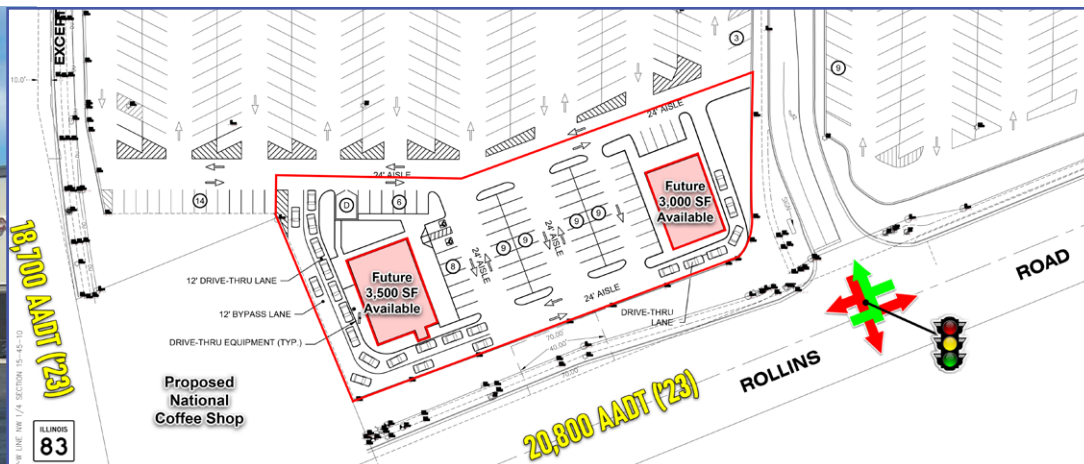


AVAILABLE OUT PARCELS TO GROCERY-ANCHORED CENTER



NEW OWNERSHIP AND NEW BUILD TO SUIT DEVELOPMENT OPPORTUNITY!!

FEATURES:

- Grocery-anchored by a strong Jewel-Osco, the top market share grocer in the Chicagoland suburbs
- 2 new construction outparcels with drive-thrus!!!
- Max of 3,500 square feet each
- Other co-tenants include Hobby Lobby, Autozone, and Pep Boys
- Significant area momentum with multiple new national box and out parcel tenants active in the market and new 200-unit apartment behind center
- Strong real estate fundamentals in an affluent Chicagoland suburb with retail momentum
- 39,000 VPD combined traffic count along the primary road of Round Lake Beach, Rollins Road with multiple ingress/egress points
- 5-mile radius demos of **+140,000 people** earning **\$135,000+ average household income**
- Strong retail corridor with neighboring national tenants such as: Walmart Supercenter, Home Depot, Tony's Fresh Market, Ross, Kohl's, Crunch Fitness, & More Coming Soon!!

FOR LEASE

NEW CONSTRUCTION OUT PARCELS AT ROLLINS PLAZA GROCERY-ANCHORED BY TOP PERFORMING JEWEL-OSCO!

AVAILABLE: New Construction!

QRS PAD SITE (With Drive-Thru): 3,500 SF / 50' X 70'

QRS PAD SITE (With Drive-Thru): 3,000 SF / 60' X 50'



TRAFFIC
COUNTS

Rollins Rd: 27,800 AADT
IL Route 83: 18,700 AADT
(IDOT 2023)



