistics, and office assets.

Total Population

9,441,957

Annual Visitors

52 Million

Tourism Economic Impact

\$20.6 Billion

GDP

\$894.9 Billion





MAJOR EMPLOYERS



Tech

Motorola Solutions ±21,000

Exelon ±20,014

Block ±12,000

Applied Systems ±3,000



Healthcare

GE HealthCare Technologies ±53,000

Northwestern Memorial Hospital
±29,400



Education

Chicago Public Schools ±39,094

University of Illinois at Chicago
±14,000



Government

Cook County Government ±22,000

Chicago

APPLIED

block

MOTOROLA
SOLUTIONS

Northwestern
Medicine

exelon

GE HealthCare

Chicago
Public
Schools

UIC
UNIVERSITY OF
ILLINOIS CHICAGO



COOK COUNTY
GOVERNMENT

Indiana Dunes
National Park

Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **855 E Grand Ave, Lake Villa, IL 60046** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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