

**AVAILABLE OUT PARCELS TO GROCERY-ANCHORED CENTER**



**NEW OWNERSHIP AND NEW BUILD TO SUIT DEVELOPMENT OPPORTUNITY!! FOR LEASE**

- FEATURES:**
- Grocery-anchored by a strong Jewel-Osco, the top market share grocer in the Chicagoland suburbs
  - 2 new construction outparcels with drive-thrus!!!
  - Max of 3,500 square feet each
  - Other co-tenants include Hobby Lobby, Autozone, and Pep Boys
  - Significant area momentum with multiple new national box and out parcel tenants active in the market and new 200-unit apartment behind center
  - Strong real estate fundamentals in an affluent Chicagoland suburb with retail momentum
  - 39,000 VPD combined traffic count along the primary road of Round Lake Beach, Rollins Road with multiple ingress/egress points
  - 5-mile radius demos of **+140,000 people** earning **\$135,000+ average household income**
  - Strong retail corridor with neighboring national tenants such as: Walmart Supercenter, Home Depot, Tony's Fresh Market, Ross, Kohl's, Crunch Fitness, & More Coming Soon!!
- NEW CONSTRUCTION OUT PARCELS AT ROLLINS PLAZA GROCERY-ANCHORED BY TOP PERFORMING JEWEL-OSCO!**
- AVAILABLE: New Construction!**
- QRS PAD SITE (With Drive-Thru):** 3,500 SF / 50' X 70'  
**QRS PAD SITE (With Drive-Thru):** 3,000 SF / 60' X 50'

Rollins Rd: 27,800 AADT  
 IL Route 83: 18,700 AADT  
 (IDOT 2023)

1 mile 8,790  
 3 mile 73,102  
 5 mile 144,182

1 mile 7,102  
 3 mile 52,566  
 5 mile 108,520

1 mile \$122,936  
 3 mile \$125,926  
 5 mile \$136,620



**CONTACT INFORMATION:** National/Regional: [KEVIN@PMAT.COM](mailto:KEVIN@PMAT.COM) | 202-780-PMAT (7628) | Local: [LEASING@PMAT.COM](mailto:LEASING@PMAT.COM)

All information furnished regarding this property is from sources deemed reliable; however PMAT Companies nor its affiliates has not made an independent investigation of these sources and no warranty or representation has been made to the accuracy; therefore this property marketing package is submitted subject to errors, omissions, change of price, rental, sale, lease, withdrawal from market, or other conditions without notice.

# SITE PLAN



**ROLLINS PLAZA** | 818 - 900 E ROLLINS RD, ROUND LAKE, IL 60073

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# PROPERTY PHOTOS



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# SITE AERIAL



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# INTERSECTION AERIAL



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# MARKET AERIAL



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