

2 E. Rollins Road  
Round Lake Beach, IL 60073

8 Individual Office/Medical Suites

FOR LEASE: \$14/SF NNN  
CAM/TAX: \$13/SF



Ron Roberti – Sr. Broker  
847-651-0656  
[ron@resourcecommercial.net](mailto:ron@resourcecommercial.net)

Mark Brodson – Designated Managing Broker  
773-251-3666  
[Mark@resourcecommercial.net](mailto:Mark@resourcecommercial.net)

# Building Features

- Anchor tenant – Advocate Condell Immediate Care
- Two-story Multi-tenant Medical Office Building
- 112 Parking Spaces (4.51/1000)
- Building and Monument Signage
- Zoned C-3, General Business
- Elevator building



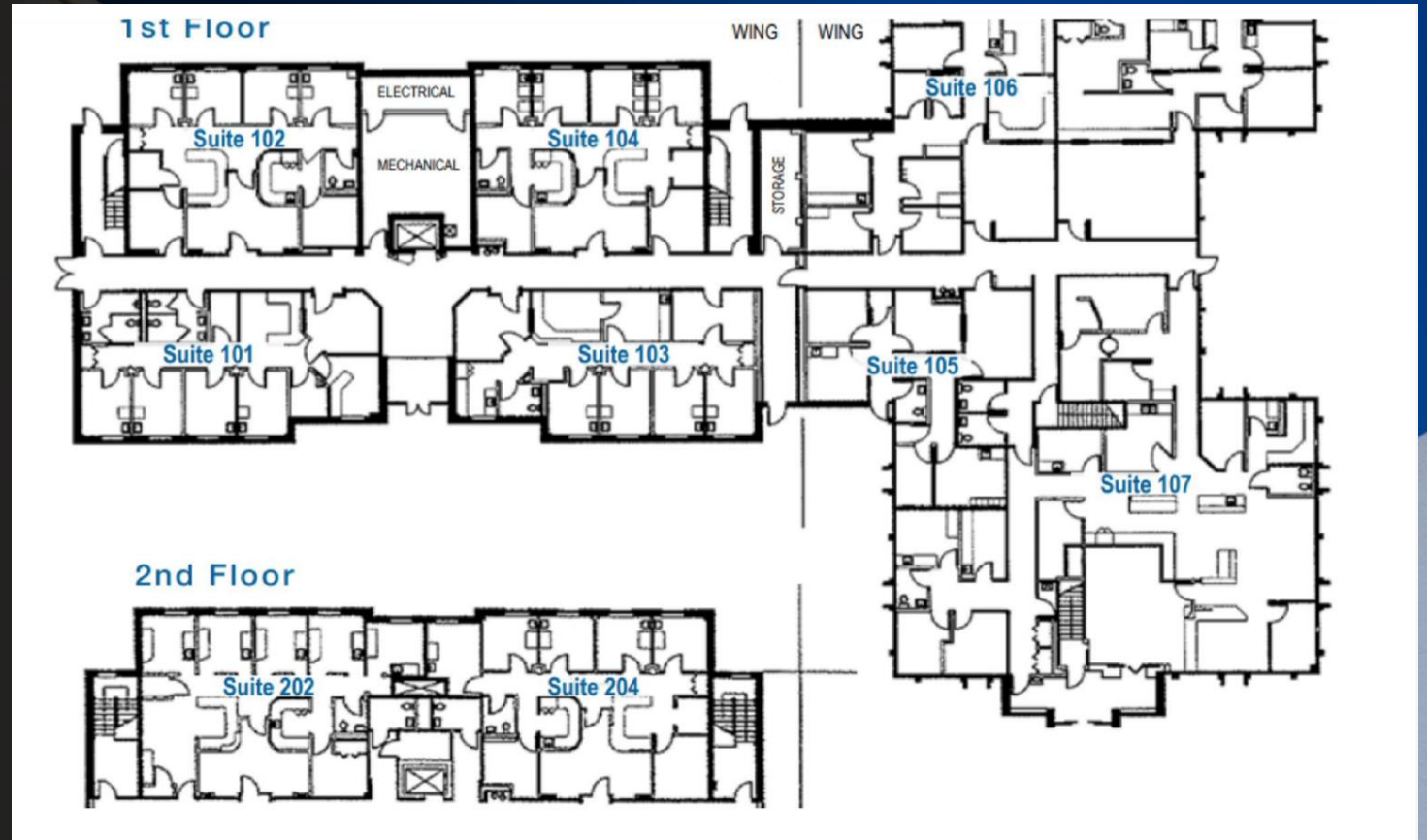
 **RESOURCE**  
**COMMERCIAL**  
ADVISORS

