



Mallard Creek Shopping Center

700-720 E. Rollins Rd.
Round Lake Beach, Illinois



First In Realty, Inc. is pleased to offer for lease approximately 1,000 SF of retail space in Round Lake Beach.

Highlights:

- Unit Available for Lease:
- Approx. 1,000 SF
- Premier Outlot position to Meijer
- Positioned on busy Rollins Road offering excellent visibility, high traffic counts and an impressive list of big box retail concentration.
- Join ATI, Rosati's Pizza, Betty's, Wing-Stop, Cricket Wireless, and GameStop
- Surrounding retailers include: Meijer, Home Depot, Jewel Osco, Kohls, Hobby Lobby, Chase, Discount Tire and many more.
- Monument signage on Rollins Rd
- Round Lake Beach prime retail concentration
- Ideal location for Retail, Medical, & Professional Office

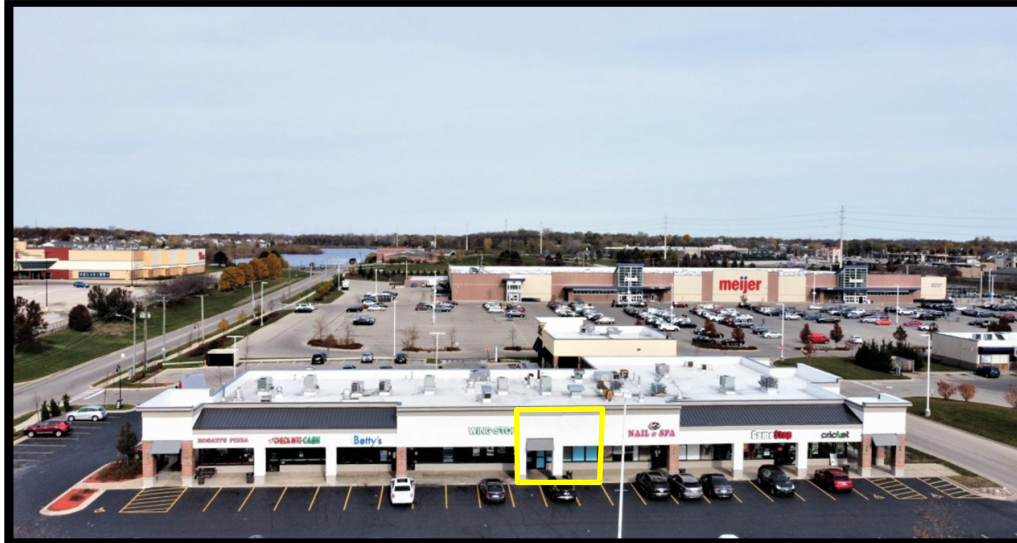


Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



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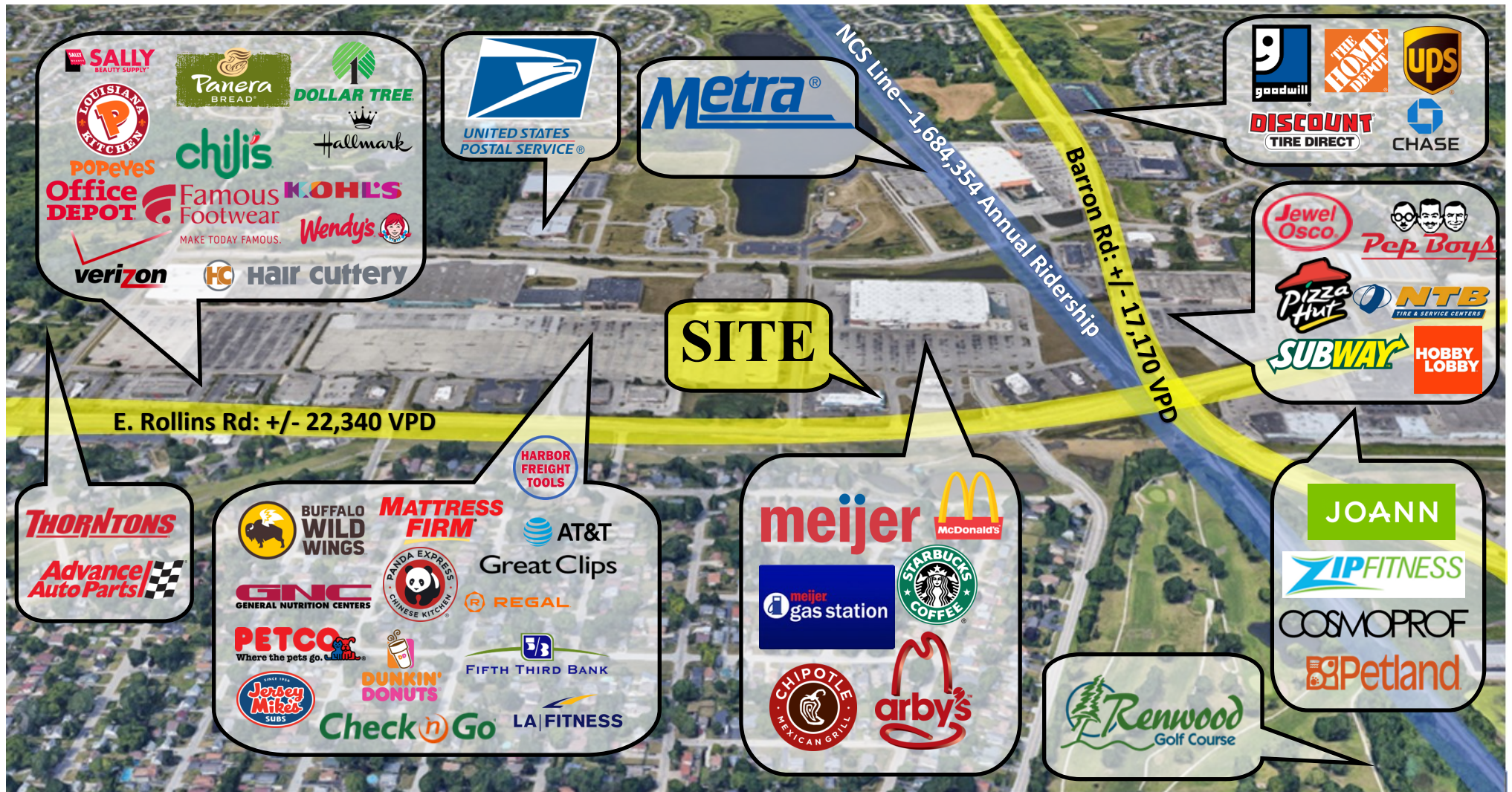
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2409 W. 104th Street | Chicago, Illinois 60655 | (773) 779-3473 | www.firstinrealty.com



