



Offering Summary

| | |
|----------------|--------------------|
| Available SF: | Up to 5,031 SF |
| Asking Rent: | Negotiable |
| NNN's: | Approx. \$4.58 PSF |
| Building Size: | 142,398 SF |
| Lot Size: | 14.83 Acres |
| Year Built: | 2008 |
| Zoning: | C2-B |
| Traffic Count: | Approx. 32,850 VPD |

Property Overview

Up to 5,031 square feet for lease at Round Lake Court located along heavily trafficked Rollins Road in Round Lake Beach. The Kohl's anchored center is located at the northeast corner of the signalized intersection at Rollins Road & Orchard Lane featuring visibility and exposure to over 32,000 VPD. In addition to Kohl's, the center presents an opportunity to join co-tenants Ross Dress For Less, Famous Footwear, Dollar Tree, Sally Beauty Supply, The Eighty 8, and Bella's Bistro. The multi-tenant retail center features pylon signage along Rollins Road & Orchard Street along with a large on-site parking lot totaling 1,423 surface level spaces. Neighboring retailers include Home Depot, Jewel-Osco, Meijer, Tony's Fresh Market, ALDI, Walgreens, Big Lots, Petco, Esporta Fitness, Crunch Fitness, O'Reilly Auto Parts, Starbucks, Dunkin', Wendy's, McDonalds, Buffalo Wild Wings, Popeye's, and Chipotle among many others.

Property Highlights

- Opportunity to join co-tenants Kohl's, Ross Dress For Less, Dollar Tree, Famous Footwear along the Rollins Road retail corridor
- Pylon signage at Rollins Road & Orchard Lane intersection featuring exposure and visibility to over 32,000 VPD
- Target opening adjacent to the east (Date TBD)

