

2 E. Rollins Road Round
Lake Beach, IL 60073

7 Individual Office/Medical Suites

FOR LEASE: \$12 psf. NNN

1,276 – 2,680 sf. Available

Suites starting at \$2020 per month

Contiguous Space up to 3,313 sf



Ron Roberti – Sr. Broker
847-651-0656
ron@resourcecommercial.net

Mark Brodson – Designated Managing Broker
773-251-3666
Mark@resourcecommercial.net

Building Features

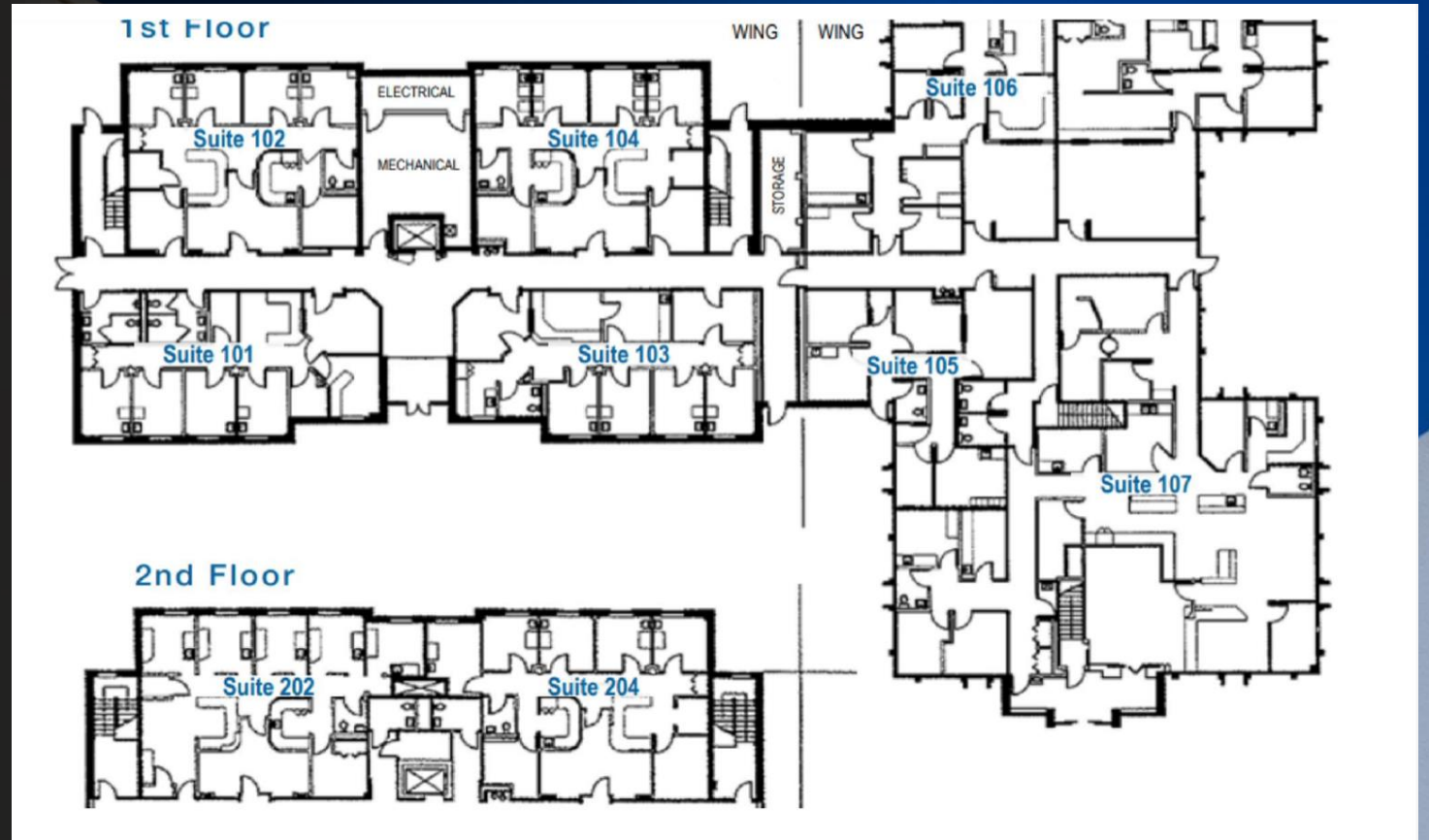
- 20 year anchor tenant – Advocate Condell Immediate Care
- Two-story Multi-tenant Medical Office Building
- 112 Parking Spaces (4.51/1000)
- Multiple Signage options
- Zoned C-3, General Business
- Elevator
- Well maintained property



