

SPACE FOR LEASE  
**SWEETWATER  
 CROSSING**

2159-2219 N Route 83  
 Round Lake Beach, Illinois 60073



**PROPERTY HIGHLIGHTS**

- Located on Route 83 in Round Lake Beach.
- Great visibility off of Route 83.
- Pylon Signage Available.

**SPACE AVAILABLE FOR LEASE**

1,200 SF and 1,500 SF

**DEMOGRAPHICS**

	3 MILE	5 MILE	7 MILE
<b>POPULATION</b>	72,881	148,086	202,969
<b>AVG HH INCOME</b>	\$133,816	\$138,168	\$138,929
<b>TRAFFIC COUNTS</b>	ROUTE 83		23,700 VPD

**AREA RETAILERS**



CONTACT  
 INFORMATION

**RANDY KOTWICA**  
 630.572.5613  
 rkotwica@edgemarkllc.com

**MIKE WESLEY**  
 630.572.5610  
 mwesley@edgemarkllc.com

EDGEMARK COMMERCIAL REAL ESTATE SERVICES LLC  
 2215 York Road, Suite 503  
 Oak Brook, IL 60523  
 P 630.472.1010 F 630.472.1019  
 www.edgemarkllc.com

# SWEETWATER CROSSING

# SITE PLAN



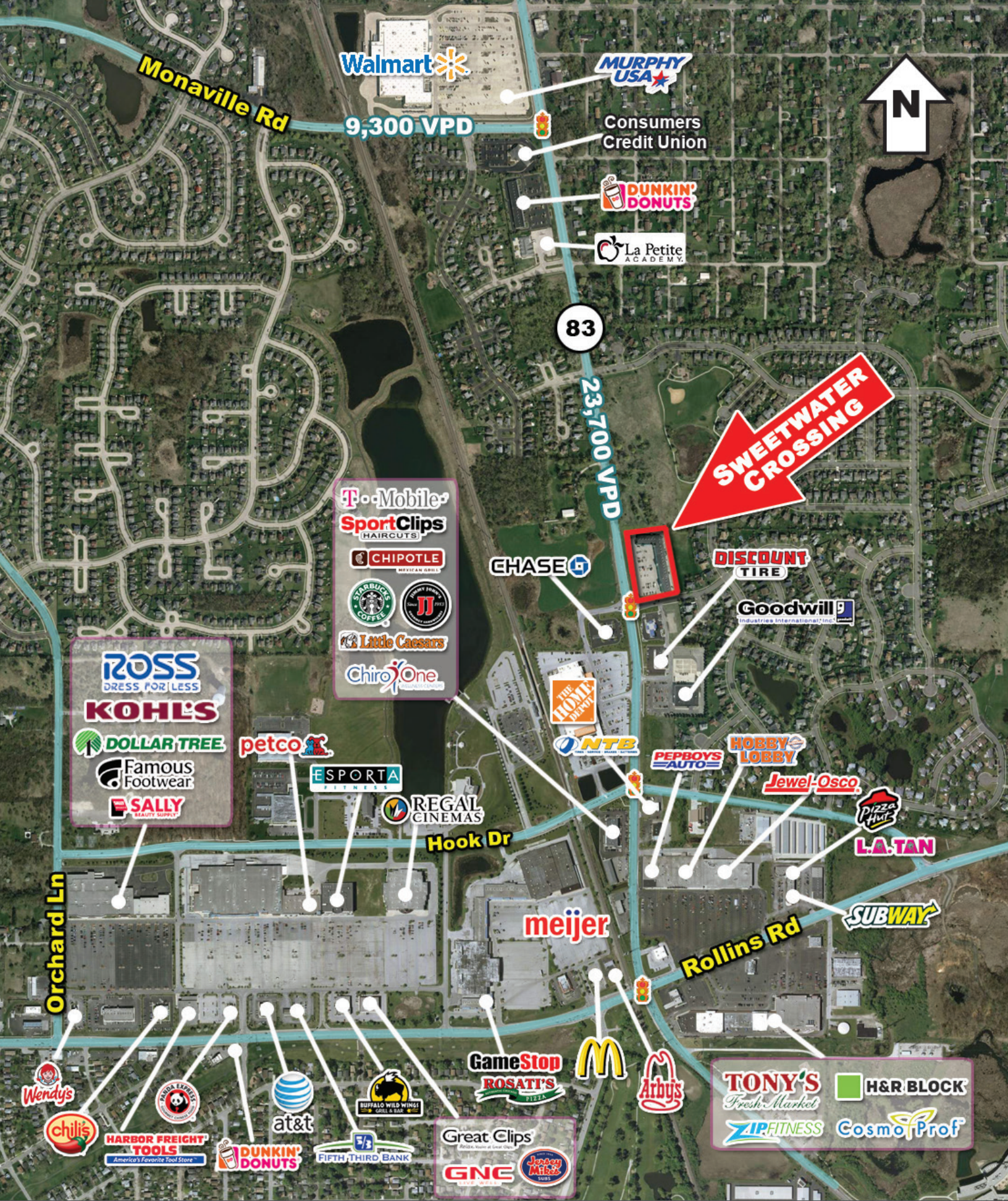
SPACE	SQ FT	TENANT	SPACE	SQ FT	TENANT	SPACE	SQ FT	TENANT
2163	5,440	First Steps Nursery School	2189	1,200	The UPS Store	2207b	1,200	AVAILABLE
2175a	1,500	AVAILABLE	2193	1,020	Mimi's Nails	2213	2,400	Smile Clinique
2175b	2,600	Yong Tae Kwon Do	2195	2,400	Ron's Italian Oven	2217	2,400	Black Lung Brewing
2183	3,600	Accuvision	2207	4,665	Lovin Oven Cakery	28,425 SF		TOTAL GLA



