

Commercial Building For Lease

ROBERT E. FRANK
REAL ESTATE
847-356-LAND
RobertEFrankRealEstate.com

715 W. Rollins Rd., Round Lake Beach, IL 60073



Approx. Daily Traffic Count: 17,900



Robert E. Frank, GRI
Owner / Broker

P.O. Box 1111
Lake Villa, IL 60046

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Robert Cell: 847-508-5263

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Features:

- Rollins Road Location
- Commercial Corner
- Approx. 5,430 sf Building
- Ample Parking
- Clear Span Building
- Zoned C3 / R2

Directions:

On Rollins Road East of Fairfield Road and West of Cedar Lake Road. On the South Side of the Road.

Asking \$5,430 per month

How would you like nearly 18,000 cars per day see your business? It can happen at 715 Rollins Road, RL Beach. This corner lot has a 5,430 sf block building on slab. It was formerly a KFC and furniture rental store. Clear span show room with wall of glass facing Rollins. Ample parking. Newer roof and HVAC. C3 zoning allows dozens of uses. See list. Still has drive thru window. Available immediately. Owner will consider lease option. Asking gross rent at \$12 per foot. Vacant and easy to show.

www.robertefrankrealestate.com

All Information is not Guaranteed



Retail/Stores

Status: **NEW**
 Area: **73**
 Address: **715 W Rollins Rd , Round Lake Beach, Illinois 60073**
 Directions: **Rt. 83 & Rollins Rd., West on Rollins Rd. to # on the Corner of Deerpath & Rollins**
 Sold by:
 Closed Date:
 Off Mkt Date:
 Township: **Avon**
 Coordinates: **N:36 W:24**
 Year Built: **1955**
 Zoning Type: **Commercial**
 Actual Zoning: **C3**
 Subtype: **Free Standing Store**
 Lot Dimensions:
 Land Sq Ft:
 Net Rentable Area:

MLS #: **08237533**
 List Date: **12/19/2012**
 List Dt Rec: **12/19/2012**
 List Price:
 Orig List Price:
 Sold Price:

List. Mkt Time: **1**
 Contract:
 Points:
 Unincorporated: **No**
 Subdivision:

Rented Price:
 Lease Price SF/Y: **\$12**
 Mthly. Rnt. Price: **\$5,430**
 CTGF:
 County: **Lake**
 PIN #: **(Map)**
 Multiple PINs:
 Min Rentbl. SF: **5430**
 Max Rentbl. SF: **5430**
 # Stories: **1**
 # Units: **1**
 Lease Type: **Gross**
 Est Tax per SF/Y: **\$0**

Remarks: **How would you like 18,000 cars per day see your business? It can happen at here! This corner lot has a 5,430 sf block building on slab. It was formerly a KFC and furniture rental store. Clear span show room with wall of glass facing Rollins. Ample parking. Newer roof and HVAC. C3 zoning allows dozens of uses. Still has drive thru window. Available immediately. Owner will consider lease option. Vacant & easy to show!**

Approximate Age: Older	Construction: Concrete Block	Air Conditioning: Central Air
Type Ownership: Individual	Exterior: Brick, Block	Electricity: 201-600 Amps, 3 Phase
Frontage Acc: City Street, County Road	Foundation: Concrete	Heat/Ventilation: Forced Air, Gas
Current Use: Commercial	Roof Structure: Mansard, Pitched	Fire Protection: Fire Extinguisher/s, Hydrants On Site
Potential Use: Commercial, Office and Research, Retail	Roof Coverings: Shingle Composition	Water Drainage: Storm Sewers
Known Encumbrances: None Known	Docks: None	Utilities To Site: Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site
Client Needs: Lease or Rent	Misc. Outside: Handicapped Access	Tenant Pays: Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Scavenger, Water/Sewer, Varies by Tenant
Client Will: Joint Venture	# Parking Spaces:	HERS Index Score:
Location: Central Business District	Indoor Parking:	Green Disc:
Geographic Locale: North Suburban	Outdoor Parking: 31-50 Spaces	Green Rating Source:
# Drive in Doors: 0	Extra Storage Space Available: Yes	Green Feats:
# Trailer Docks: 0	Misc. Inside: Private Restroom(s), Storage Inside	Backup Info: Aerial Map, Demographics, Tax Bill, Traffic Counts, Backup Package
Ceiling Height: 9	Floor Finish: Carpet, Concrete, Tile, Vinyl	Sale Terms:
		Possession: Negotiable
		Walk Score®: 57 - Somewhat Walkable

