



Offering Summary

Available SF:	Up to 5,031 SF
Asking Rent:	Negotiable
NNN's:	Approx. \$8.91 PSF
Building Size:	142,398 SF
Lot Size:	14.83 Acres
Year Built:	2008
Zoning:	C2-B
Traffic Count:	Approx. 32,850 VPD

Property Overview

Up to 5,031 square feet for lease at Round Lake Court located along heavily trafficked Rollins Road in Round Lake Beach. The Kohl's anchored center is located at the northeast corner of the signalized intersection at Rollins Road & Orchard Lane featuring visibility and exposure to over 32,000 VPD. In addition to Kohl's, the center presents an opportunity to join co-tenants Ross Dress For Less, Famous Footwear, Dollar Tree, Sally Beauty Supply, and Bella's Bistro. The multi-tenant retail center features pylon signage along Rollins Road & Orchard Street along with a large on-site parking lot totaling 1,423 surface level spaces. Neighboring retailers include Home Depot, Jewel-Osco, Meijer, Tony's Fresh Market, ALDI, Walgreens, Big Lots, Petco, Esporta Fitness, Crunch Fitness, O'Reilly Auto Parts, Starbucks, Dunkin', Wendy's, McDonalds, Buffalo Wild Wings, Popeye's, and Chipotle among many other national retailers.

Property Highlights

- Opportunity to join co-tenants Kohl's, Ross Dress For Less, Dollar Tree, Famous Footwear along the Rollins Road retail corridor
- Pylon signage at Rollins Road & Orchard Lane intersection featuring exposure and visibility to over 32,000 VPD
- Neighboring retailers include Home Depot, Jewel-Osco, Meijer, Tony's Fresh Market, ALDI, Walgreens, Big Lots, Petco, Esporta Fitness, Crunch Fitness, O'Reilly Auto Parts, Starbucks, Dunkin', Wendy's, McDonalds, Buffalo Wild Wings, Popeye's, and Chipotle among many other national retailers