2 E. Rollins Road, Round Lake Beach, IL

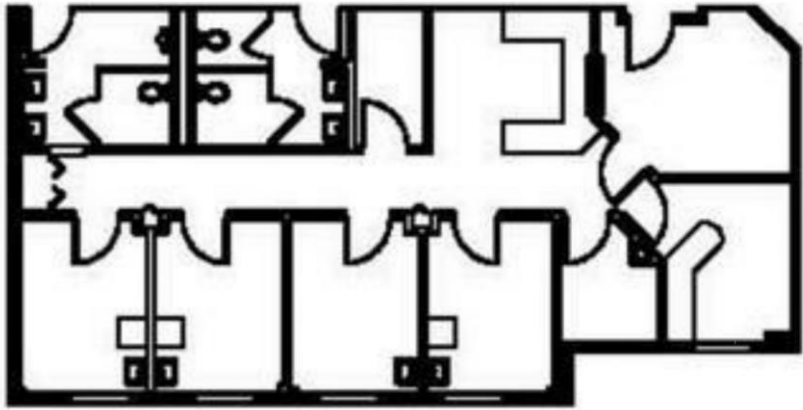
Suites Available:

- Suite 101 1,267 SF
- Suite 102 1,509 SF
- Suite 103 1,522 SF
- Suite 104 Leased
- Suite 108 2,680 SF
- Suite 201 1,654 SF
- Suite 203 1,653 SF
- Suite 204 1,660 SF