Financial Information

Gross Rental Income/Month: \$0	Individual Spaces (Y/N):	Total Building (Y/N):
Annual Net Operating Income: \$0	Total Income/Month:	Total Income/Annual: 0
Real Estate Taxes: \$20,072	Net Operating Income Year:	Cap Rate:
Tax Year: 2011	Total Annual Expenses: 0	Expense Year:
	Expense Source:	Loss Factor:

Agent Remarks:

Internet Listing: All	Remarks on Internet?: Yes	Agent Owned/Interest: No
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box:
Listing Type: Exclusive Right to Lease	Address on Internet: Yes	Special Comp Info: None
Coop Comp: 3.5% FIRST YR GROSS + 1.5% REMAINING YEARS - \$200 MLS (on Gross SP)	Other Compensation: G	Call for Rent Roll Info:
Information: Short Notice OK, Show-Call Listing Office		Expiration Date:
Broker: Robert E. Frank Real Estate (2412)	Ph #: (847) 356-5263	Team:
List Agent: Robert Frank, GRI (11927)	Ph #: (847) 356-5263	Agent Addn'l Info:
Email: landman5263@aol.com; robertefrankrealestate@gmail.com	Agent Alt Ph #: (847) 508-5263	
Co-lister:	Ph #:	

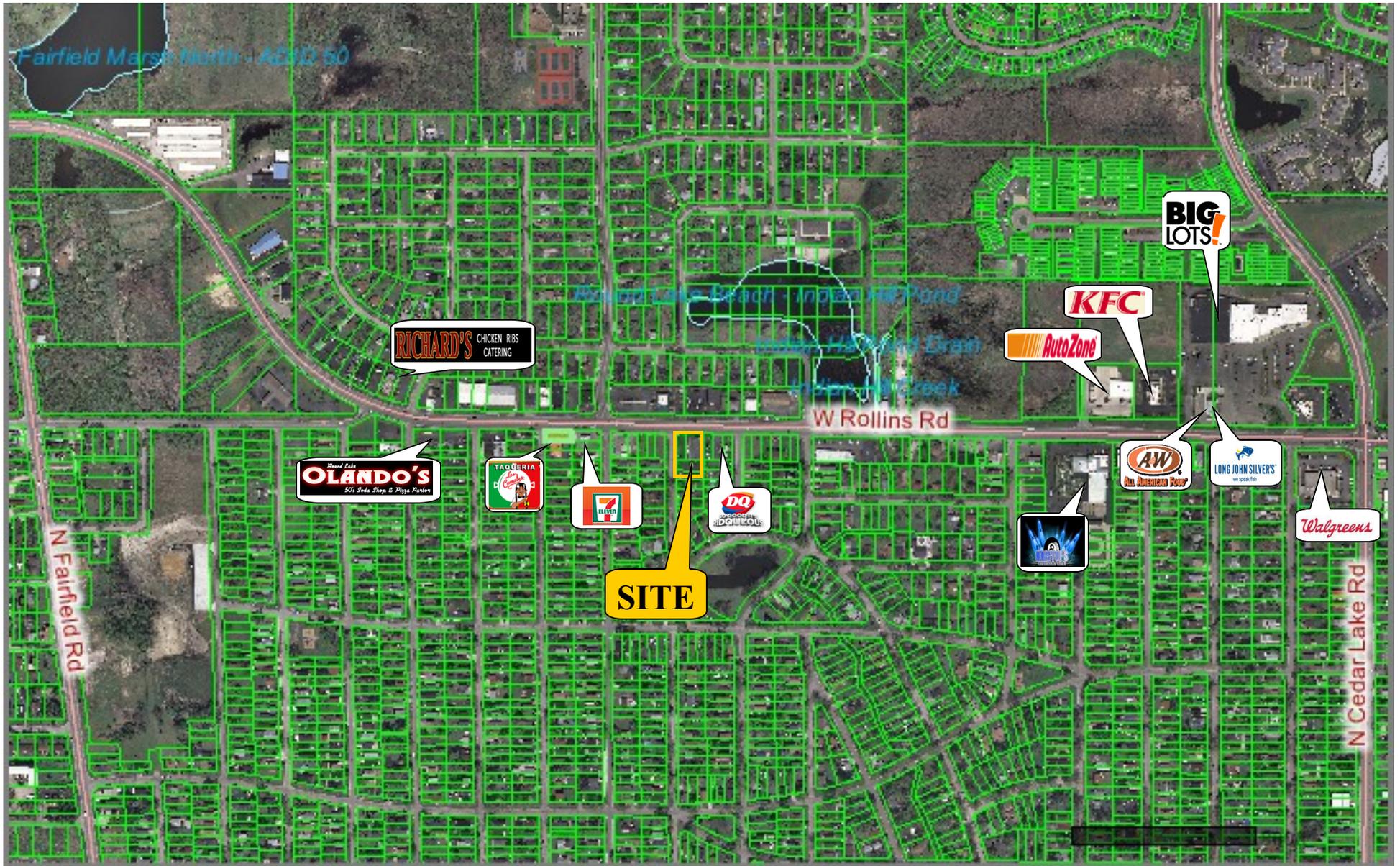
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MLS #: 08237533