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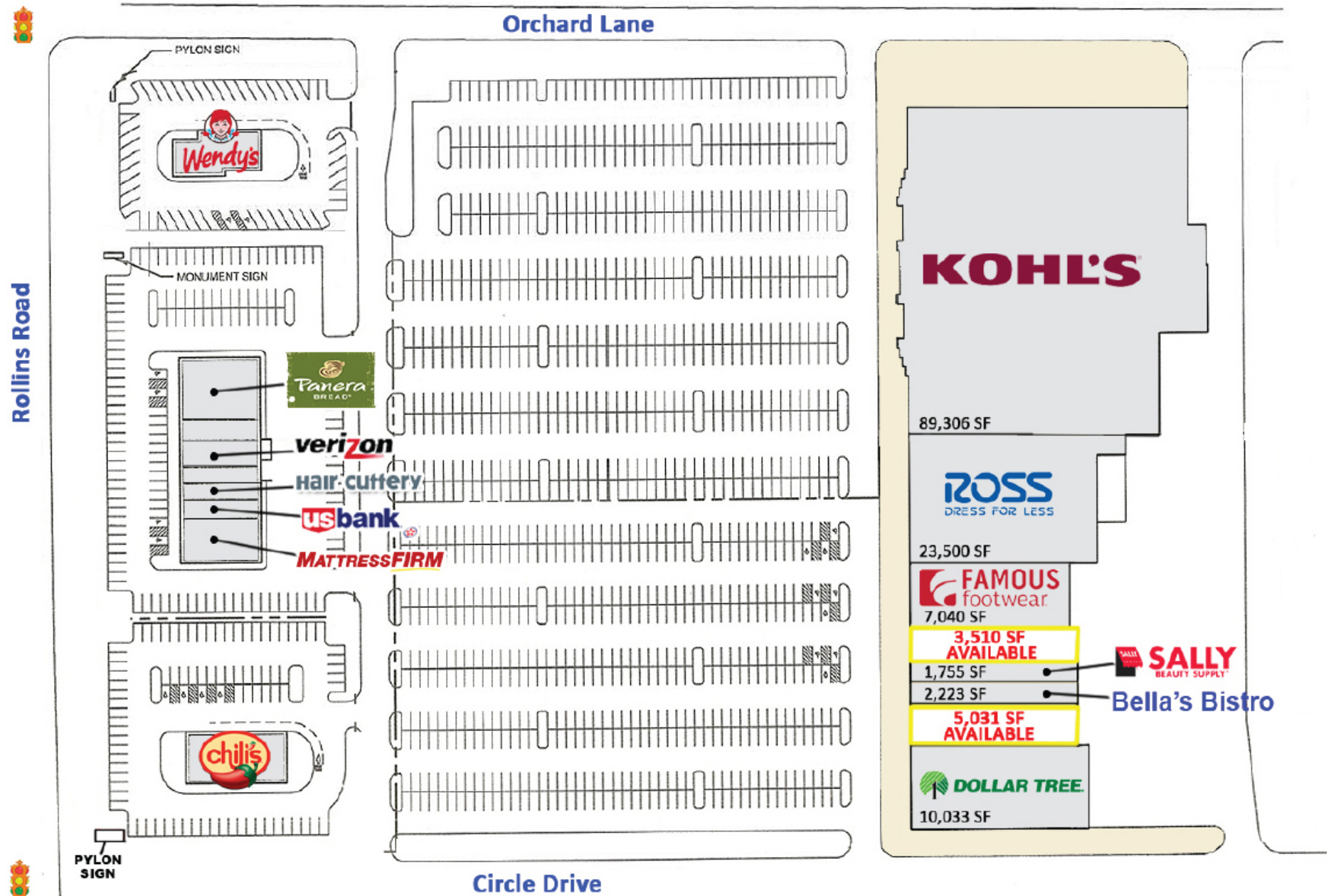
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