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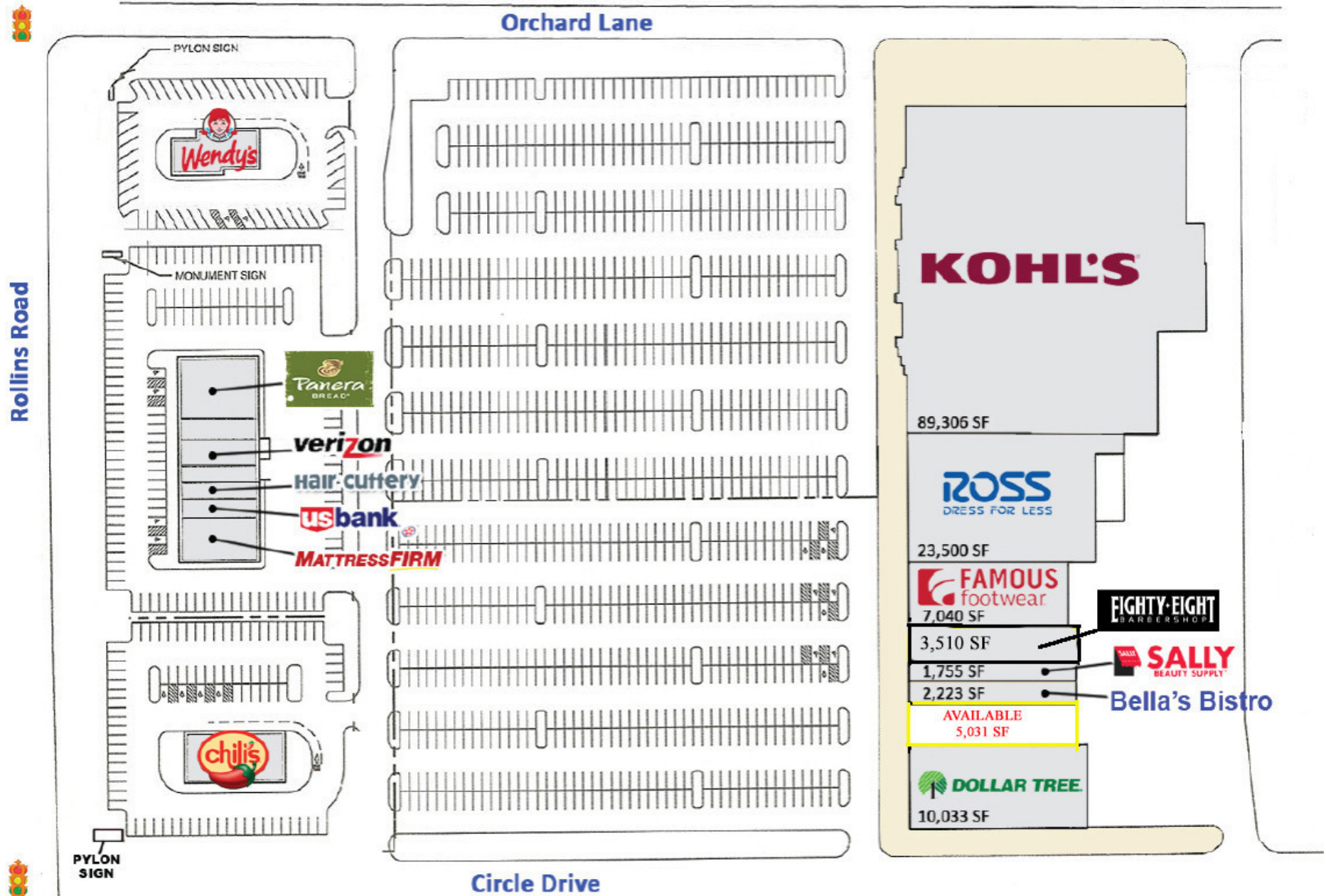
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