Prepared By: Robert Frank, GRI | Robert E. Frank Real Estate | 12/19/2012 06:30 PM

715 W. Rollins Road
Round Lake Beach, IL 60073

Surrounding Businesses:



Demographics

Based on ZIP Code: **60073**

Update Frequency: *Annually*

Population

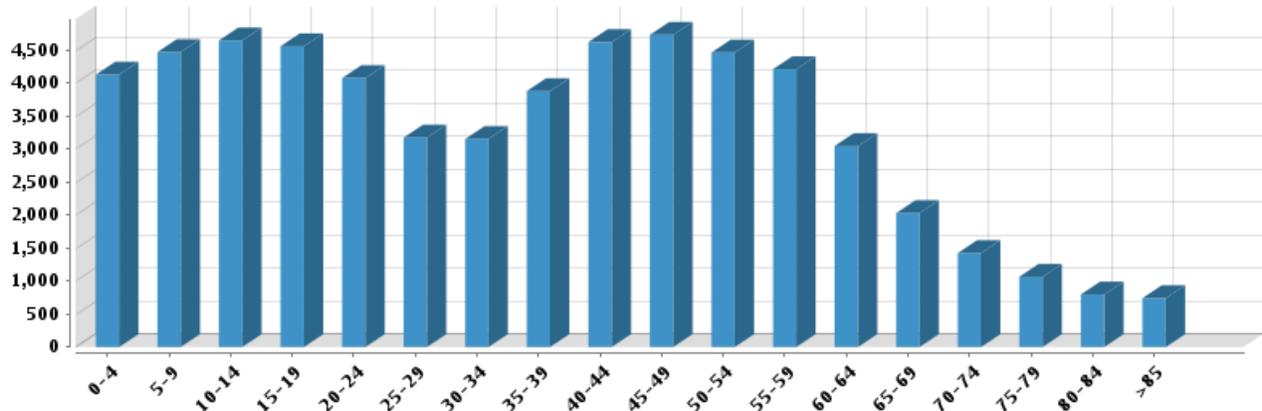
Summary

Estimated Population: **59,164**
 Population Growth (since 2000): **42%**
 Population Density (ppl / mile): **3,141**
 Median Age: **35.81**

