

*Available
For Lease*

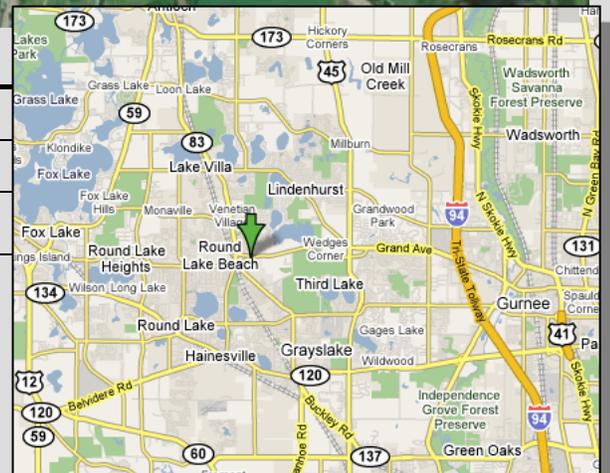
Proposed Shopping Center

SWC of Hook Road & Rollins Road
Round Lake Beach, Illinois



Property Specifications:

GLA:	+/- 4 Acres of Land
AVAILABLE:	Prime Inline & Outlot Space
TRAFFIC COUNTS:	Rollins Road - 18,400 ADV
COMMENTS:	<ul style="list-style-type: none"> ▪ Traffic Generated by Garden Fresh, and Jewel Osco ▪ Surrounded by new construction ▪ Regional Shopping Corridor for Western Lake County



Lee & Associates®
COMMERCIAL REAL ESTATE SERVICES

8755 West Higgins Road, Suite 1000
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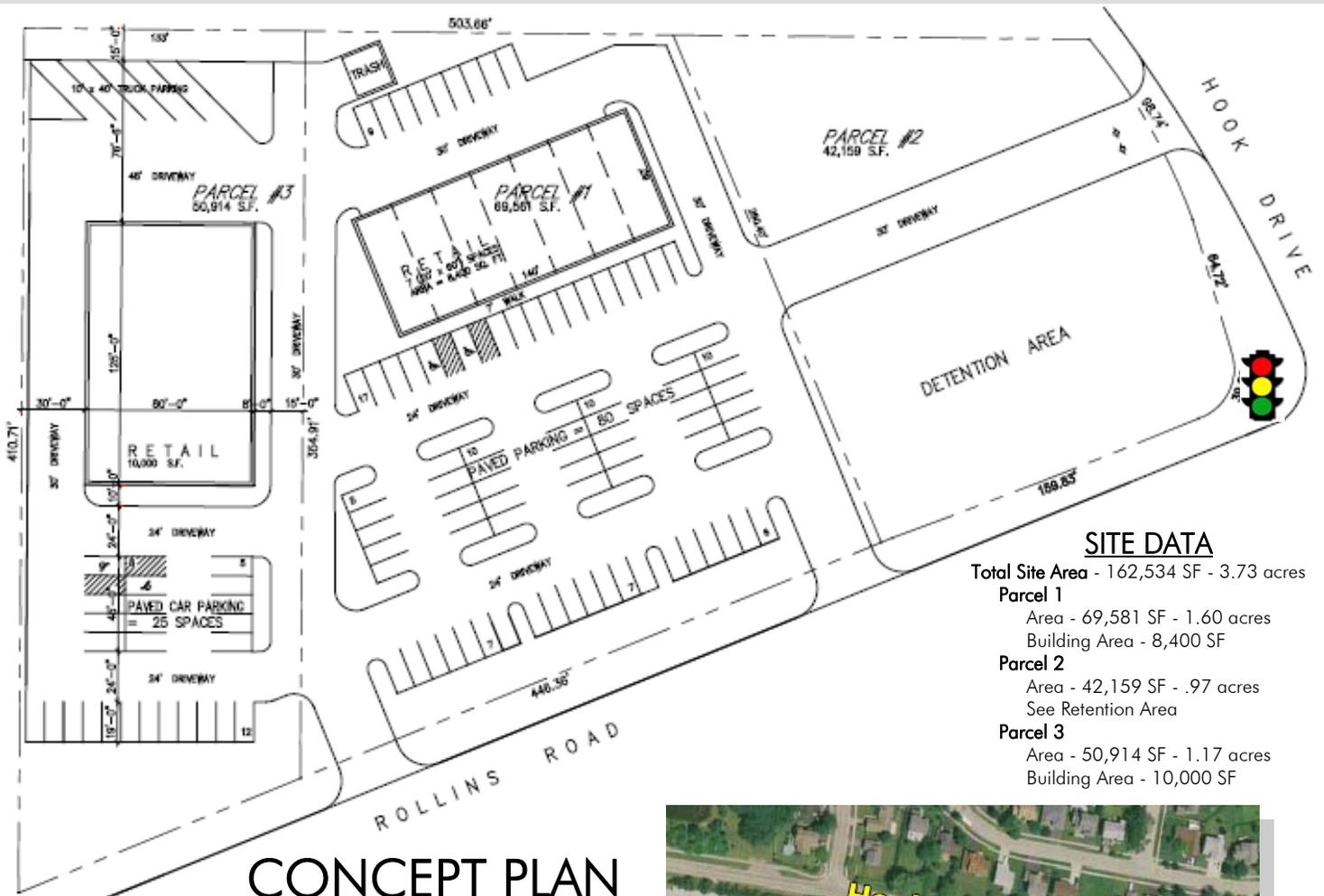
For additional information, please contact:

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AGENT INTEREST

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SITE DATA

Total Site Area - 162,534 SF - 3.73 acres

Parcel 1

Area - 69,581 SF - 1.60 acres

Building Area - 8,400 SF

Parcel 2

Area - 42,159 SF - .97 acres

See Retention Area

Parcel 3

Area - 50,914 SF - 1.17 acres

Building Area - 10,000 SF

CONCEPT PLAN



Demographics	1 Mile	3 Mile	5 Mile
Population	6,560	74,502	141,587
Average HH Income	\$77,628	\$77,770	\$81,904
Day Time Population	2,787	15,775	35,542

2009 est. Full Demographic Report Available on Request

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