

1,200–10,700 SF OF RETAIL SPACE AVAILABLE

700 E. Rollins Road | Round Lake Beach, IL

**6,800 SF PROPOSED BUILDING ADDITION
& 10,700 SF NEXT TO MEIJER**



Meijer Anchored Shopping Center



PROPERTY HIGHLIGHTS

- A new underpass has been completed to eliminate heavy traffic on Rollins Road
- Upgraded facade **NOW COMPLETED** for existing small shop building and up to 10,700 SF for lease or build-to-suit next to Meijer
- Easy access from Rollins Road with three points of access
- Shopping center is located on the prime retail intersection of the trade area
- Pylon signage opportunity provides great exposure along with great visibility from Rollins Road
- Surrounded by a dense residential population and solid retail density

**Newmark
Knight Frank**

For further information, please contact our exclusive agents:

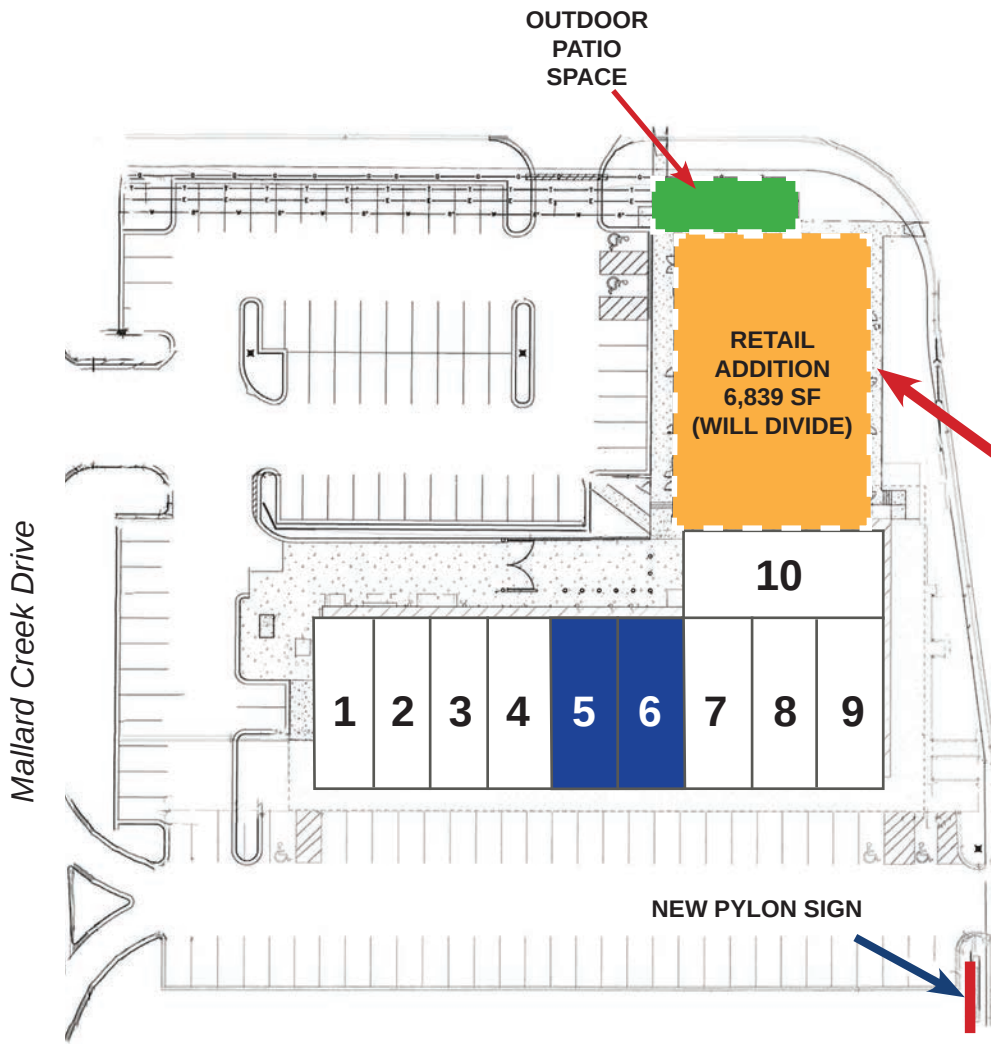
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Store Listings

Unit#	S.F.	Tenant
1	1,110	Rosati's Pizza
2	1,200	Check into Cash
3	1,219	Betty's Bistro
4	1,218	Insure One
5	1,214	Available

Unit#	S.F.	Tenant
6	1,214	Available
7	1,991	Mingle Nail & Spa Inc.
8	1,410	Game Stop
9	1,200	Cricket Wireless
10	2,205	Open Advanced MRI

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TRAFFIC COUNTS

Rollins Road	22,500 VPD
Route 83	19,200 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Residential Pop.	11,199	76,823	149,506
Daytime Pop.	2,992	17,939	37,426
Avg. Annual Inc.	\$88,332	\$89,103	\$99,885

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