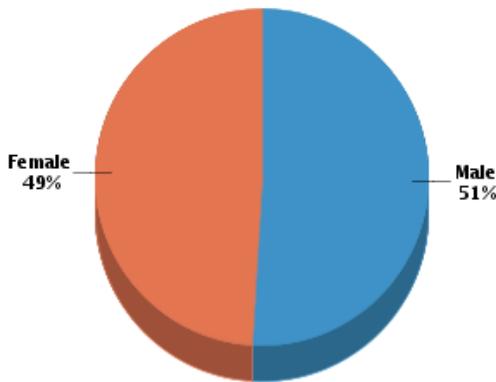
Household

Number of Households: **18,662**
 Household Size (ppl): **3.16**
 Households w/ Children: **8,662**

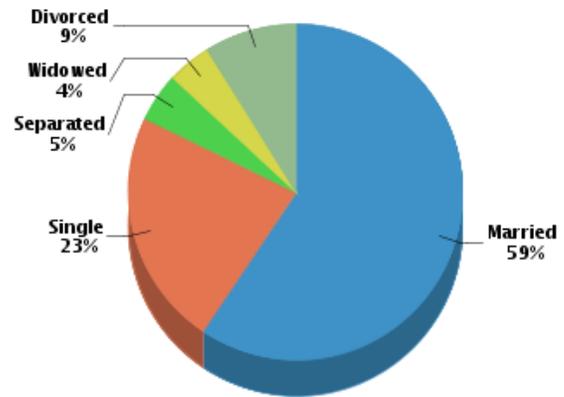
Age



Gender



Marital Status



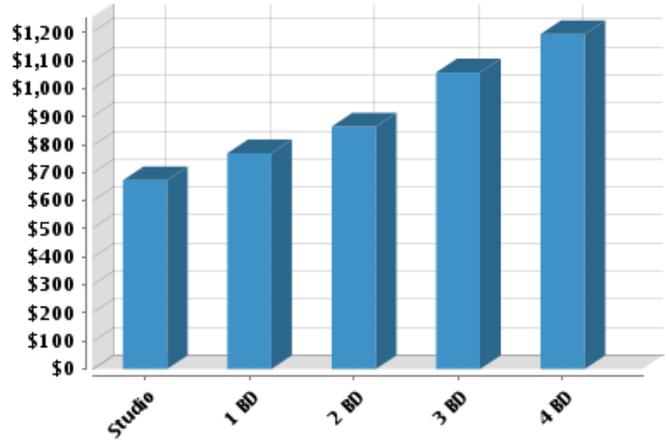
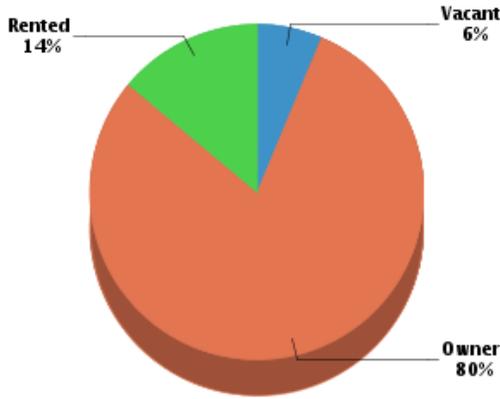
Housing

Summary

Median Home Sale Price: **\$100,000**
 Median Dwelling Age: **23 years**
 Median Value of Home Equity: **\$413,021**
 Median Mortgage Debt: **\$203,790**

Stability

Annual Residential Turnover: **17.38%**
 5+ Years in Residency: **35.53%**
 Median Years in Residency: **3.66**

