



### Offering Summary

Lease Rate:	Negotiable
Available SF:	Approx. \$4.46 PSF
Available SF:	2,773 - 34,450 SF
Building Size:	63,409 SF
Lot Size:	7.11 Acres
Year Built:	1980
Renovated:	1994
Zoning:	C-3
Market:	Chicago
Submarket:	Central Northwest

### Property Overview

2,773 - 34,450 SF available for lease at Eagle Creek Plaza, located along the Rollins Road retail corridor in Round Lake Beach. The center sits at the NWC of the signalized intersection at Rollins Road & Cedar Lake Road featuring visibility and exposure to 36,000+ VPD. Eagle Creek Plaza presents an opportunity to join established co-tenants Dollar General, Taco Bell, La Michoacana, and Domino's, among others. The center features 400'+ of frontage along Rollins Road, dedicated curb-cuts, a 346-stall surface level parking lot, and monument signage providing excellent exposure. From a local perspective, Eagle Creek Plaza is located two (2) miles southwest of the Round Lake Beach Metra Station and two (2) miles northwest of Grayslake North High School. Neighboring retailers within the corridor include Wal-Mart, Jewel-Osco, ALDI, Hobby Lobby, Home Depot, Kohl's, LA Fitness, McDonald's, Burger King, KFC, Popeyes, Starbucks, Panera Bread, Chili's, Dairy Queen, UPS, Sprint, and Chase Bank, among many others.

### Property Highlights

- Opportunity to join a neighborhood center with co-tenants Dollar General, Taco Bell, La Michoacana, and Domino's, among others
- Visibility and exposure to over 36,000 VPD
- Surrounded by national retailers including Wal-Mart, Jewel-Osco, and The Home Depot, McDonald's, Starbucks, and Panera, among many others

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#	TENANT	SF
1	AVAILABLE	28,963
2	AVAILABLE	5,487
3	Dollar General	9,668
4	Taco El Rey	2,884
5	Rosita La Michoacana	2,000
6A	Tracy's Gaming Café	1,600
6B	Dulces Fiestas and Party Supplies	1,680
7	Exotic Tobacco	1,774
8	Bartlett Chiropractic	1,200
9	Alexander's Jewelry & Pawn	3,607
10	AVAILABLE	2,773
11	Domino's	1,773