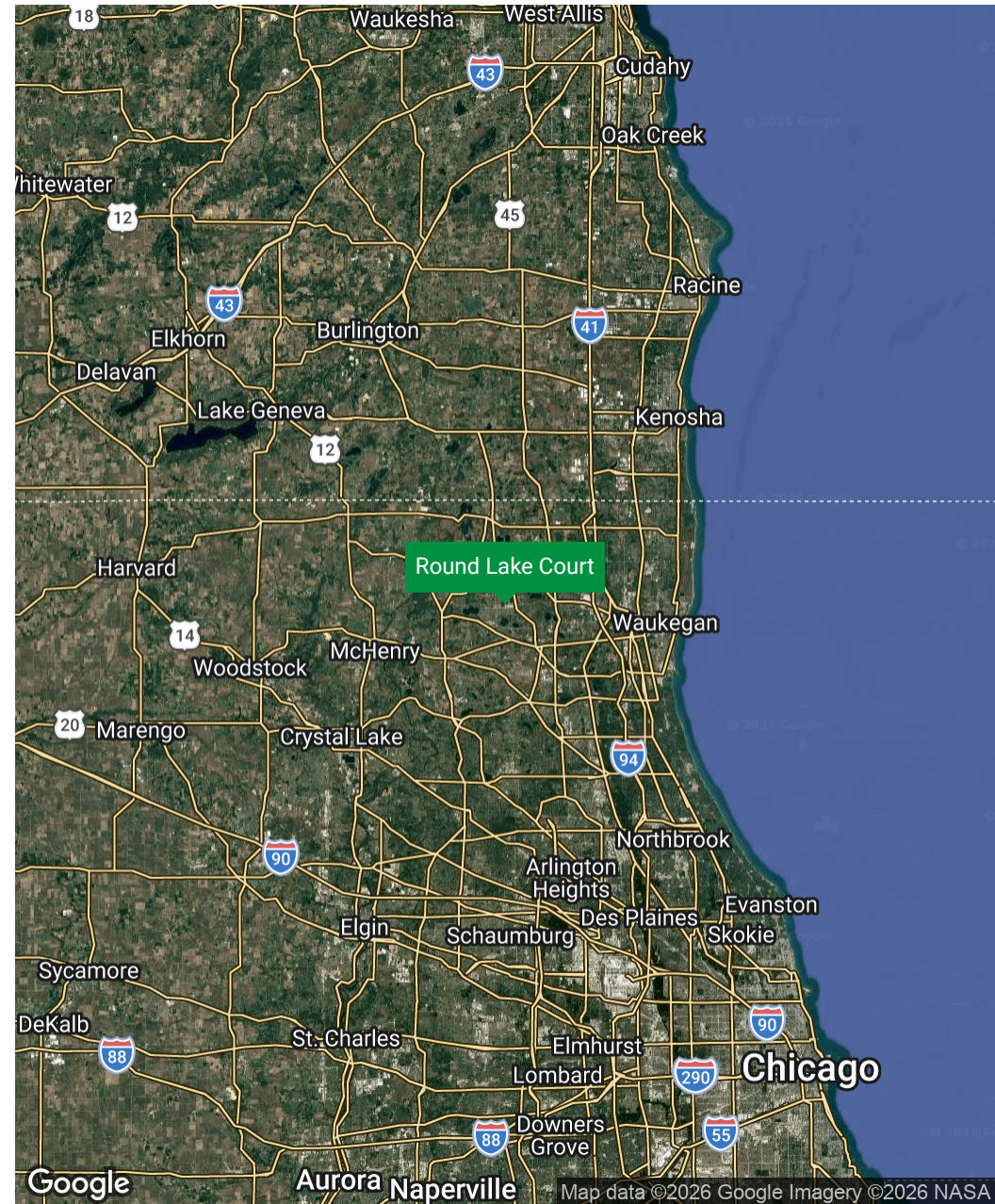
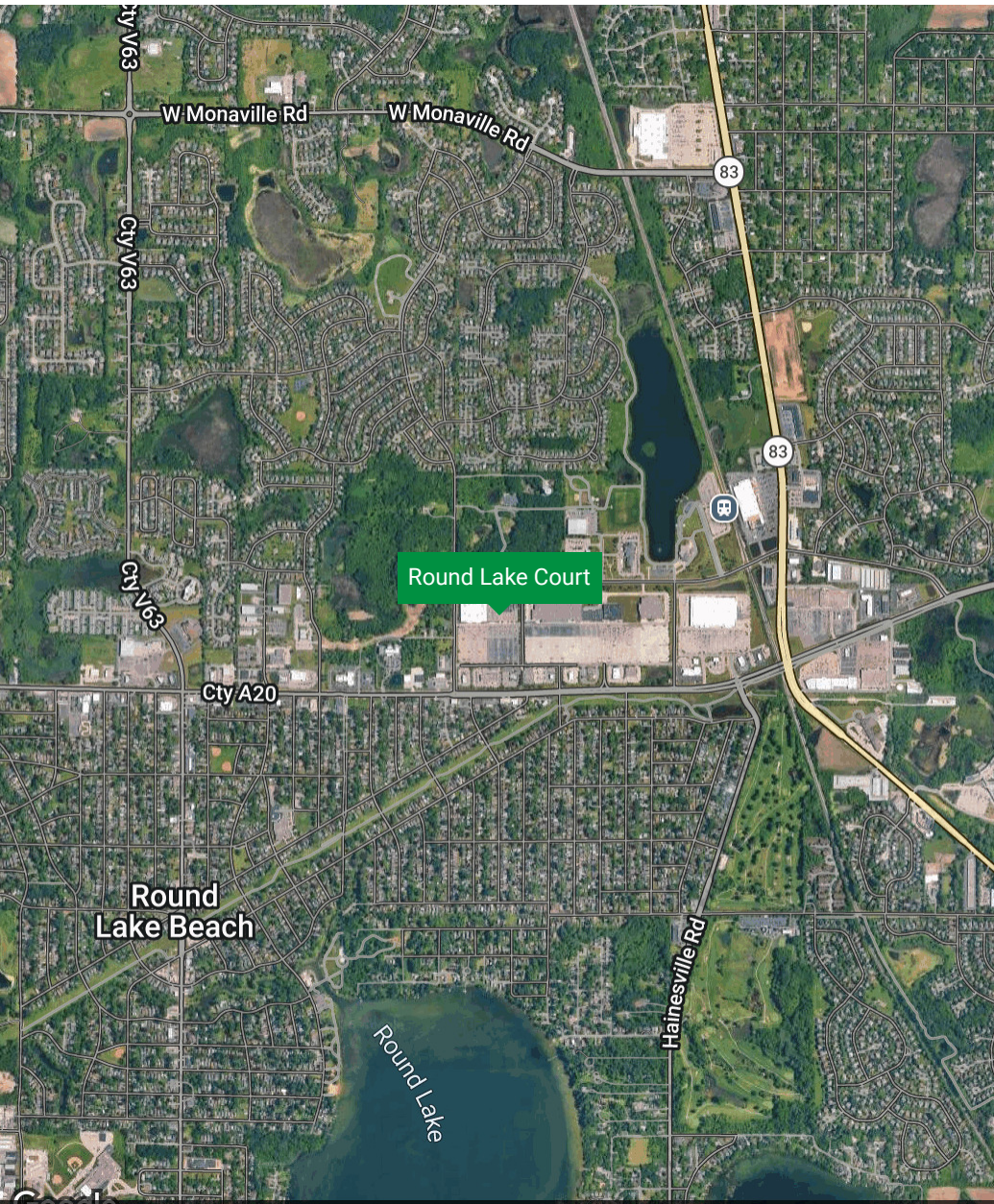
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FOR LEASE | 270 E ROLLINS RD