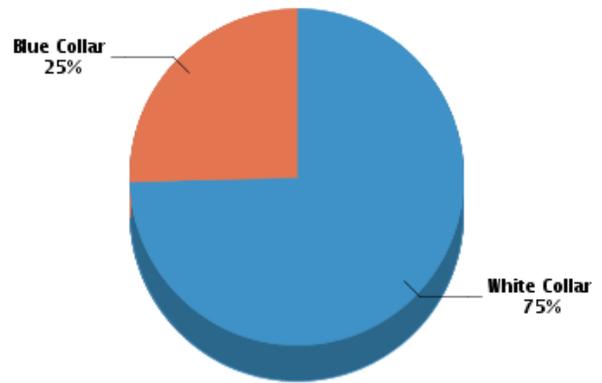


Quality of Life

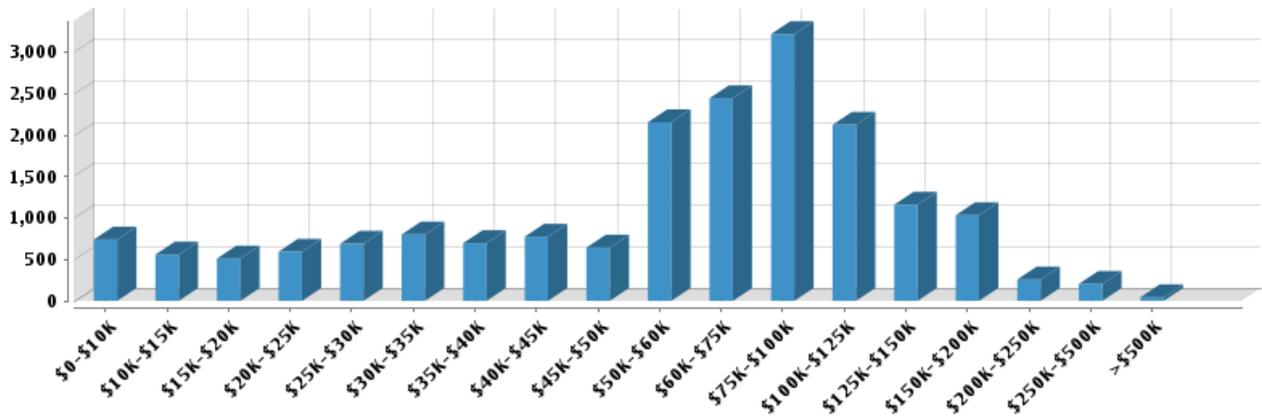
Workers by Industry

Agricultural, Forestry, Fishing:	206
Mining:	2
Construction:	605
Manufacturing:	777
Transportation and Communications:	429
Wholesale Trade:	515
Retail Trade:	9,792
Finance, Insurance and Real Estate:	378
Services:	4,725
Public Administration:	272
Unclassified:	466

Workforce



Household Income

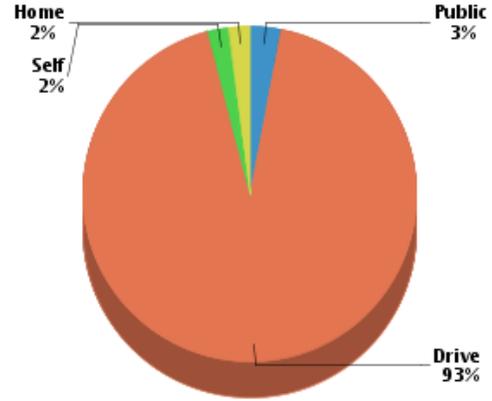


Average Household Income: \$75,946

Average Per Capita Income: \$24,069

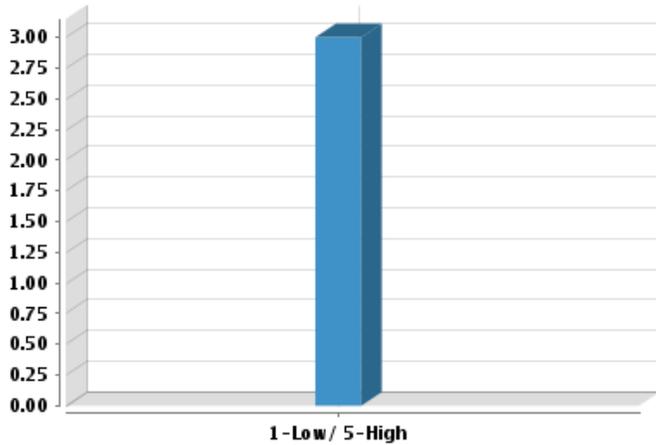
Commute Method

Median Travel Time: **31.38 min**



Education

Educational Climate Index (1)



Highest Level Attained

Less than 9th grade:	3,835
Some High School:	2,805
High School Graduate:	10,472
Some College:	7,362
Associate Degree:	2,121
Bachelor's Degree:	6,651
Graduate Degree:	4,054

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2: 1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
 (2) Some neighborhood content provided by OBI Informatics, Copyright © 2012 OBI Informatics. Information is deemed reliable but not guaranteed.