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Retail Concentration



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Demos: 1 Mile 3 Mile 5 Mile

2022 AHI: \$100,615 \$99,820 \$110,471

2022 Pop: 10,577 73,461 141,955

2022 HHs: 3,077 24,721 48,715

Traffic Counts

E. Rollins Rd: +/- 22,340 VPD

Barron Rd: +/- 17,170 VPD

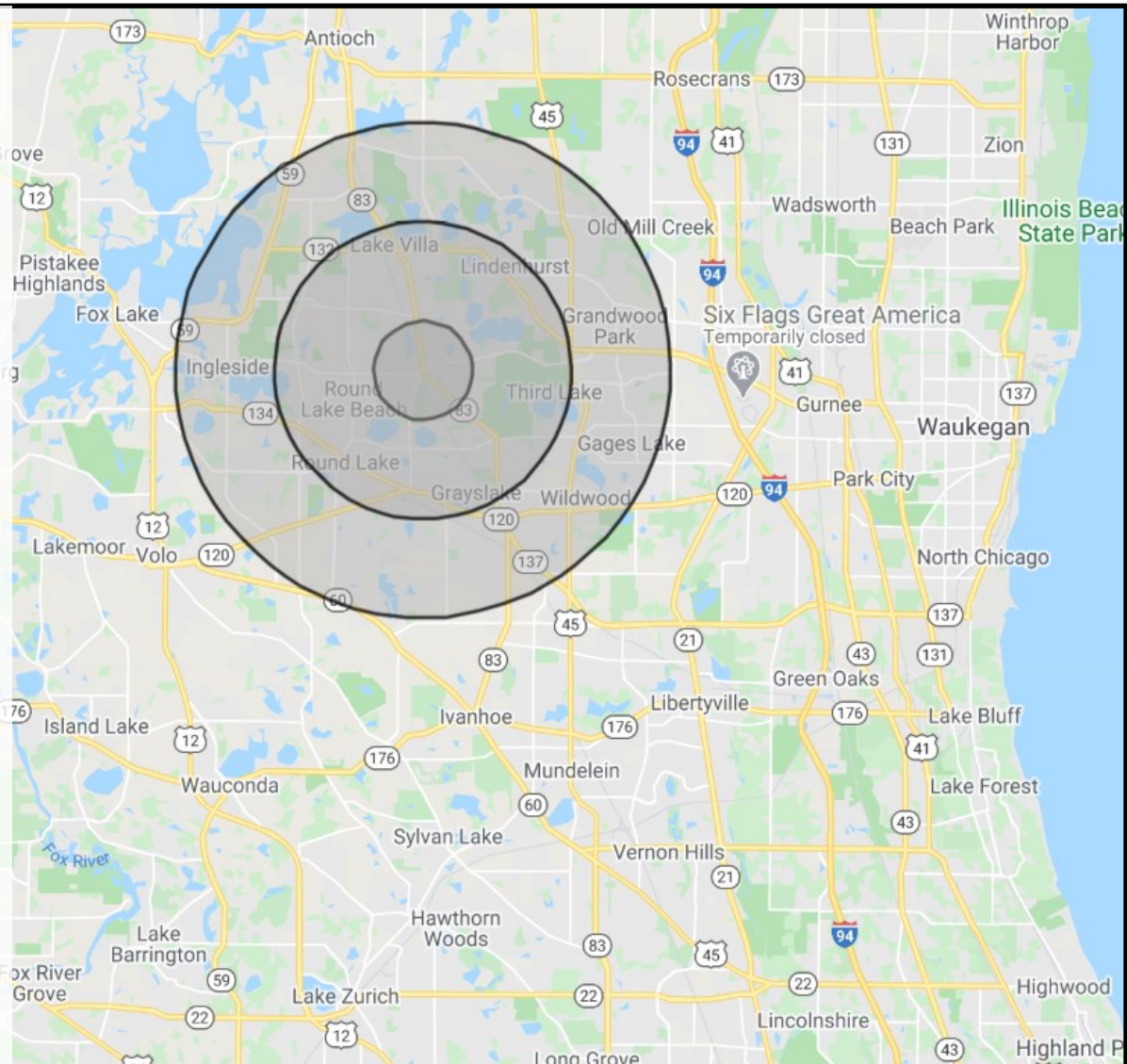
Exclusively Listed By:

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