LOCATION MAP



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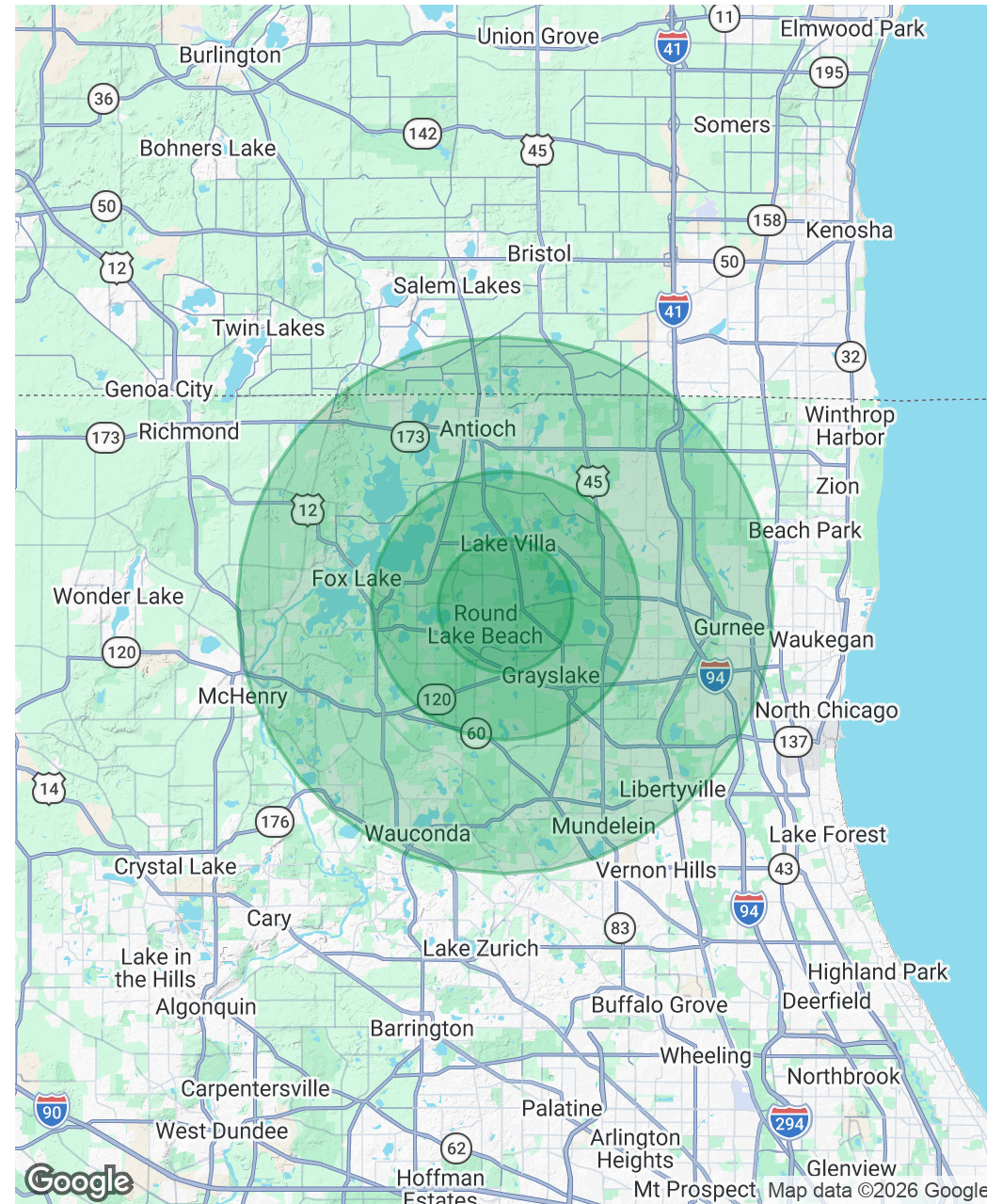
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| Population | 2.5 Miles | 5 Miles | 10 Miles |
|----------------------|-----------|---------|----------|
| Total Population | 57,189 | 141,894 | 351,630 |
| Average Age | 35.8 | 37.6 | 39.8 |
| Average Age (Male) | 35.7 | 37.3 | 39.6 |
| Average Age (Female) | 36.3 | 38.4 | 40.5 |

| Households & Income | 2.5 Miles | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 18,651 | 50,357 | 129,808 |
| # of Persons per HH | 3.1 | 2.8 | 2.7 |
| Average HH Income | \$114,759 | \$123,117 | \$134,212 |
| Average House Value | \$226,164 | \$262,724 | \$308,104 |

2023 American Community Survey (ACS)



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