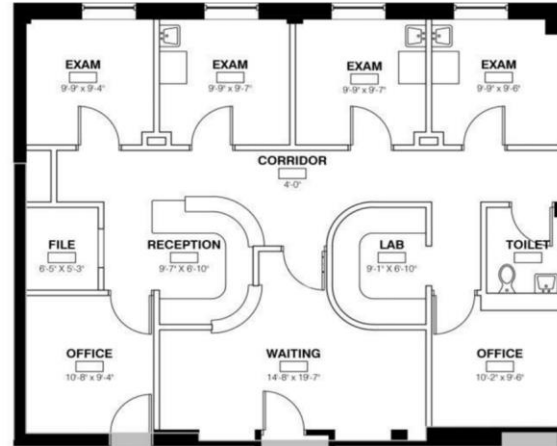


FLOOR PLANS: Suites 101/102/103/104

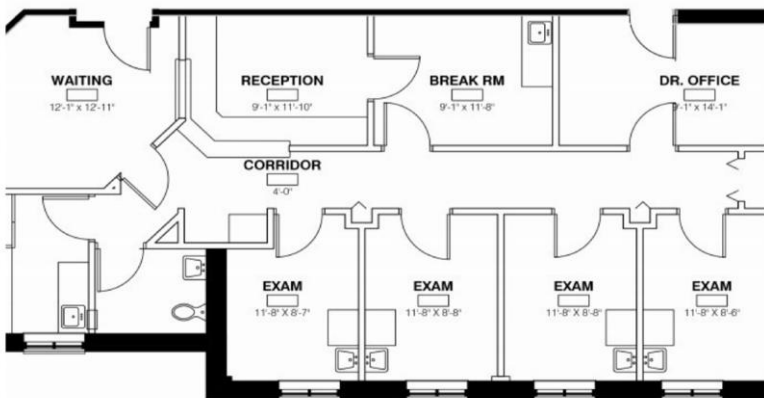
Suite 101 Floorplan



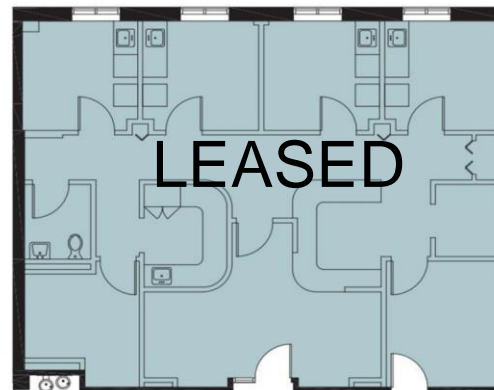
Suite 102 Floorplan



Suite 103 Floorplan



Suite 104 Floorplan

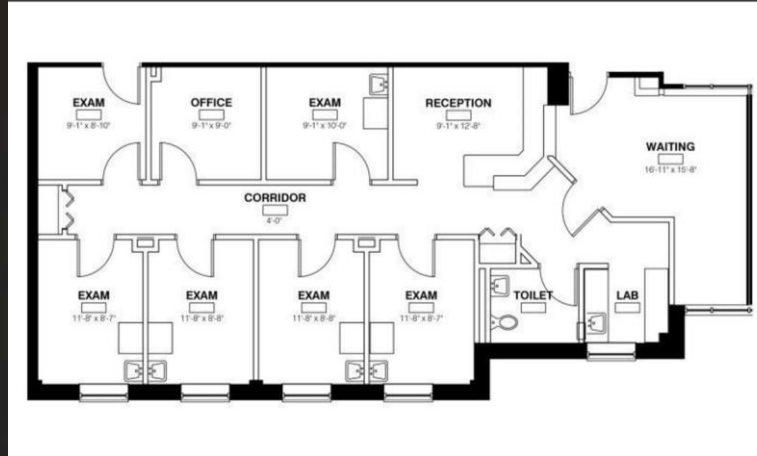


FLOOR PLANS: Suites 108/201/203/204

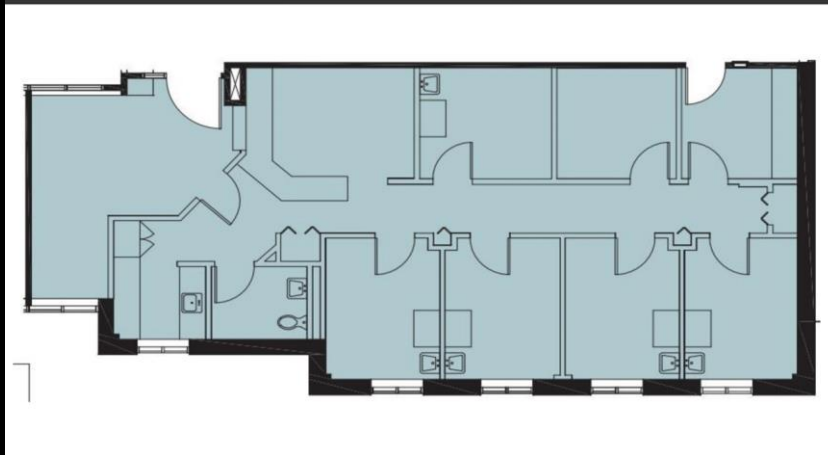
Suite 108 – Upper Right - 2,680 sf



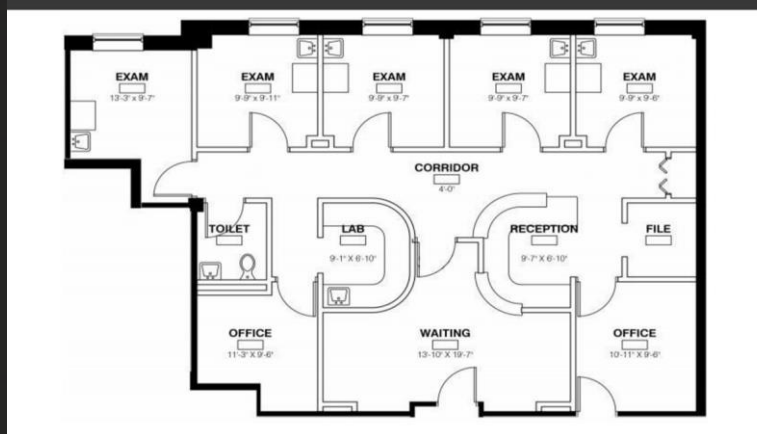
Suite 201 Floorplan



Suite 203 Floorplan