Schools

Radius: **2 mile(s)**

Public - Elementary

Community Cons School District 46	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)	Community Rating (2)
Avon Center Elementary School 1617 N Route 83	1.23	K-4th	400	14	5	★★★★☆
Lake Villa Cmty Cons SD 41	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)	Community Rating (2)
William L Thompson Elementary School 515 Thompson Ln	1.91	K-6th	401	10	9	★★★★★
Round Lake Area County District 116	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)	Community Rating (2)
Indian Hill Elementary School 1920 N Lotus Dr	0.36	1st-5th	600	19	3	★★★★☆
Raymond Ellis Elementary School 720 Central Park Dr	0.67	1st-5th	730	18	1	★★★★☆
Beach Elementary School 1421 N Ardmore Dr	0.81	1st-5th	590	20	3	★★★★★
Village Elementary School 880 W Nippersink Rd	1.91	K-5th	475	15	4	★★★★☆

Courtesy of Robert Frank, Midwest Real Estate Data, LLC

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Neighborhood Profile

Early Education Center
882 W Nippersink Rd 1.91 K-K 455 23 ★★★★★

Public - Middle/High

<i>Gavin School District 37</i>	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)	Community Rating (2)
Gavin South Junior High School 25775 W Highway 134	1.92	6th-8th	500	21	5	★★★★★
<i>Round Lake Area County District 116</i>	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)	Community Rating (2)
Round Lake Middle School 2000 N Lotus Dr	0.44	6th-8th	970	19	3	★★★★★
Round Lake High School 800 N High School Dr	1.22	9th-12th	1,800	19	3	★★★★★
John T Magee Middle School 500 N Cedar Lake Rd	1.53	6th-8th	720		3	

Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
Calvary Christian Academy 134 Monaville Rd	1.57	Pre-K-6th	90	8	★★★★★
St Joseph School 118 Lincoln Ave	1.96	Pre-K-8th	225	16	★★★★★

(1) GreatSchools Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-10. (Public School Test Score Copyright © 2012 GreatSchools.net)

(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.

(3) Some neighborhood content provided by OBI Informatics, Copyright © 2012 OBI Informatics. Information is deemed reliable but not guaranteed.

Local Businesses

Radius: 1.00 mile(s)

Eating - Drinking

	Address	Phone #	Distance	Description
Dairy Queen	707 W Rollins Rd	(847) 546-0550	0.03	Ice Cream Parlors
7-Eleven	803 W Rollins Rd	(847) 546-7511	0.09	Convenience Stores
Pizza Hut	809 W Rollins Rd	(847) 546-5406	0.11	Pizza
Super Mercado Villasenor	835 W Rollins Rd	(847) 740-8557	0.18	Grocers - Retail
Fruit Ranch	839 W Rollins Rd	(847) 546-5556	0.21	Fruits And Vegetables And Produce - Retail

Shopping

	Address	Phone #	Distance	Description
Family Video	724 W Rollins Rd	(847) 740-3616	0.04	Video Tapes Discs And Cassettes
Ameer Cash Gold	629 W Rollins Rd	(847) 740-2800	0.09	Gold Silver And Platinum - Dealers
Mr T Liquor	812 W Rollins Rd # A	(847) 546-5621	0.11	Liquors - Retail
Cardinal Liquor	812 W Rollins Rd	(847) 546-5620	0.12	Liquors - Retail
S & S Furniture	821 W Rollins Rd	(224) 338-8366	0.14	Furniture - Dealers - Retail

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