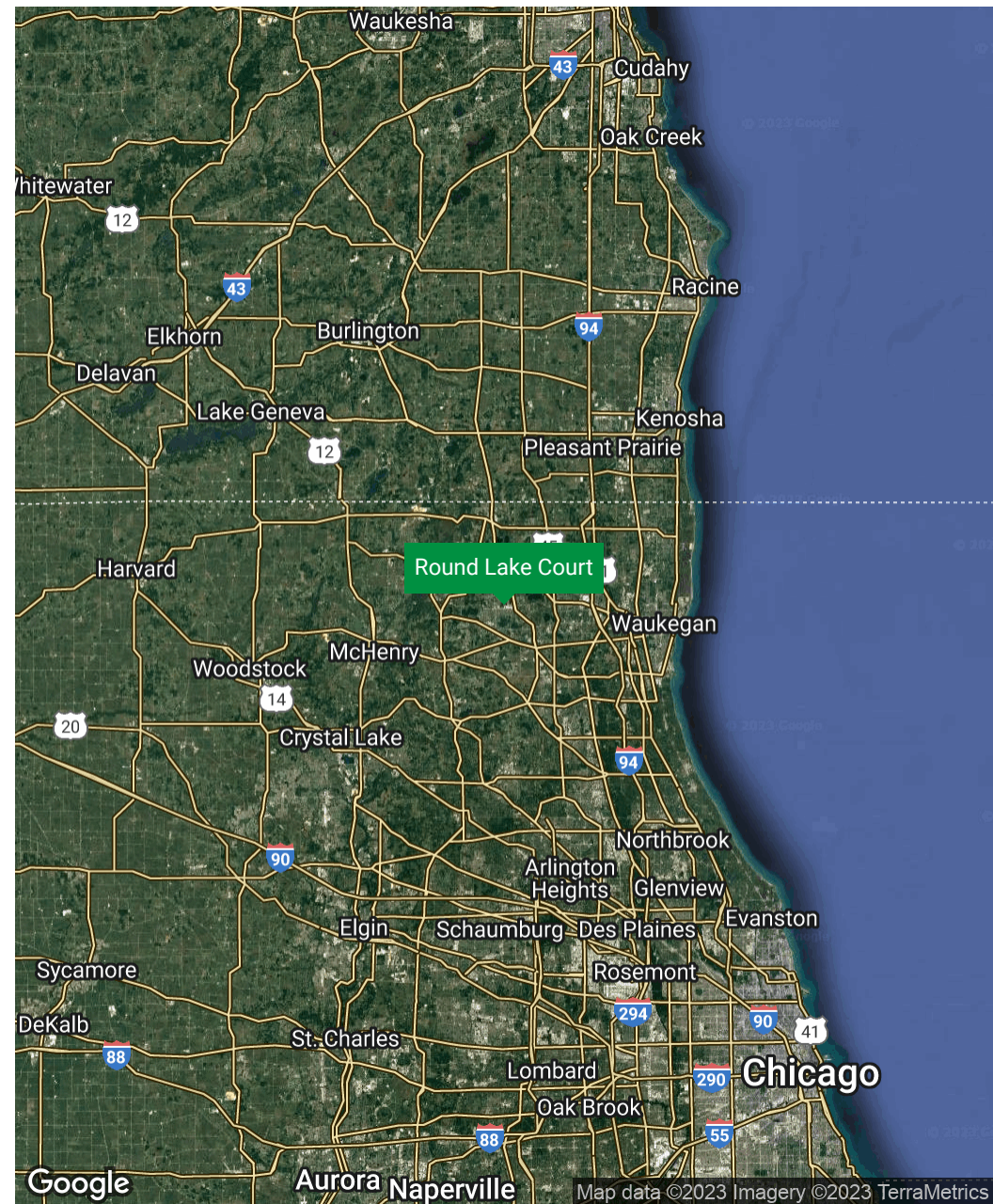
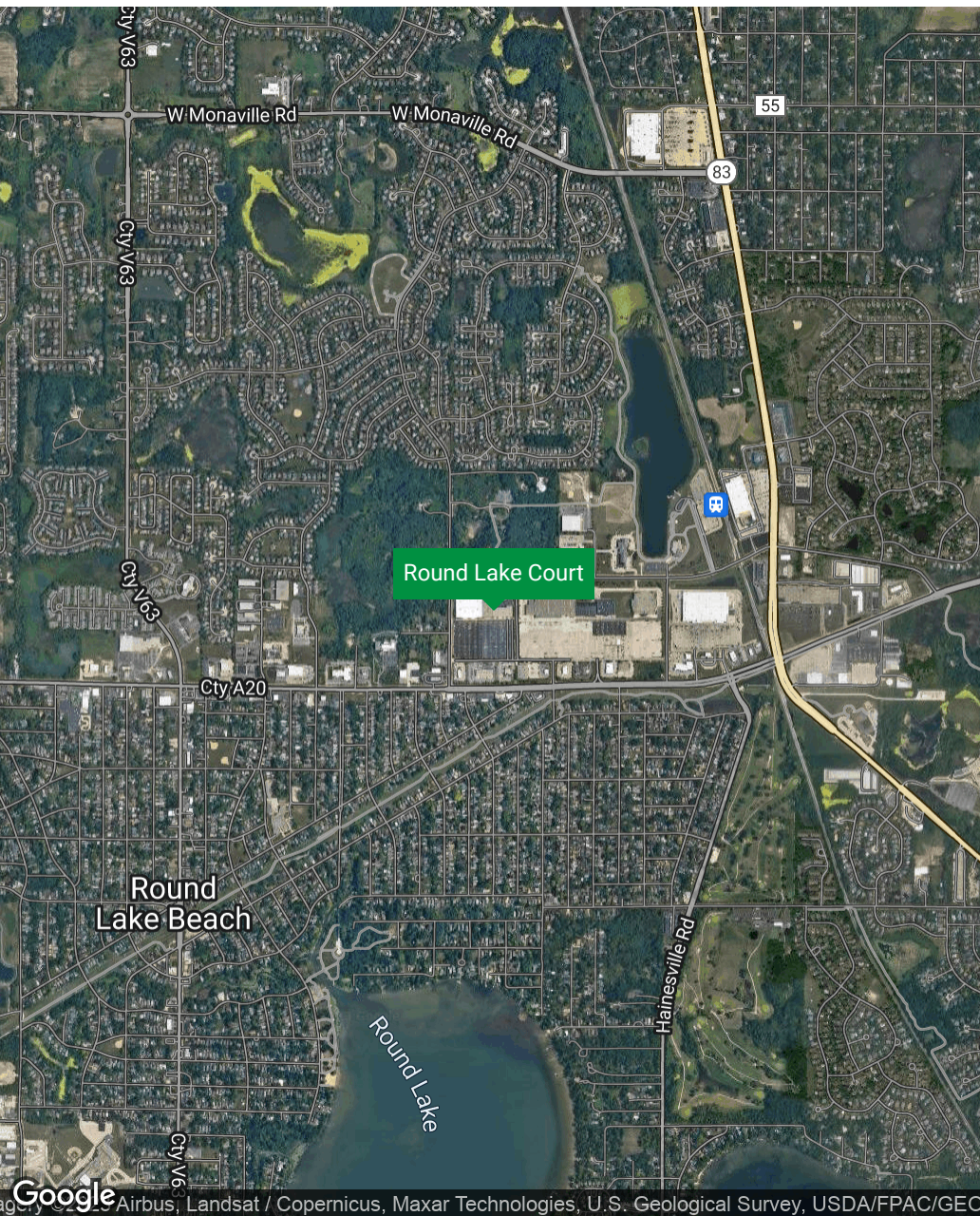
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FOR LEASE | 270 E ROLLINS RD