GLA = 63,409

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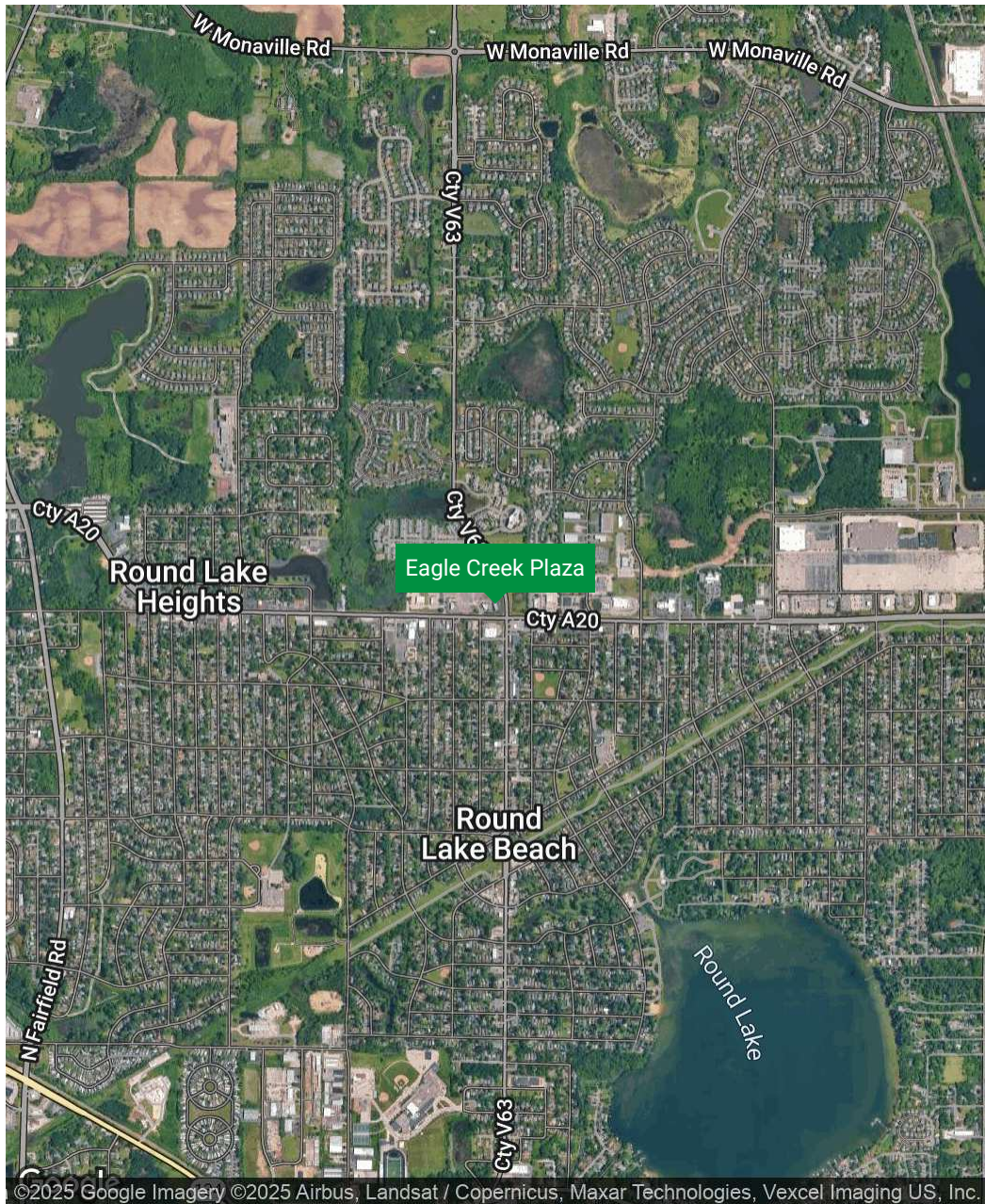
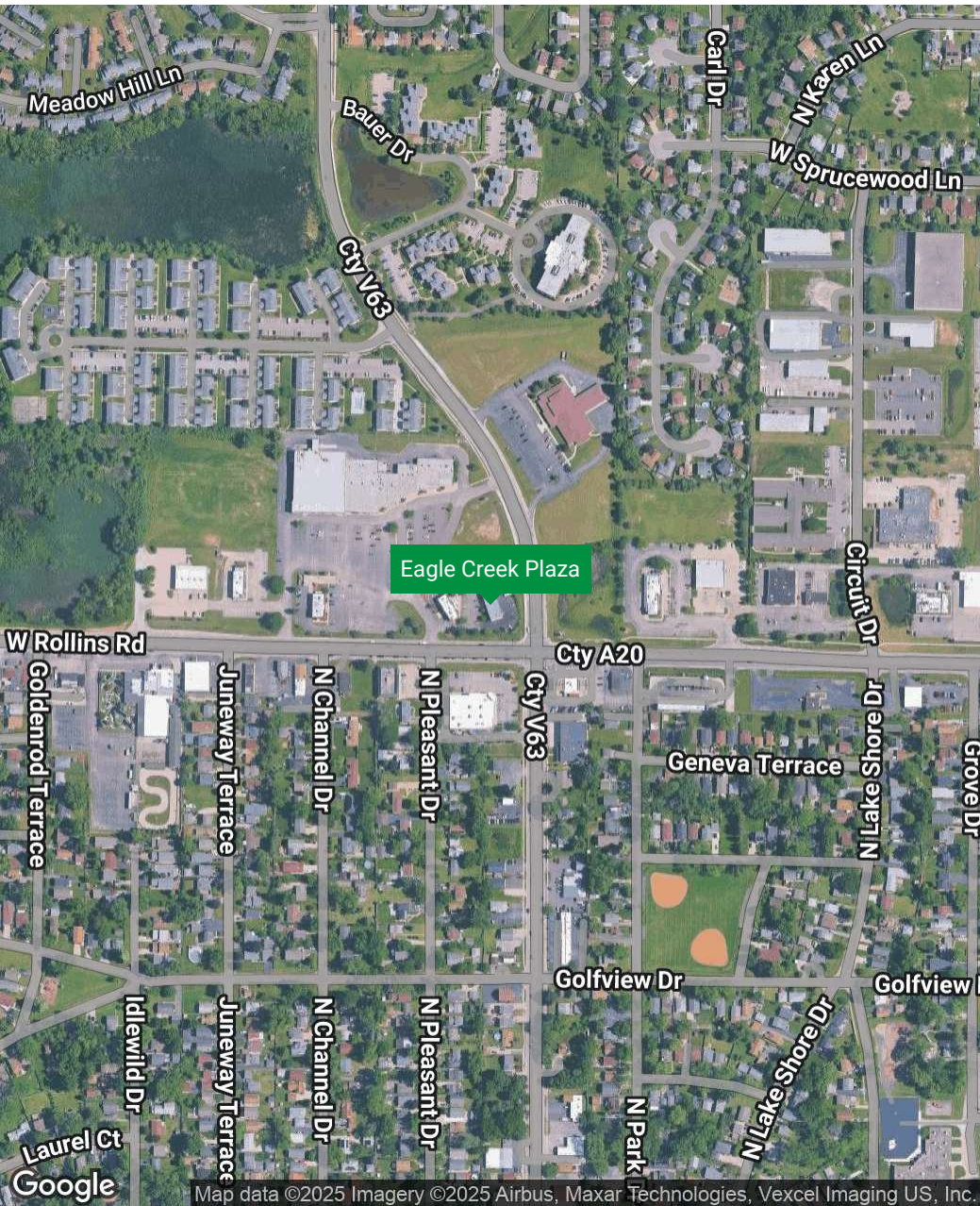
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# FOR LEASE | 300-400 WEST ROLLINS ROAD

