

DEARBORN REALTY & CONSTRUCTION

FOR LEASE

VALLEY LAKE PLAZA

381-437 N. Wilson Rd.
Round Lake IL 60073
Lake County



OVERVIEW



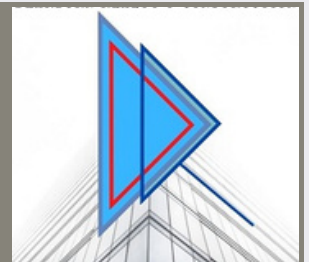
ABOUT THIS PROPERTY

Located on Wilson Road and Prairie Trail. Next to large residential community and nearby public/private schools. Busy shopping center with long-term tenants. Close to Route 134 and Route 12. Within 15 miles of Wisconsin border and 20 miles of I-94. Approximately 40 miles from O'Hare Airport and 55 miles from Downtown Chicago. Metra's North Central Service will get you to Chicago's Union station in about 90 minutes.

CONTACT

 Oscar  (630) 439-4676  oscar@chuckandleo.com

 Dearborn Office | 968 W. Lake St., Roselle IL | (630) 894-1277



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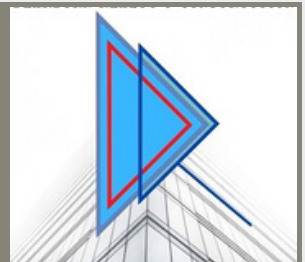
UNIT 403 | 1020 SQFT



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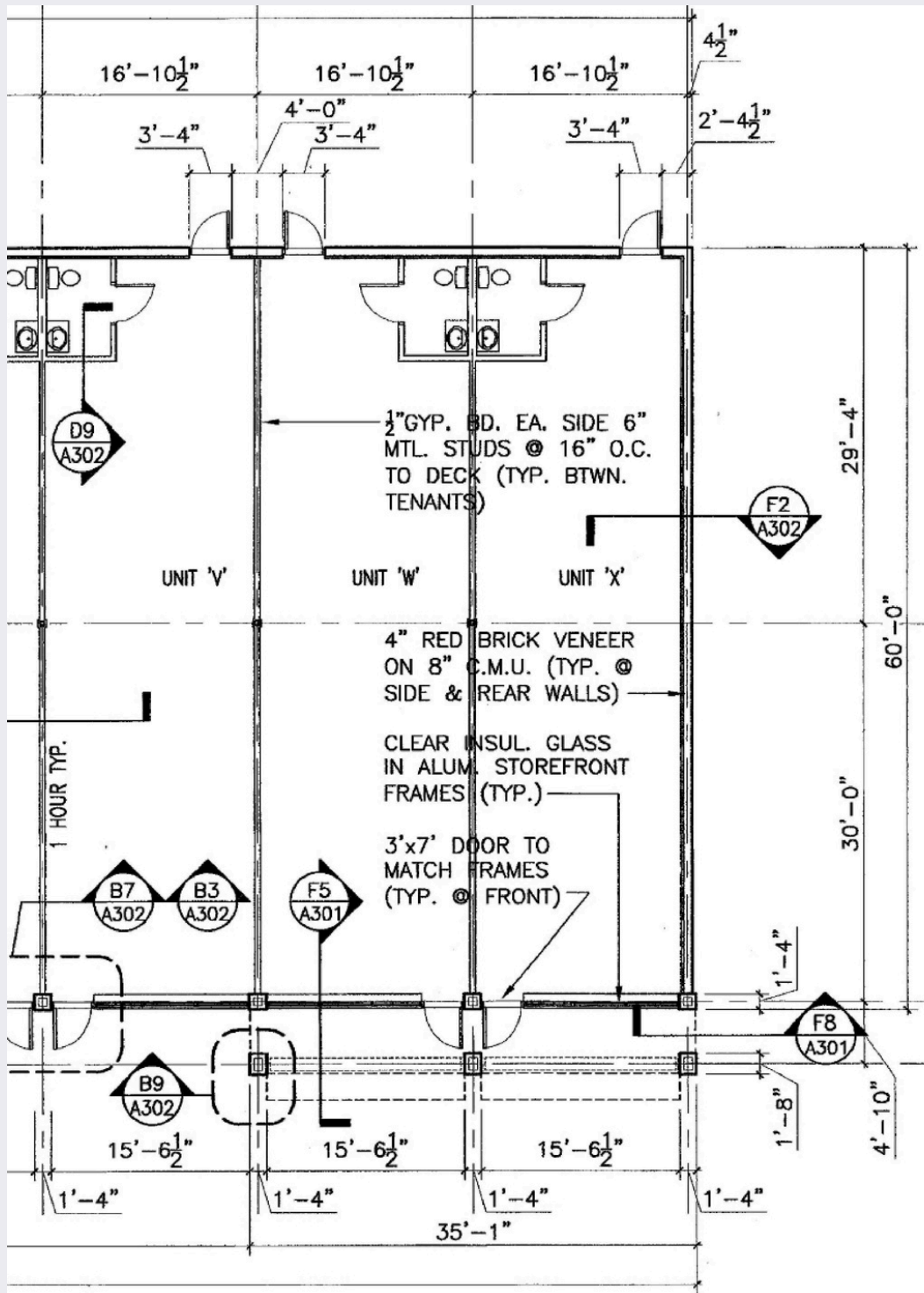
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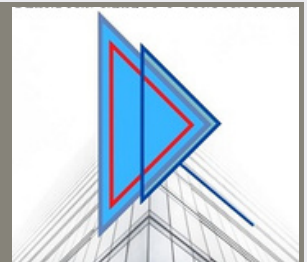
TYPICAL UNIT LAYOUT