LOCATION MAP



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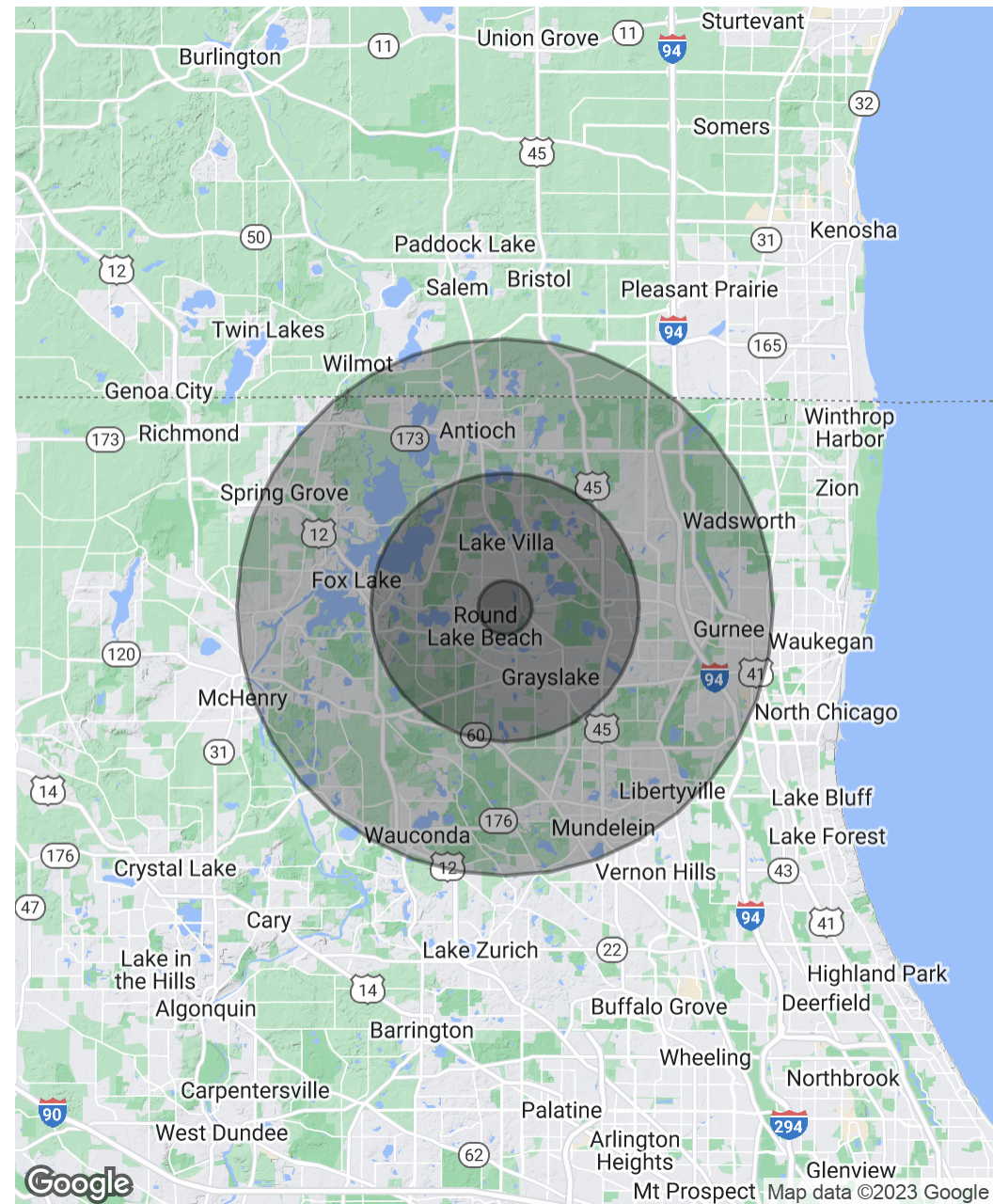
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	13,508	142,029	348,601
Average Age	33.4	37.8	40.2
Average Age (Male)	32.1	36.4	38.9
Average Age (Female)	35.9	39.2	41.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	4,354	52,191	134,335
# of Persons per HH	3.1	2.7	2.6
Average HH Income	\$90,316	\$101,625	\$109,040
Average House Value	\$167,805	\$203,293	\$242,183

* Demographic data derived from 2020 ACS - US Census



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