LOCATION MAP



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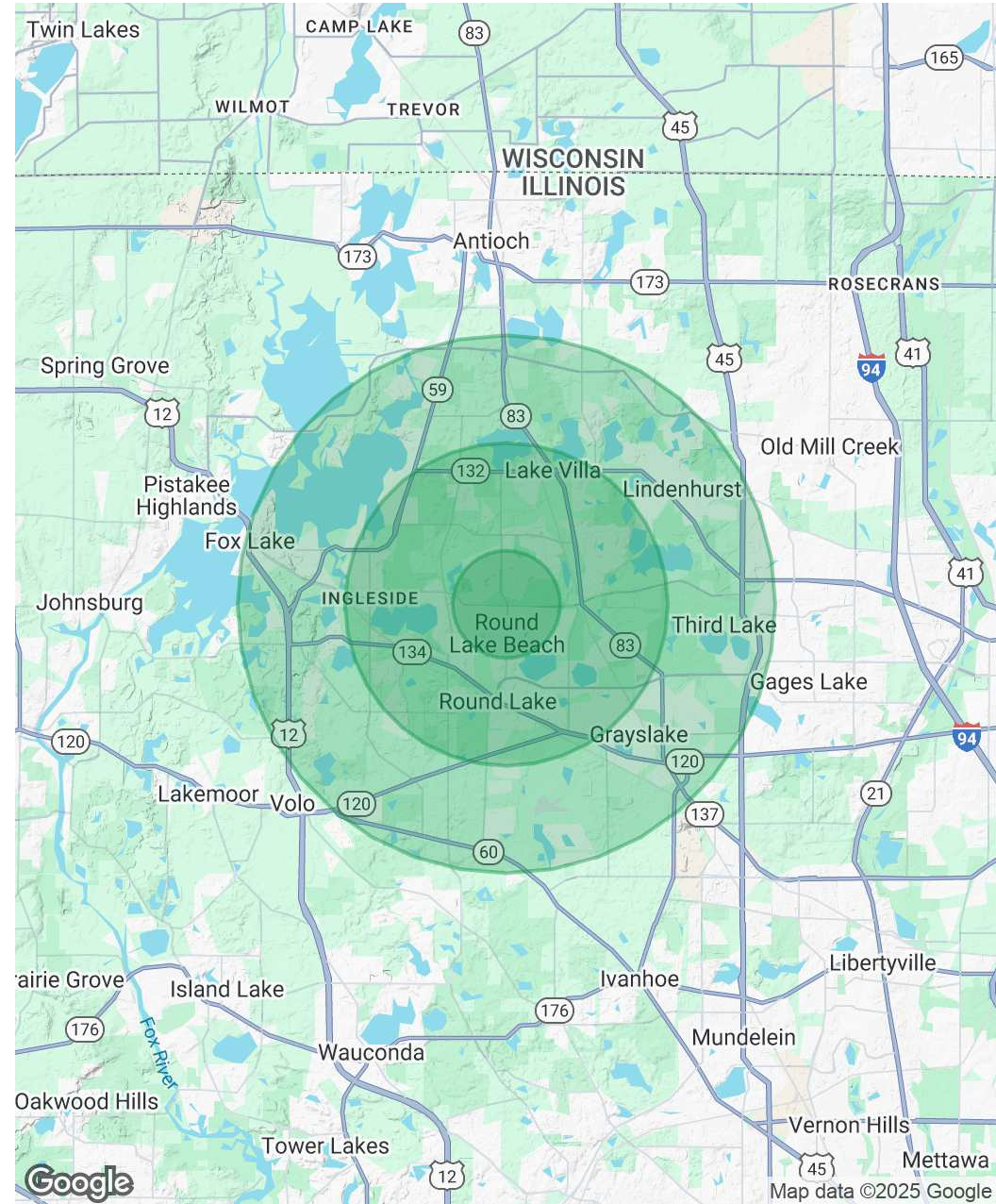
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,110	74,481	141,061
Average Age	30.2	31.6	33.4
Average Age (Male)	31.1	31.4	32.8
Average Age (Female)	27.6	31.2	33.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,252	23,408	47,198
# of Persons per HH	3.6	3.2	3.0
Average HH Income	\$75,830	\$80,506	\$87,801
Average House Value	\$270,594	\$246,789	\$261,066

2020 American Community Survey (ACS)



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