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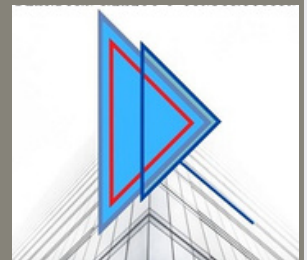
BUSINESSES IN PLACE

Address	Tenant	SQFT
381-387	Valley Lake Food and Liquor	3060
389-391	Aces Training Center	2420
395	Tax Office	640
397-399	Leo's Chicago Grill	2040
403	AVAILABLE	1020
405	Evolution Nail Spa	1530
409	Valley Lakes Cleaners	1530
413-417	Companion Animal Hospital Round Lake	3060
419	Dog Fancy Pet Spa	1020
423-425	MB2 Dental	2040
427	Edward D Jones	1020
431	Xcell Wireless	1020
435-437	Bonus Round Pizza and Gaming Cafe	2040

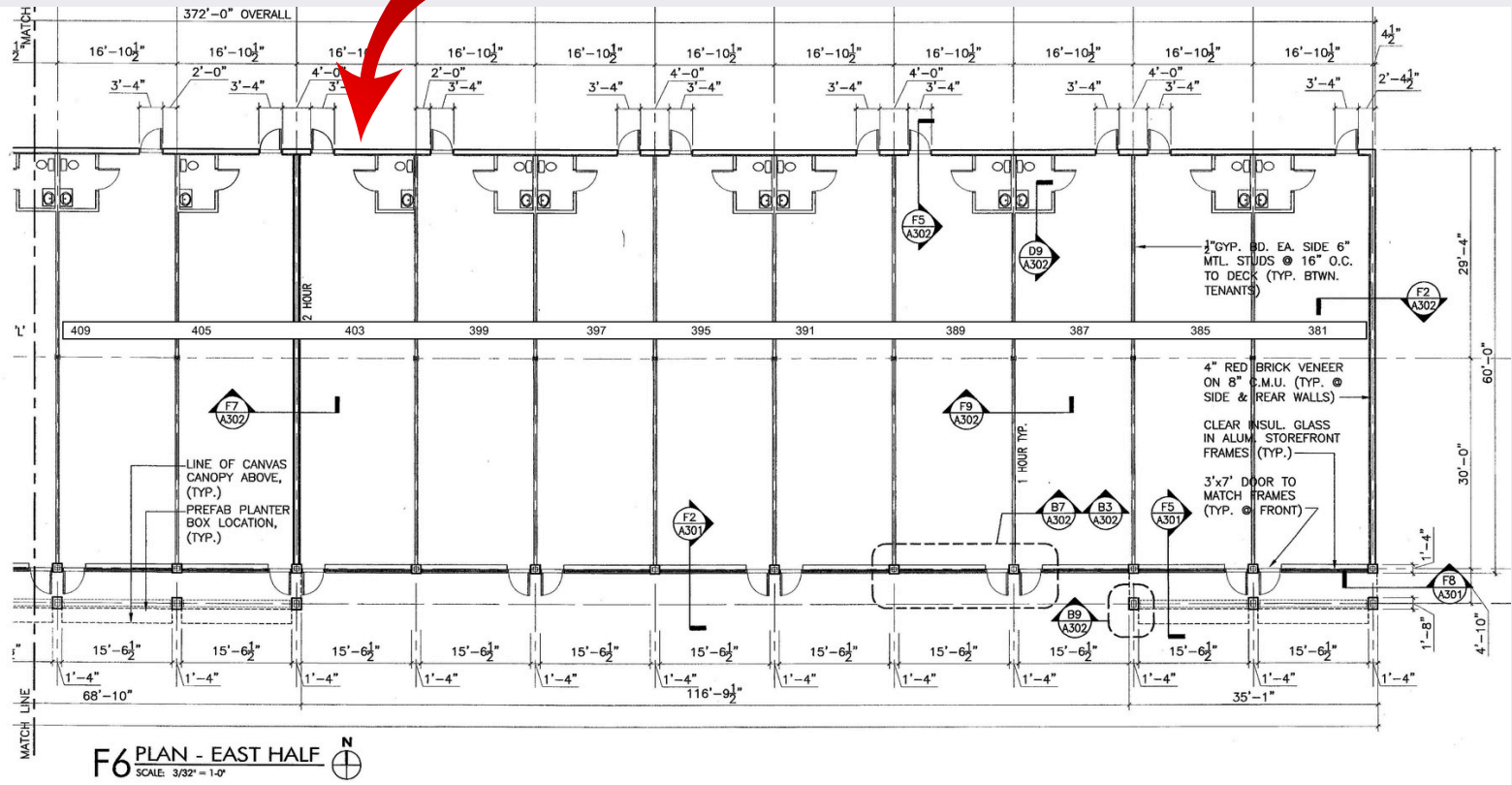
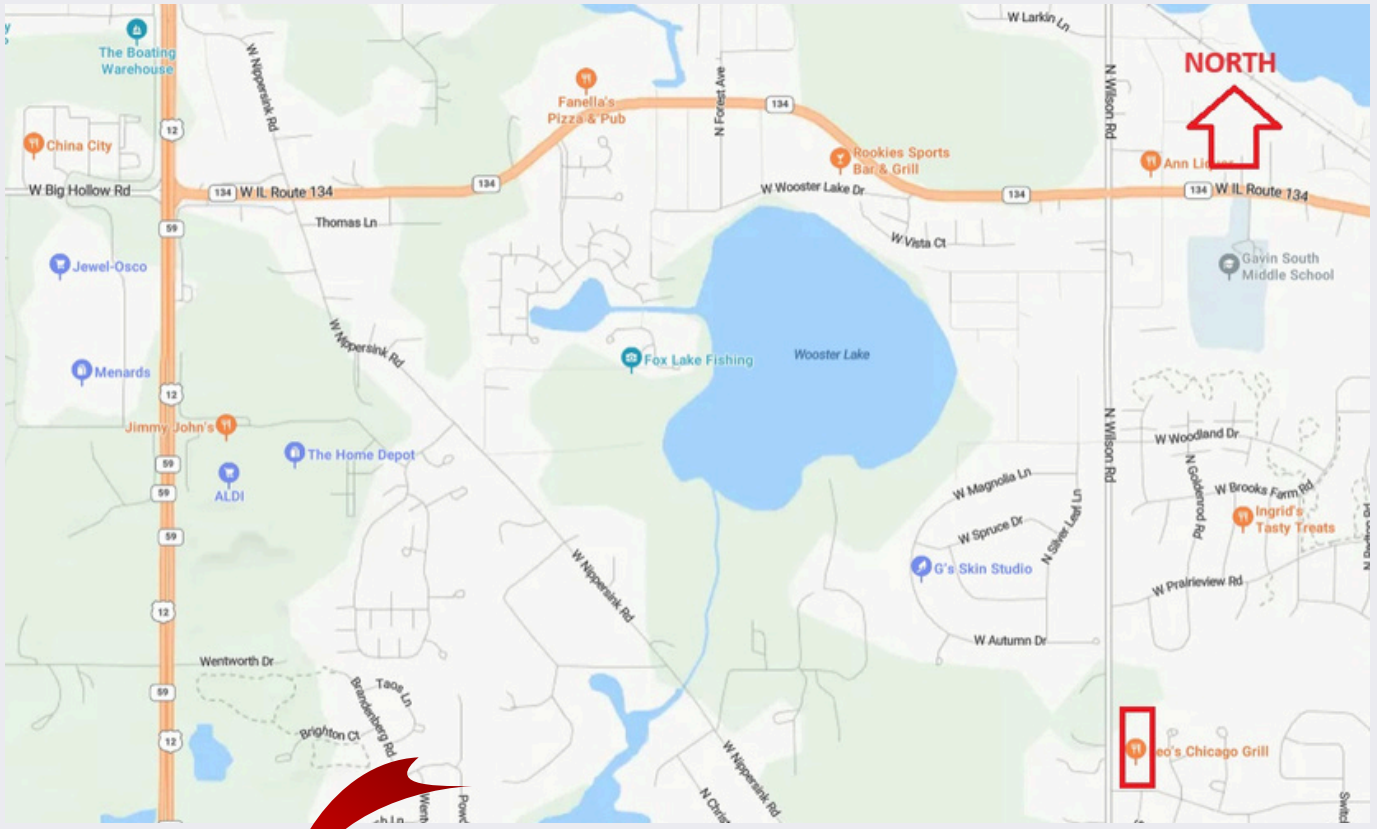
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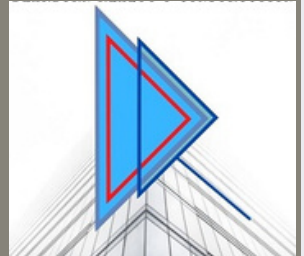


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SHOPPING CENTER INFORMATION

Center Size: 22,440 sq.ft.

Parking: 108 spaces

Stores: 13

Year Built: 2004

Zoning: C-2 (check with Village if business is allowed)

LEASING AND PRICING

Our leases are Triple Net. Contact us to get information on Base Rent and NNN per square foot. Security Deposit is 2x Base Rent. Tenant is responsible for utilities such as electric and gas. Water and Garbage service is included in CAM.

ABOUT US

Self-managed property developers. Responsive to property issues and tenant matters. We have other leasing opportunities for retail space, office space, office warehouse (also available to purchase), and land for sale. Areas of our other properties are in: Schaumburg, Roselle, Hoffman Estates, Elk Grove, Carol Stream, Geneva, Elgin, and Round Lake.



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