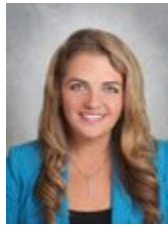




700 W Rollins Rd

700 W Rollins Rd, Round Lake Beach, IL 60073

UNITED | GALLERY
REAL ESTATE



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700 W Rollins Rd

\$12.00 /SF/YR

This well-established childcare facility, currently operated by KinderCare, will be available for lease beginning July 1st. The property has successfully operated as a licensed daycare center for over 35 years, making it a proven, high-demand location for childcare services. The building is fully built out for daycare use and offers a turnkey opportunity for another operator to step in with minimal downtime. Existing improvements include multiple classrooms, administrative offices, child-friendly restrooms, and a secure outdoor play area (details can be expanded based on actual features). Located...

- **Move-In Ready Infrastructure:** Spaciously designed for childcare with multiple age-appropriate classrooms, child-sized restrooms, and administrative
- **Outdoor Amenities:** Features a secure and fully fenced outdoor play area—a critical and high-value requirement for Illinois DCFS licensing.
- **Abundant Parking:** Generous on-site parking designed for safe and efficient morning drop-offs and afternoon pick-ups for busy parents.

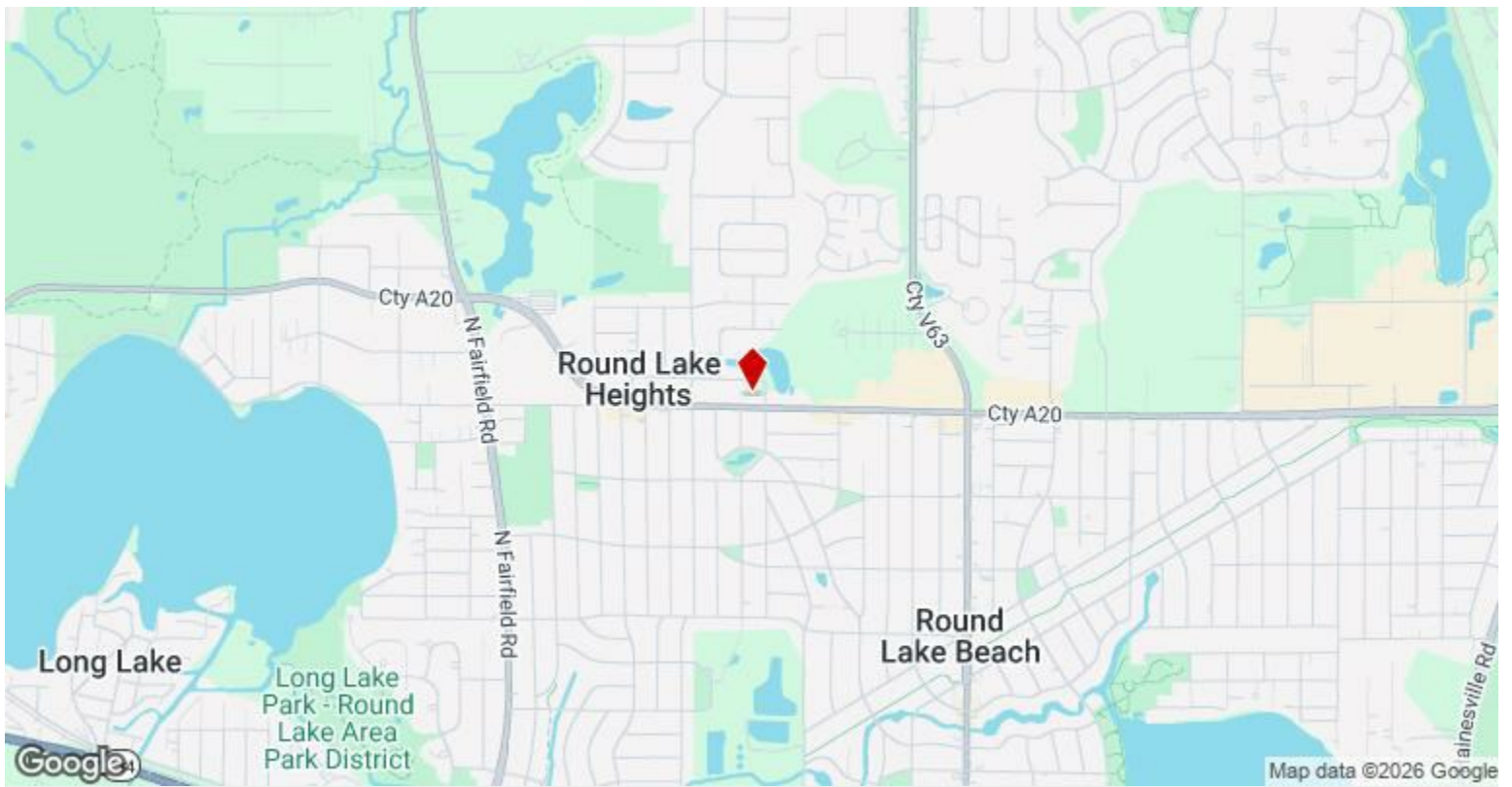


Rental Rate:	\$12.00 /SF/YR
Property Type:	Retail
Property Subtype:	Day Care Center
Gross Leasable Area:	5,379 SF
Year Built:	1991
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$1.00 /SF/MO

1st Floor

Space Available	5,000 SF
Rental Rate	\$12.00 /SF/YR
Date Available	July 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office/Retail
Lease Term	1 - 15 Years

Prime Visibility: High-profile frontage on Rollins Road, a major east-west thoroughfare connecting Round Lake Heights to Round Lake Beach and surrounding communities.**Strong Demographics:** Located in a community with a median age of approximately 29.6 years and a high concentration of young families (75.8% of households).**Built-In Demand:** Regional studies indicate a significant need for additional childcare capacity, particularly for children under age 5, making this an ideal site for an operator to capture immediate market share.



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Located in a strong residential area with consistent demand for childcare, this site benefits from excellent visibility, accessibility, and an established presence within the community.

Property Photos



IMG_4352