

FOR LEASE

Eagle Creek Shopping Center Anchored by Big Lots in Round Lake Beach - For Lease

300-400 West Rollins Road | Round Lake Beach, IL 60073

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available Space	2,773 - 5,487 SF
Lease Rate	\$18.00/SF/Yr
NNN	\$4.46 SF
Building Size:	69,774 SF
Lot Size:	7.11 Acres
Year Built:	1980
Renovated:	1994
Zoning:	C-3
Market:	Chicago
Submarket:	Central Northwest
Traffic Count	36,600 VPD

PROPERTY OVERVIEW

2,773 - 5,487 SF available for lease at Eagle Creek Plaza, located along the Rollins Road retail corridor in in Round Lake Beach. The center sits at the NWC of the signalized intersection at Rollins Road & Cedar Lake Road featuring visibility and exposure to 36,000+ VPD. Eagle Creek Plaza presents an opportunity to join established co-tenants Big Lots, Dollar General, and Domino's, among others. The center also features 400'+ of frontage along Rollins Road, dedicated curb-cuts, a 346-stall surface level parking lot, and monument signage providing excellent exposure. From a local perspective, Eagle Creek Plaza is located two (2) miles southwest of the Round Lake Beach Metra Station and two (2) miles northwest of Grayslake North High School. From a regional perspective, the center is well-positioned (4) miles west of Interstate-94 (I-94), providing direct access to the neighboring suburbs, Chicago, and the entire interstate system. Neighboring retailers within the corridor include Wal-Mart, Jewel-Osco, ALDI, Hobby Lobby, Home Depot, Kohl's, LA Fitness, McDonald's, Burger King, KFC, Popeyes, Starbucks, Panera Bread, Chili's, Dairy Queen, UPS, Sprint, and Chase Bank, among many others.

PROPERTY HIGHLIGHTS

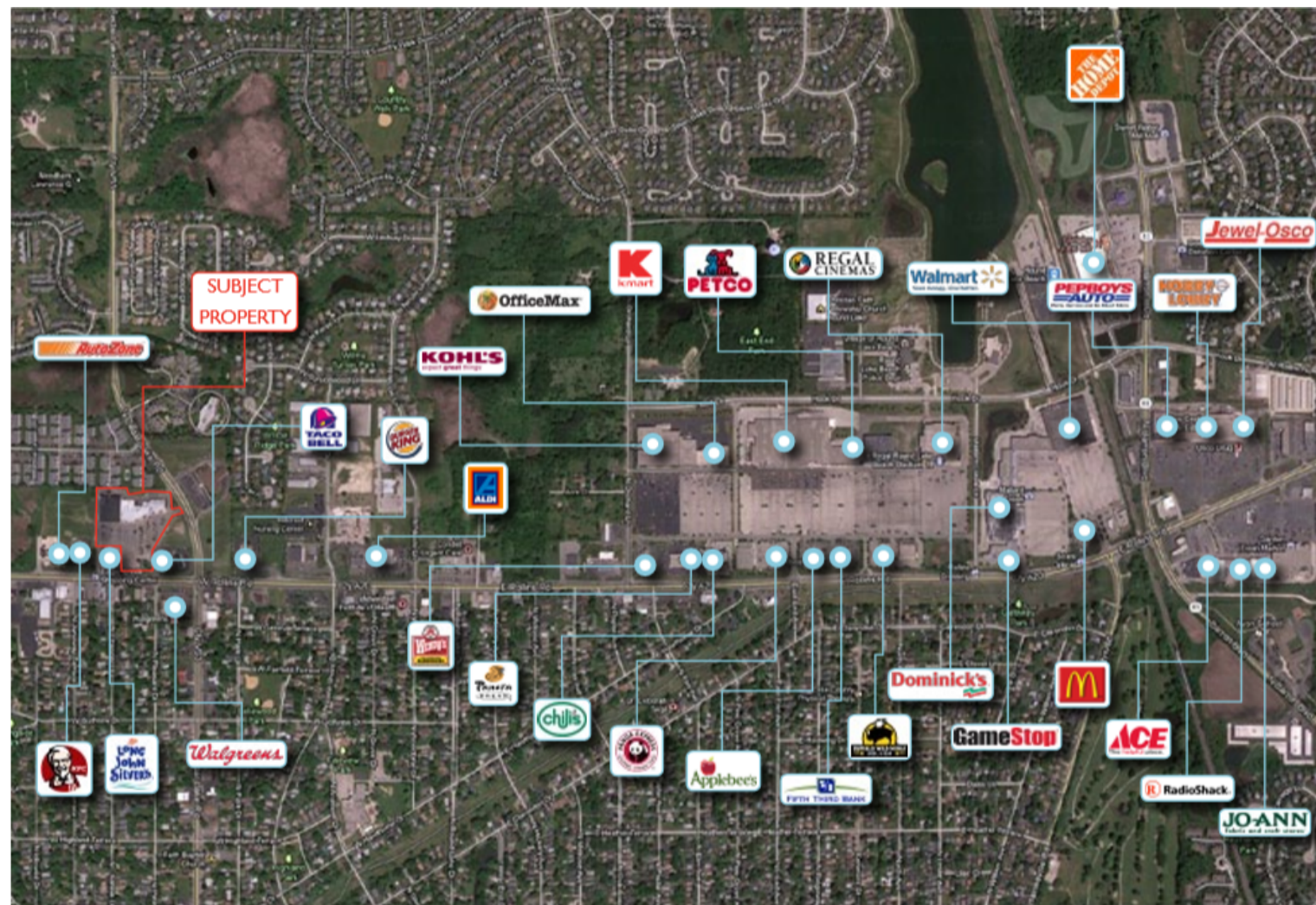
- Opportunity to join national co-tenants Big Lots, Dollar General, and Domino's
- Visibility and exposure to over 36,000 VPD
- Average household income of \$72,000 within a three-mile radius.
- Surrounded by national retailers including Wal-Mart, Jewel-Osco, and The Home Depot