2024
POPULATION

1 mile	8,790
3 mile	73,102
5 mile	144,182



DAYTIME
POPULATION

1 mile	7,102
3 mile	52,566
5 mile	108,520



AVERAGE
HH INCOME

1 mile	\$122,936
3 mile	\$125,926
5 mile	\$136,620

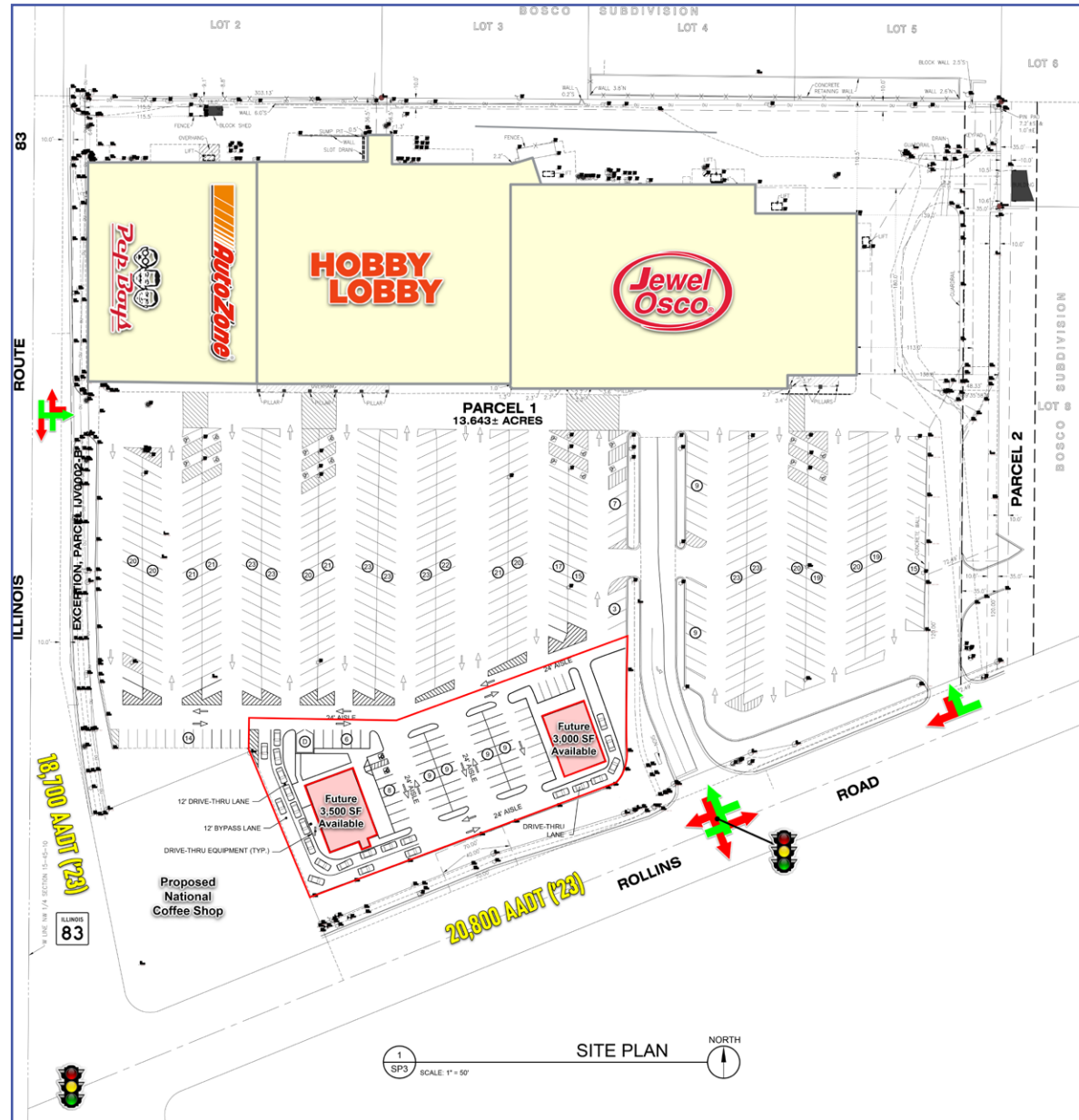


CONTACT INFORMATION:

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SITE PLAN



ROLLINS PLAZA | 818 - 900 E ROLLINS RD, ROUND LAKE, IL 60073

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PROPERTY PHOTOS



ROLLINS PLAZA | 818 - 900 E ROLLINS RD, ROUND LAKE, IL 60073

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SITE AERIAL



ROLLINS PLAZA | 818 - 900 E ROLLINS RD, ROUND LAKE, IL 60073

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INTERSECTION AERIAL



MARKET AERIAL



ROLLINS PLAZA | 818 - 900 E ROLLINS RD, ROUND LAKE, IL 60073

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