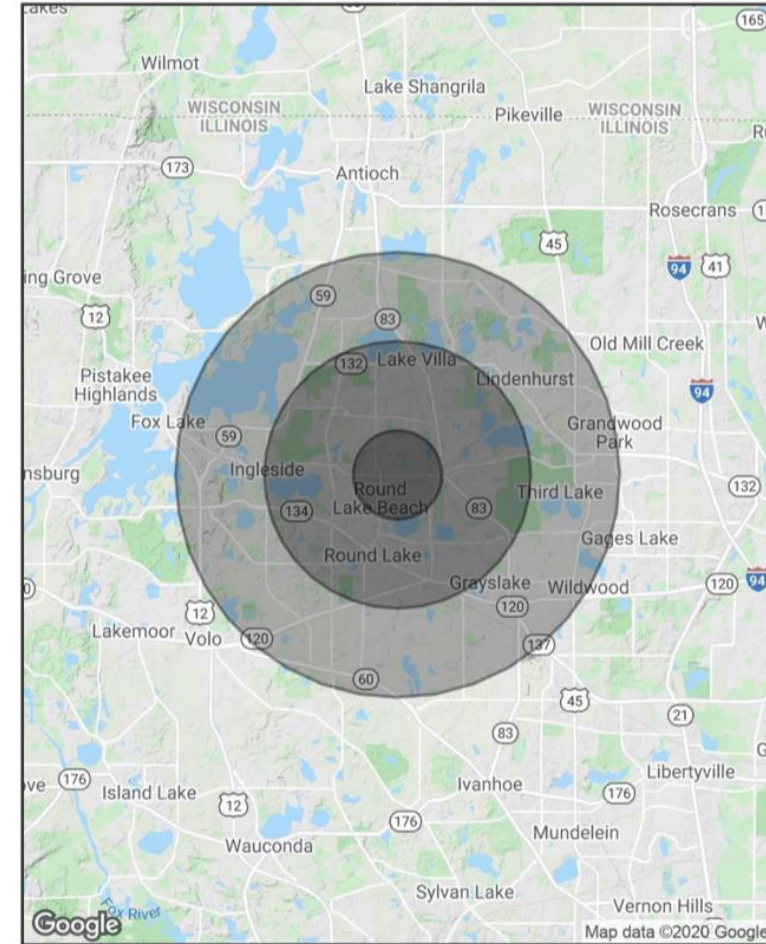
Suite 204 Floorplan



Demographics and Map Report

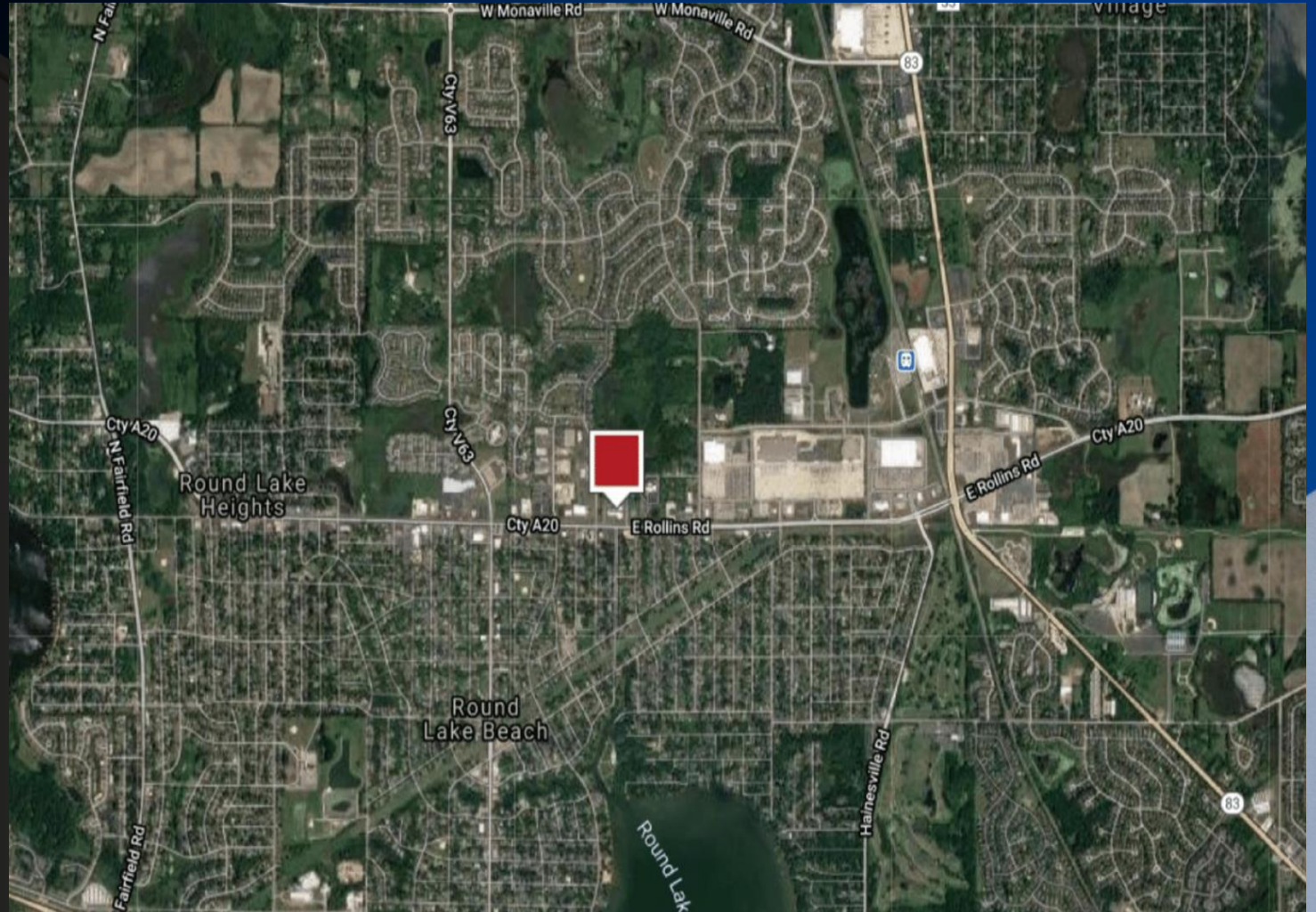
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,369	74,665	136,462
Average age	29.1	31.3	33.4
Average age (Male)	29.7	31.1	32.8
Average age (Female)	27.0	31.0	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,749	23,611	45,770
# of persons per HH	3.6	3.2	3.0
Average HH income	\$65,375	\$77,788	\$86,145
Average house value	\$181,759	\$243,668	\$259,672