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RETAILER AERIAL



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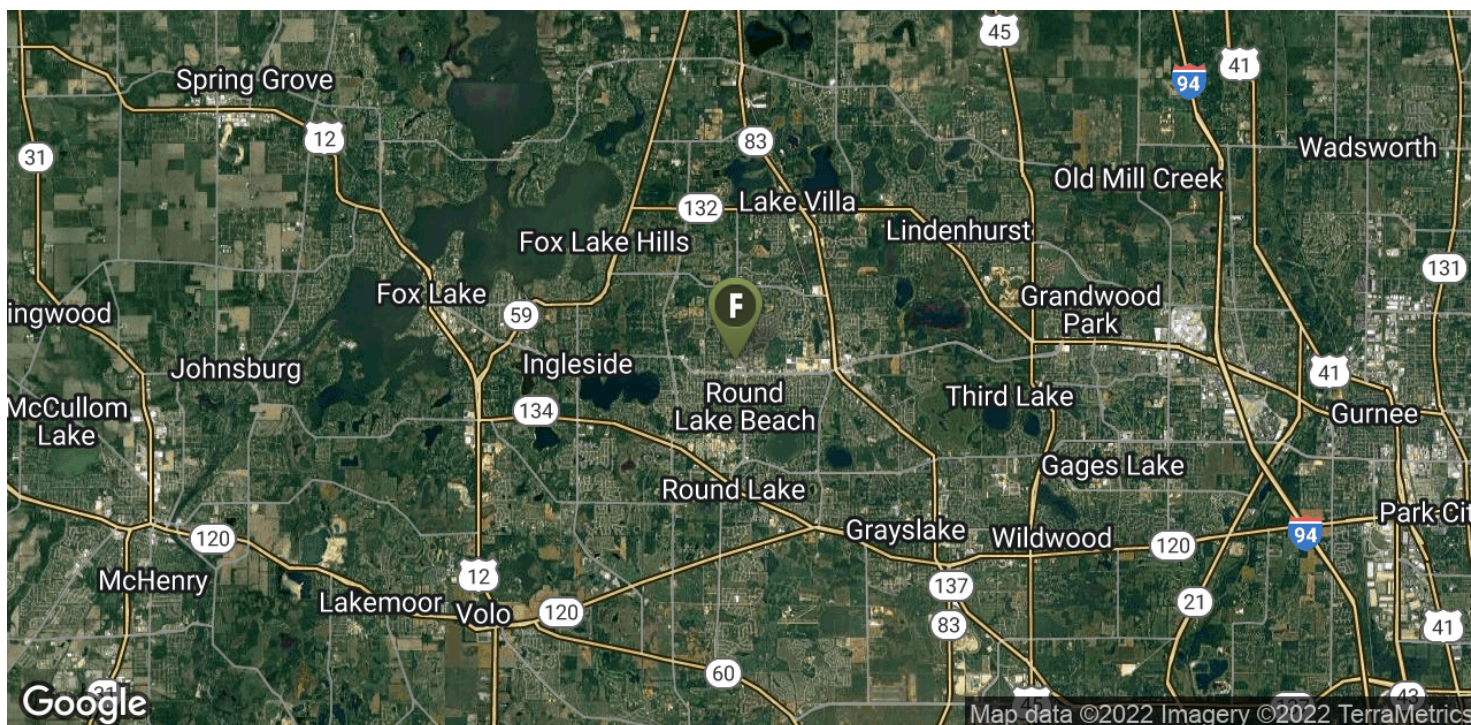
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LOCATION MAPS



