

## Offering Memorandum



**0 W Rollins Road (just north of 250 W Rollins Rd/Burger King)  
Round Lake Beach, Illinois 60073**

### Property Overview

<b>Lot Size</b>	1.69 AC (± 73,681 SF)
<b>Dimensions</b>	405' × 181' × 406' × 178' (approx.)
<b>Zoning</b>	C-3 PUD – General Business / Regional Shopping (drive-thrus, mixed-use, cannabis dispensary, etc.)
<b>List Price</b>	<b>\$563,469</b>
<b>Traffic</b>	~28,000 VPD on Rollins Rd (4-lane arterial)
<b>Adjacency / Access</b>	Full curb-cut via Burger King parcel; monument signage permitted along frontage
<b>County / PIN</b>	Lake County, IL · PIN available upon request

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### Executive Summary

0 W Rollins Road presents one of the last **core infill** land opportunities along Round Lake Beach's dominant retail corridor. Anchored by Home Depot, Meijer, Kohl's and direct neighbors Burger King & Chili's, the 1.69-acre site combines **exceptional visibility**, **28k-car daily traffic**, and **very flexible C-3 PUD**

**zoning** that already contemplates regional retail, restaurant (drive-thru), medical, office, warehouse/showroom, senior housing, recreational, or cannabis dispensary uses.

For an investor or owner-user, the parcel offers **low carry costs** today and multiple clear exit paths tomorrow—from single-tenant ground-lease through full multi-tenant retail or mixed-use development.

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### Investment Highlights

<b>Prime Retail Location</b>	Hard frontage on 4-lane Rollins Rd; ±28,000 vehicles per day.
<b>Plug-and-Play Zoning</b>	C-3 PUD already allows broad commercial, service, and limited-industrial uses; special-use pathway in place for drive-thru, funeral, cannabis, etc.
<b>Shadow-Anchored by Nationals</b>	Immediate trade-area draw from Home Depot, Kohl's, Meijer, Panda Express, Chili's, O'Reilly, McDonald's and more.
<b>Transit Connectivity</b>	< 0.8 mi to Round Lake Beach Metra (Milwaukee District North Line).
<b>Access &amp; Signage</b>	Cross-access through Burger King, full-movement curb cut, and monument sign permitted.
<b>Affordable Basis</b>	At \$7.60 /SF, pricing is below comparable signalized-corner dirt in Lake County.
<b>Infill Scarcity</b>	Very few undeveloped parcels remain along the Rollins corridor; demand outpaces supply.
<b>Land-Bank or Build</b>	Carrying costs are minimal—retain as covered-land play or develop immediately.

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### Location Map & Trade-Area Context

*See aerial images above* – subject site (blue pin) sits mid-corridor surrounded by regional/national traffic drivers.

### Key Distances

<b>Destination</b>	<b>Distance</b>
Home Depot	0.3 mi W
Meijer & Kohl's	0.4 mi E

**Destination                      Distance**

IL-Route 83 / Barron Blvd 0.9 mi E

Round Lake Beach Metra 0.8 mi S

Great Lakes Naval Station 13 mi E

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**Demographics<sup>1</sup>**

**Radius Population   Avg. HH Income**

1 mi    9,900 (est.)    \$93,400 (est.)

3 mi    66,700 (est.)    \$99,600 (est.)

5 mi    **125,146**        **\$101,151** [demographicsbyradius.com](http://demographicsbyradius.com)

ZIP 60073 snapshot: **62k population & \$95,457 median HH income** [unitedstateszipcodes.org](http://unitedstateszipcodes.org)

Round Lake Beach village: 2025 population **26,502** & \$105,440 avg. HH income  
[worldpopulationreview.com](http://worldpopulationreview.com)

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**Permitted & Special-Use Matrix (C-3 PUD)**

**By-Right**

**Special Use**

Retail & service centers

Drive-thru restaurant

Sit-down or fast-casual dining

Mixed-use w/ upper-floor residential

Professional / medical office

Cannabis dispensary (med/rec)

Health club / fitness / recreation

Funeral home

Flex warehouse / showroom

Commercial lodging

Assisted-living & convalescent care    Brewpub / micro-distillery

*Buyers should verify final plans with Round Lake Beach P&Z staff.*

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## Development Scenarios

Concept	Typical Buildable SF	Illustrative Yield
Single-Tenant QSR (dual drive-thru)	3,500–4,000 SF	45 ± parking, 2 lanes
Multi-Tenant Strip (3–4 bays)	8,000–10,000 SF	5 /1,000 parking ratio
Medical / Dental Office	12,000 SF	4.5 /1,000 parking
Climate-Controlled Self-Storage <sup>2</sup>	90,000 GFA	3-story, 65 % lot coverage
Boutique Flex / Service-Commercial	20,000 SF	Dock-high rear loading

<sup>2</sup>Self-storage is permitted under “limited-industrial” component of C-3 PUD; confirm with village.

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## Offering Terms

- **Price: \$563,469** (cash or conventional financing)
  - **Earnest Money:** 5 % within 5 business days of execution
  - **Due Diligence:** 30 days (environmental, survey, zoning)
  - **Closing:** 15 days post-contingency removal
  - **Broker Co-op:** 2.0 % to procuring broker
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## Contact – Jason Bitton RE/MAX Commercial

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## Disclaimers

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