2 E. Rollins Road, Round Lake Beach, IL



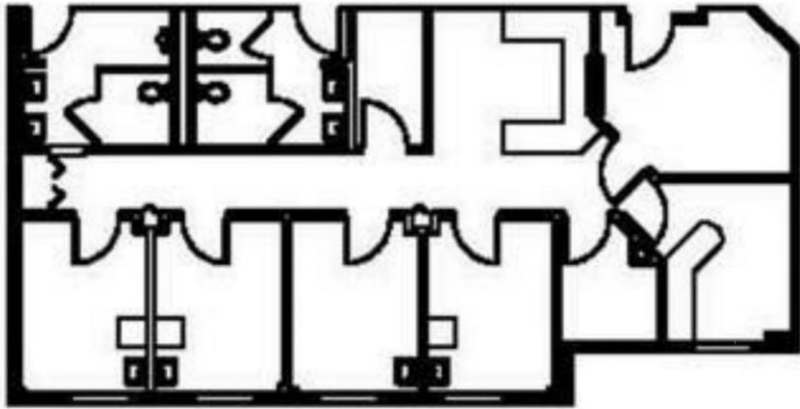
# Suites Available:

- Suite 101 1,267 SF
- Suite 102 1,509 SF
- Suite 103 1,522 SF
- Suite 104 1,524 SF
- Suite 108 2,680 SF
- Suite 201 1,654 SF
- Suite 203 1,653 SF
- Suite 204 1,660 SF