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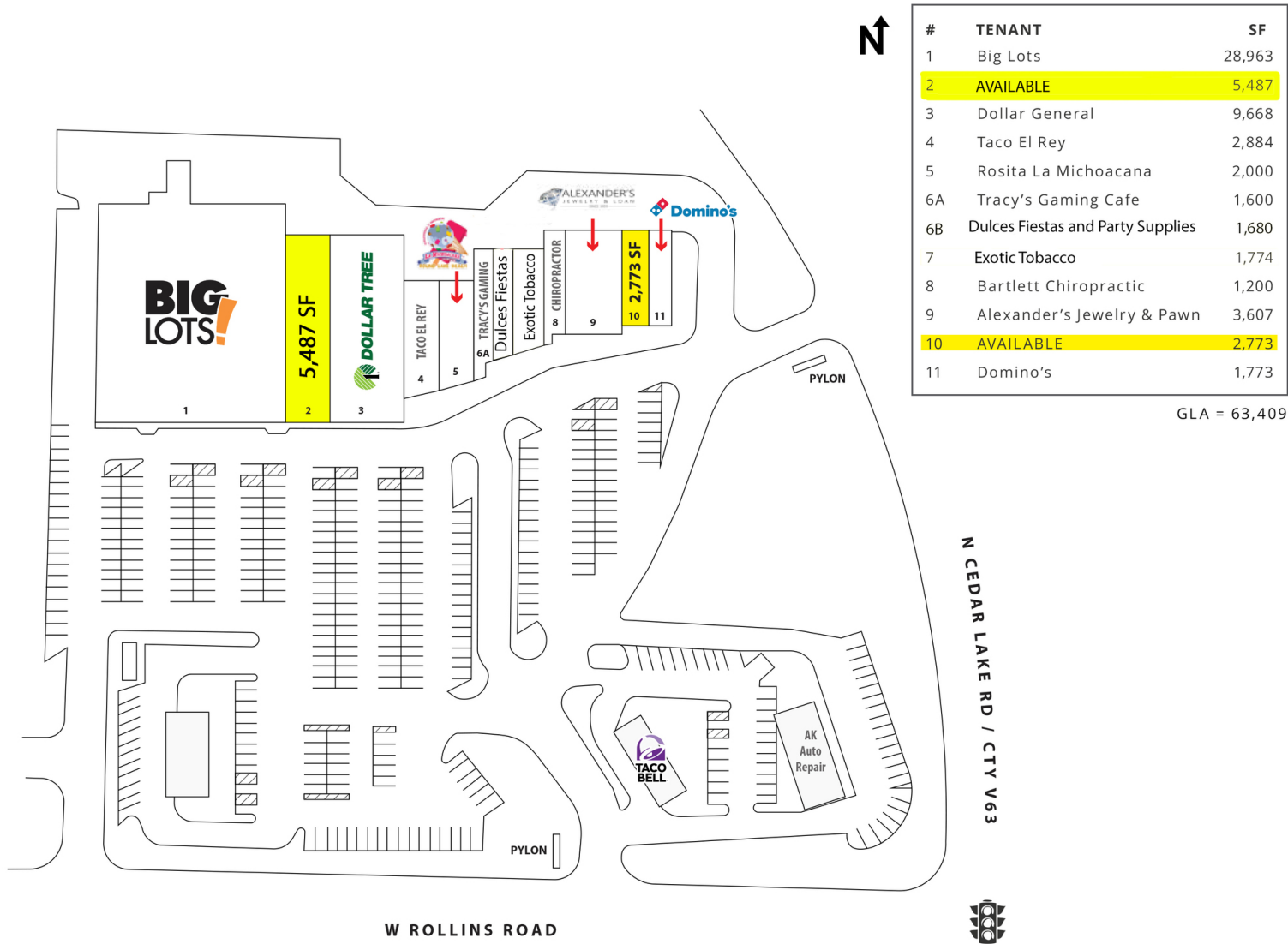
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SITE PLAN



