



ROBERT E. FRANK
OWNER / MANAGING BROKER
847-508-5263



Commercial

PROPERTY FOR SALE

ASKING

\$ 755,000

**413 W. ROLLINS RD.
ROUND LAKE BEACH, IL 60073**



ABOUT PROPERTY

Prime Location on Rollins Road

Attention Investors: Rent-A-Center is a national company with over 2,000 locations. The Round Lake Beach Rent-A-Center is one of the top performers in the region. This investment property has great exposure on the Rollins Road retail corridor with over 24,000 vehicle traffic count. This 6,440 square foot frame and metal building is directly across the street from Autozone, KFC and just west of Walgreens. Potential for long term income stream from profitable Rent-A-Center tenant. Tenant pays CAM, property taxes, and insurance. Lake County Division of Transportation improving Rollins Road corridor from Fairfield to Meijer Supermarket with wide pedestrian/bike sidewalks in 2027. Longtime landlord looking to retire. Contact listing broker for financials and showings. Do not disturb tenant or customers. 1031 Exchange Investment Opportunity!!

KEY FEATURES

- Prime Round Lake Beach location
- Strong traffic count: approx. 24,000 Vehicles Per Day
- Current tenant: Rent-A-Center
- Approx. 6,440 SF building on .32-acre lot
- Versatile C3 zoning with broad permitted uses
- Special use permit allows auto/motorcycle sales/repair
- Great visibility and signage opportunity on Rollins Road



SHOWROOM



SHOWROOM



AERIAL VIEW

847-356-LAND

P.O. BOX 1111, LAKE VILLA, IL 60046

WWW.ROBERTEFRANKREALESTATE.COM

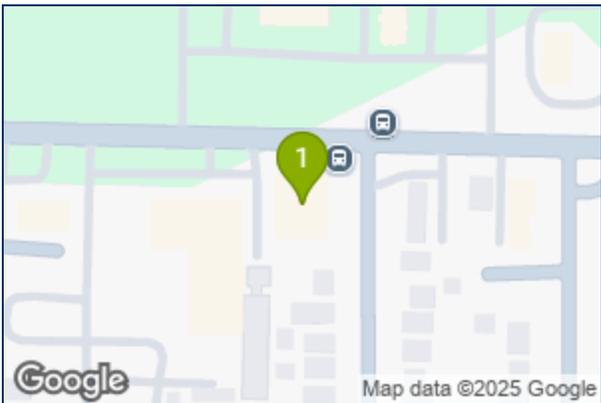
ROBERTEFRANKREALESTATE@GMAIL.COM



Retail/Stores

Status: **ACTV** MLS #: **12518352** List Price: **\$755,000**
 Area: **73** List Date: **11/14/2025** Orig List Price: **\$755,000**
 Address: **413 W Rollins Rd , Round Lake Beach, IL 60073** List Dt Rec: **11/14/2025** Sold Price:
 Directions: **From State Route 83 and Rollins Road, go west past Cedar Lake Road to south west corner of Rollins and Juneway Terrace (across from KFC and AutoZone)**
 Lst. Mkt. Time: **11** Rented Price:
 Closed Date: Contract: Lease Price SF/Y:
 Off Mkt Date: Concessions: Mthly. Rnt. Price:
 Township: **Avon** Unincorporated: **No** CTGF:
 Subdivision: County: **Lake**
 Year Built: **1976** PIN #: **06173060380000**
 Relist: Multiple PINs: **No**
 Zoning Type: **Commercial** List Price Per SF: **\$117.24** Min Rentbl. SF: **0**
 Actual Zoning: **C3** Sold Price Per SF: **\$0** Max Rentbl. SF: **0**
 Subtype: **Free Standing Store**
 Lot Dimensions: **115 x 113** Lot Size Source: **County Records**
 Apx. Tot. Bldg SF: **6440** # Stories: **1** # Units: **1**
 Land Sq Ft: **13800** Gross Rentbl. Area: **6440** Unit SF: **6440** (Leasable Area Units: **Square Feet**)
 Net Rentable Area: # Tenants: **1** Lease Type:
 Estimated Cam/Sf: Est Tax per SF/Y:

Mobility Score: -



Remarks: **Attention Investors: Rent-A-Center is a national company with over 2,000 locations. The Round Lake Beach Rent-A-Center is one of the top performers in the region. This investment property has great exposure on the Rollins Road retail corridor with over 24,000 vehicle traffic count. This 6,440 square foot frame and metal building is directly across the street from Autozone, KFC and just west of Walgreens. Potential for long term income stream from profitable Rent-A-Center tenant. Tenant pays CAM, property taxes, and insurance. Lake County Division of Transportation improving Rollins Road corridor from Fairfield to Meijer Supermarket with wide pedestrian/bike sidewalks in 2027. Longtime landlord looking to retire. Contact listing broker for financials and showings. Do not disturb tenant or customers. 1031 Exchange Investment Opportunity!!**

Frontage Acc: **County Road, Public Road**
 Current Use: **Commercial**
 Known Encumbrances: **None Known**
 Location: **Central Business District, Corner, High Traffic Area**
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Ceiling Height: **12**
 Gas Supplier: **Nicor Gas**
 Electric Supplier: **Commonwealth Edison**

Construction: **Steel, Wood Frame**
 Exterior: **EIFS (e.g. Dryvit), Glass, Stucco**
 Foundation: **Slab**
 Roof Structure: **Metal Decking, Pitched**
 Roof Coverings: **Metal**
 Docks:
 # Parking Spaces: **7**
 Indoor Parking:
 Outdoor Parking: **6-12 Spaces**
 Parking Ratio:
 Extra Storage Space Available: **No**
 Misc. Inside: **Air Conditioning, Accessible Washroom/s, Heavy Floor Load, Private Restroom(s), Storage Inside**
 Floor Finish: **Carpet, Concrete, Varies**

Air Conditioning: **Central Air**
 Electricity: **Circuit Breakers, 101-200 Amps**
 Heat/Ventilation: **Forced Air, Gas**
 Fire Protection: **Smoke or Fire Protectors, Carbon Monoxide Detector(s)**
 Water Drainage: **Storm Sewers**
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site**
 Tenant Pays: **Air Conditioning, Electric, Heat, Janitorial, Insurance, Scavenger, Water/Sewer, All Utilities**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Backup Info: **Aerial Map, Demographics, Tax Bill, Traffic Counts, Backup Package**
 Sale Terms:
 Possession:

Financial Information

Gross Rental Income:
 Annual Net Operating Income: **\$0**
 Real Estate Taxes: **\$10,907**
 Tax Year: **2024**
 Special Assessments: **No**
 Fuel Expense (\$/src): /
 Trash Expense (\$/src): /
 Operating Expense Includes:

Individual Spaces (Y/N):
 Total Income/Month:
 Net Operating Income Year:
 Total Annual Expenses:
 Expense Source:
 Frequency: **Not Applicable**
 Electricity Expense (\$/src): /
 Insurance Expense (\$/src): /

Total Building (Y/N):
 Total Income/Annual:
 Cap Rate:
 Expense Year:
 Loss Factor:
 Water Expense (\$/src): /
 Other Expense (\$/src): /

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**
 List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**
 CoList Broker:

More Agent Contact Info:

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