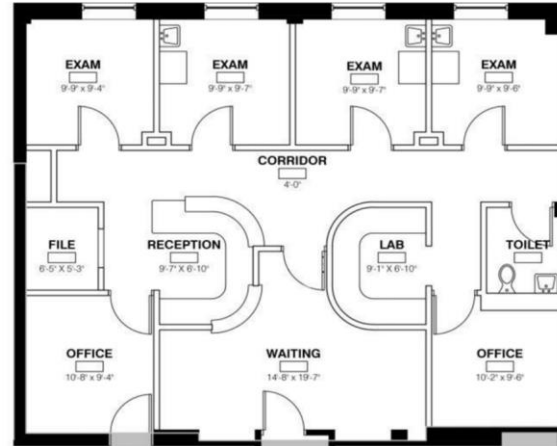


# FLOOR PLANS: Suites 101/102/103/104

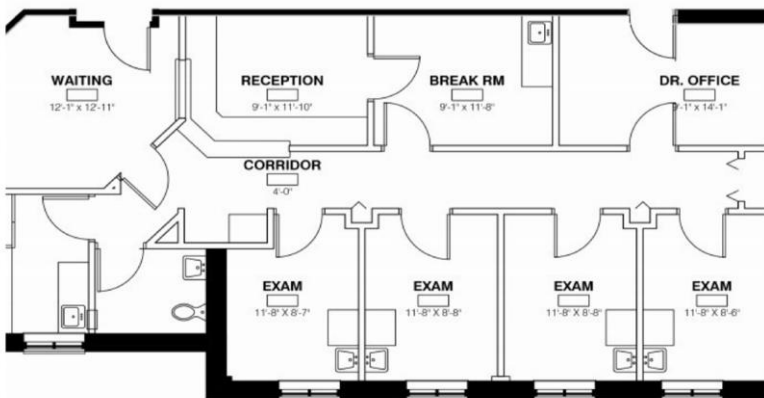
Suite 101 Floorplan



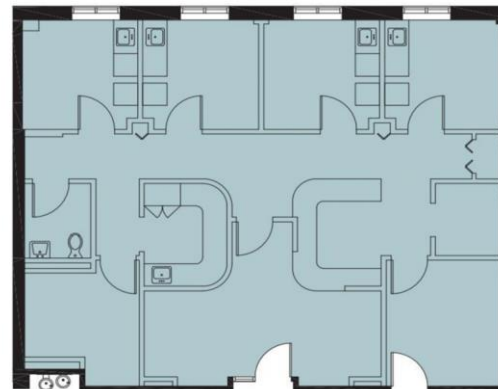
Suite 102 Floorplan



Suite 103 Floorplan



Suite 104 Floorplan

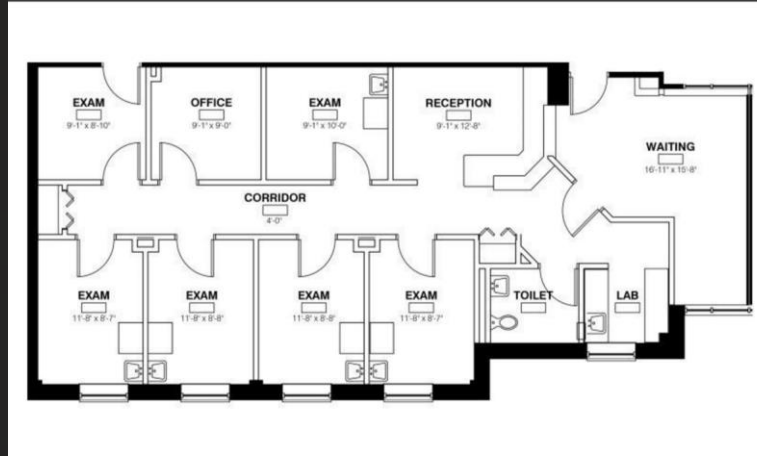


# FLOOR PLANS: Suites 108/201/203/204

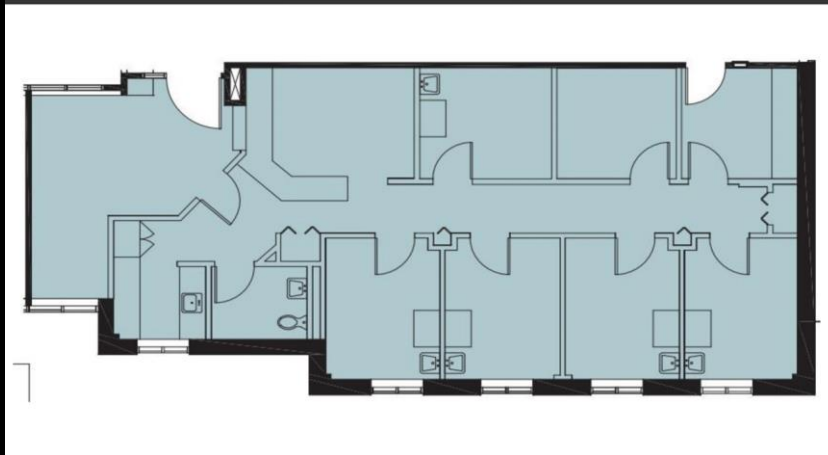
Suite 108 – Upper Right - 2,680 sf



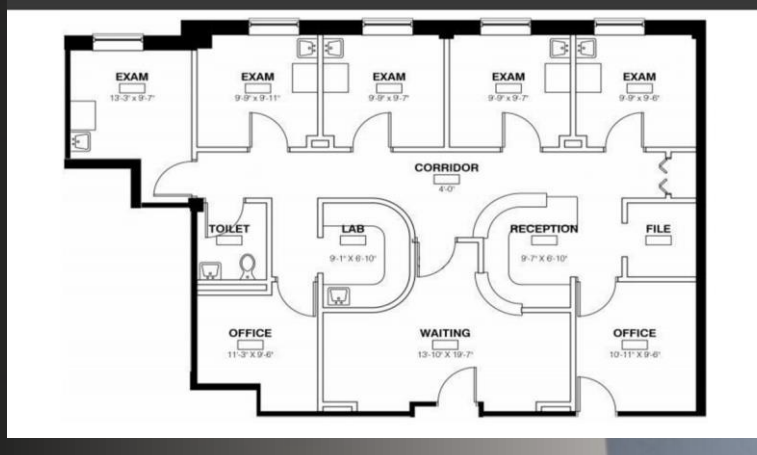
Suite 201 Floorplan



Suite 203 Floorplan



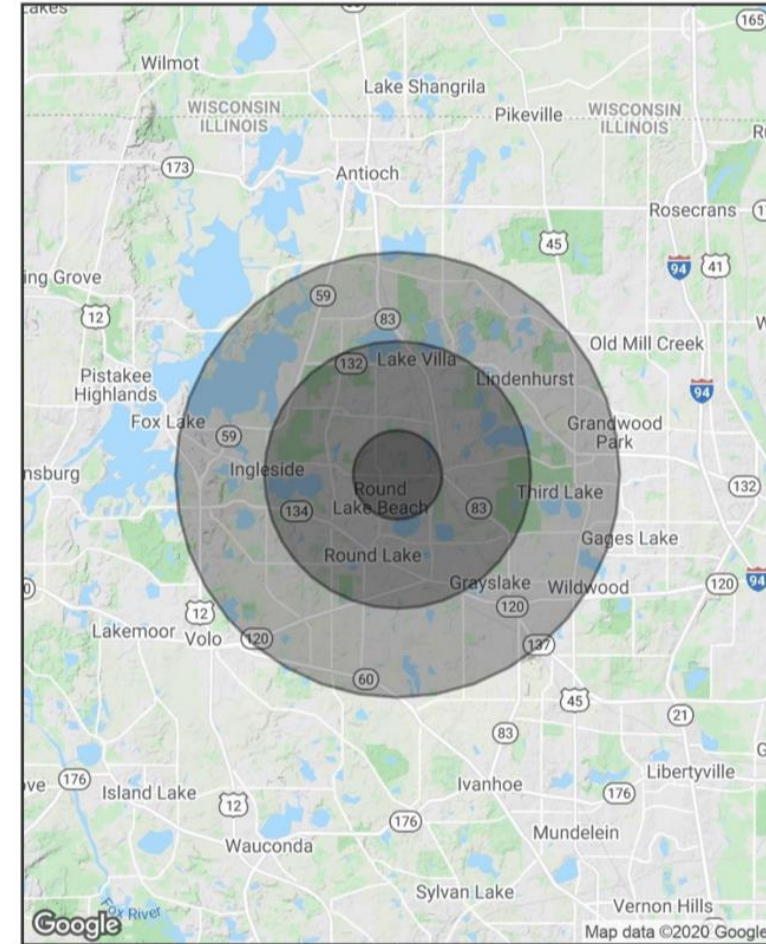