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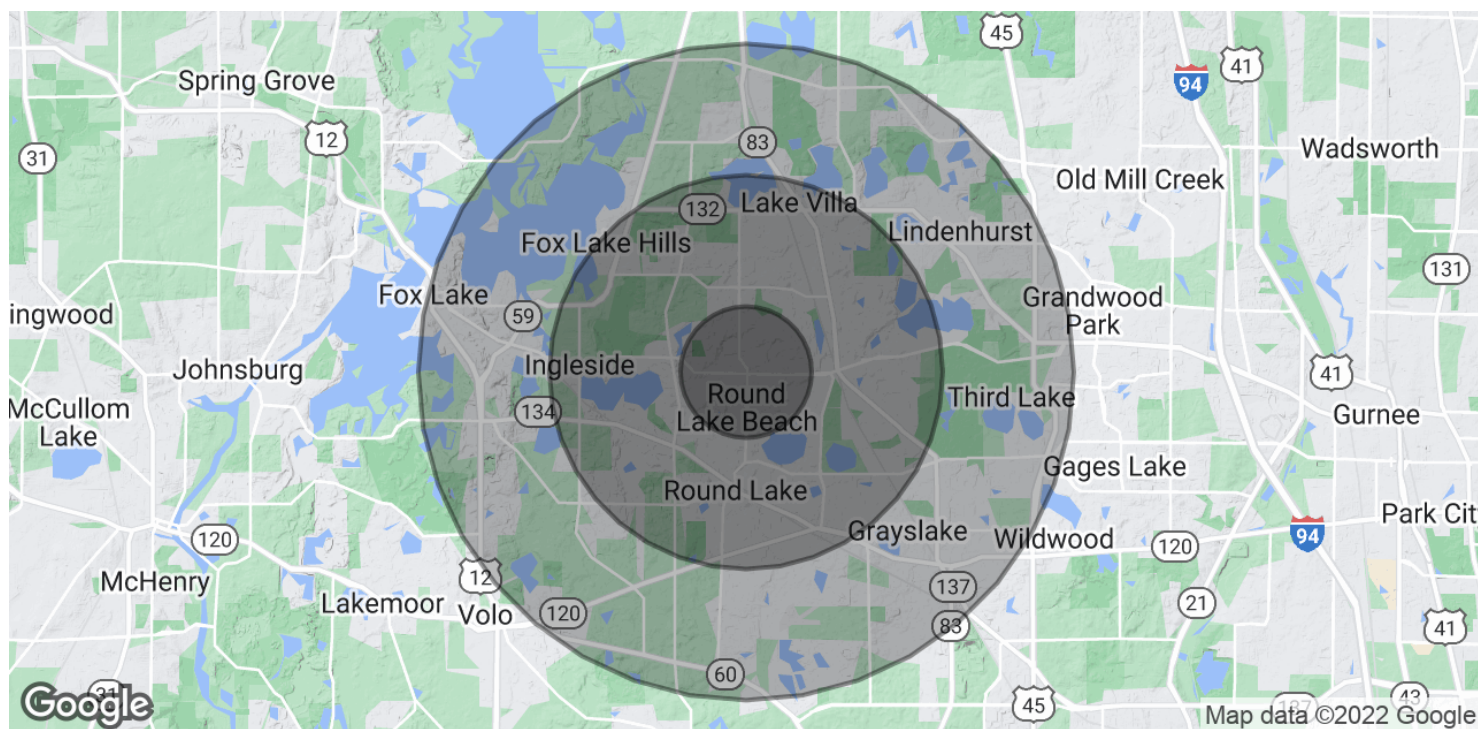
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,110	74,481	141,061
Average age	30.2	31.6	33.4
Average age (Male)	31.1	31.4	32.8
Average age (Female)	27.6	31.2	33.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,252	23,408	47,198
# of persons per HH	3.6	3.2	3.0
Average HH income	\$75,830	\$80,506	\$87,801
Average house value	\$270,594	\$246,789	\$261,066

* Demographic data derived from 2020 ACS - US Census

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ADDITIONAL PHOTOS



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