* Demographic data derived from 2010 US Census



Location Highlights

- Great location - Minutes from North Central Service Metra Station, Restaurants, Professional Services, Shopping and area amenities
 - Excellent location for medical, dental, therapy providers
 - Frontage on Rollins Road just west of Route 83
 - Over 28,000 vehicles per day at E Rollins and N Nicole Lane
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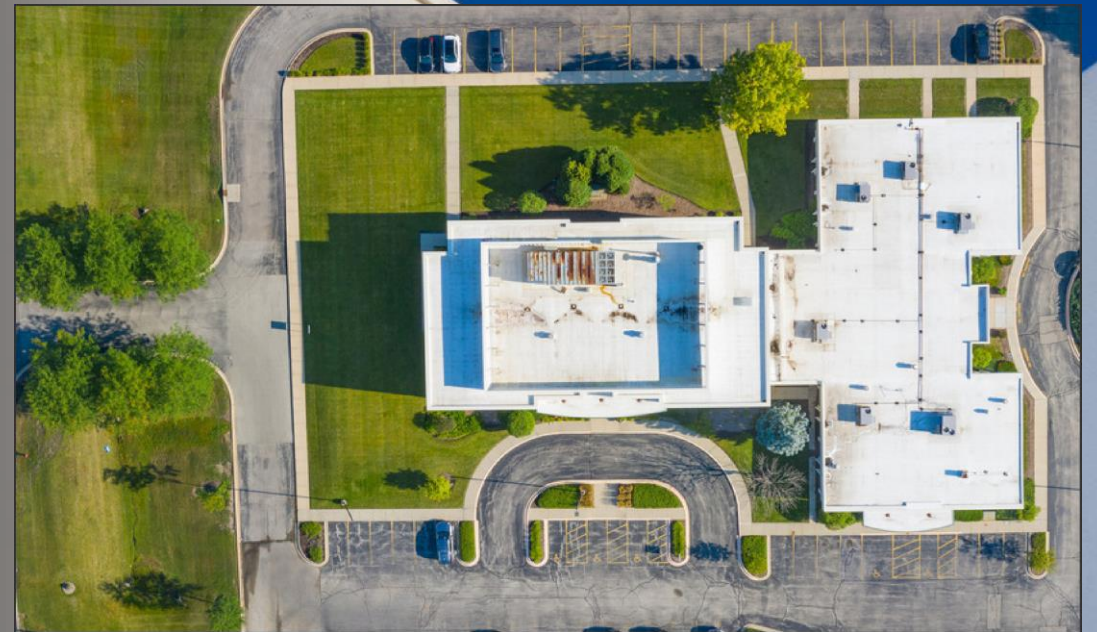
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Agency Disclosure

Ron Roberti ("Licensee") of Resource Commercial Advisors is acting solely on behalf of the Owner or Lessor of the real estate and any information given to the Licensees by the Purchaser/Lessee may be disclosed to the Owner//Lessor.



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