Suite 204 Floorplan



# Demographics and Map Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,369	74,665	136,462
Average age	29.1	31.3	33.4
Average age (Male)	29.7	31.1	32.8
Average age (Female)	27.0	31.0	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,749	23,611	45,770
# of persons per HH	3.6	3.2	3.0
Average HH income	\$65,375	\$77,788	\$86,145
Average house value	\$181,759	\$243,668	\$259,672

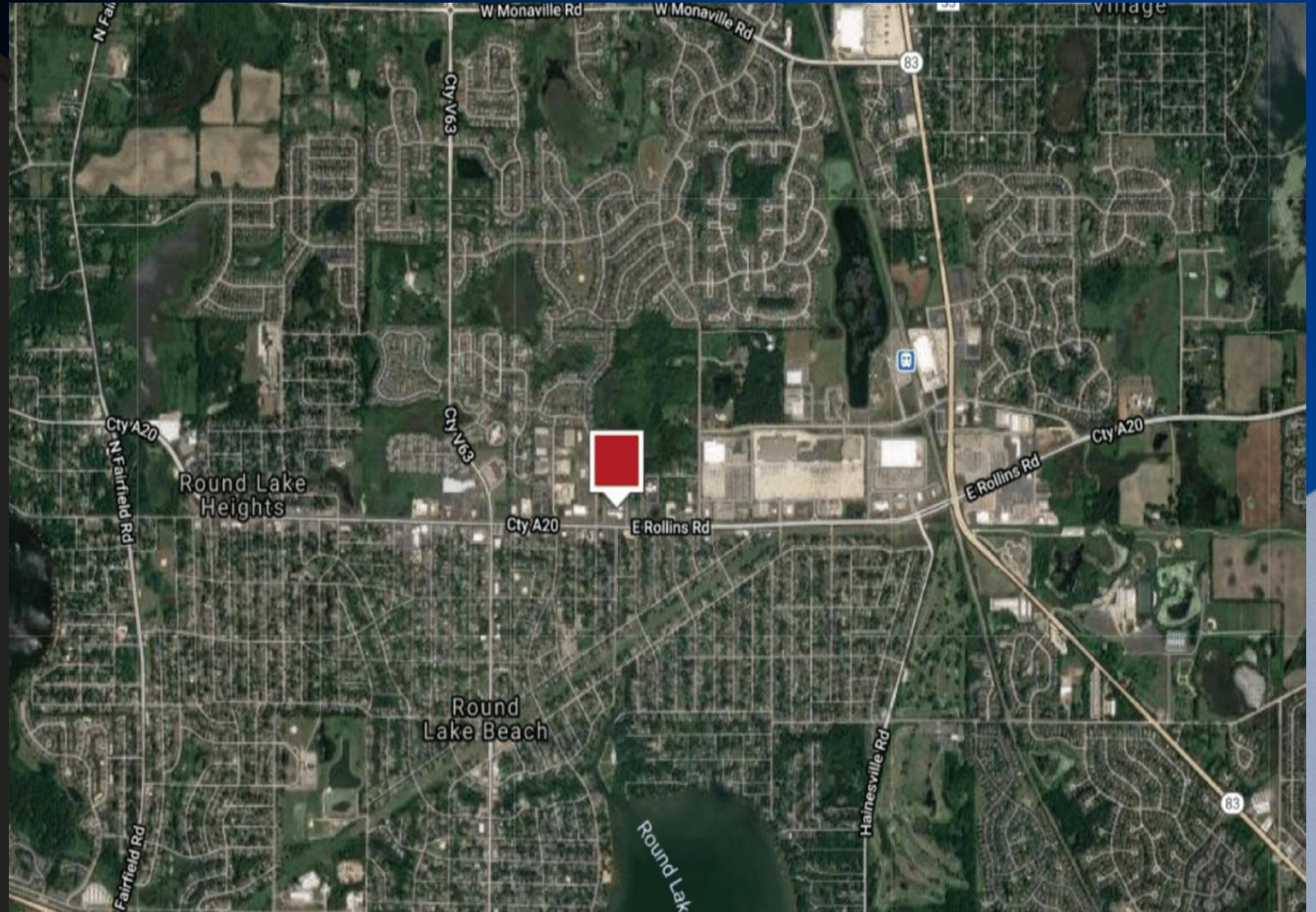
\* Demographic data derived from 2010 US Census