CONTACT  
INFORMATION

**RANDY KOTWICA**  
630.572.5613  
rkotwica@edgemarkllc.com

**MIKE WESLEY**  
630.572.5610  
mwesley@edgemarkllc.com



**Monaville Rd**

**Walmart\***  
**9,300 VPD**

**MURPHY USA**  
Consumers Credit Union  
**DUNKIN' DONUTS**  
La Petite ACADEMY

**83**

**23,700 VPD**

**SWEETWATER CROSSING**

**T-Mobile**  
**SportClips**  
**CHIPOTLE**  
**STARBUCKS COFFEE**  
**Little Caesars**  
**ChiroOne**

**CHASE**

**DISCOUNT TIRE**

**Goodwill**

**ROSS**  
DRESS FOR LESS  
**KOHL'S**  
**DOLLAR TREE**  
**Famous Footwear**  
**SALLY**

**petco**

**ESPORTA**

**REGAL CINEMAS**

**Hook Dr**

**THE HOME DEPOT**

**NTB**

**PEPBOYS AUTO**

**HOBBY LOBBY**

**Jewel-Osco**

**PIZZA HUT**

**L.A. TAN**

**Orchard Ln**

**meijer**

**Rollins Rd**

**SUBWAY**

**Wendy's**

**chili's**

**HARBOR FREIGHT TOOLS**

**DUNKIN' DONUTS**

**at&t**

**FIFTH THIRD BANK**

**BUFFALO WILD WINGS**

**GameStop**  
**ROSATTI'S PIZZA**

**Great Clips**

**GNE**

**McDonald's**

**Arby's**

**TONY'S Fresh Market**

**ZIP FITNESS**

**H&R BLOCK**

**CosmoProf**



**CONTACT INFORMATION**

**RANDY KOTWICA**  
630.572.5613  
rkotwica@edgemarkllc.com

**MIKE WESLEY**  
630.572.5610  
mwesley@edgemarkllc.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.