# Location Highlights

- Great location - Minutes from North Central Service Metra Station, Restaurants and Shopping
- Frontage on Rollins Road just west of Route 83



2 E. Rollins Road, Round Lake Beach, IL

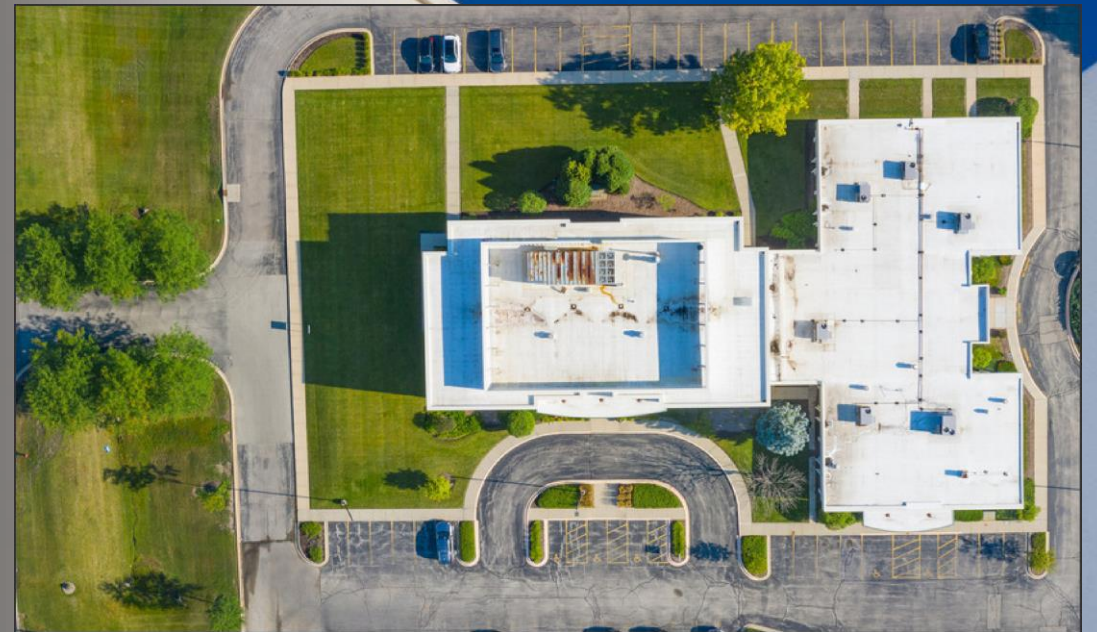


## Disclaimer

The information contained in the memorandum has been obtained from sources we believe to be reliable; however, Resource Commercial Advisors, or any of their officers, employees, or agents, has not verified, and will not verify any of the information contained herein and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. This memorandum does not purport to be all-inclusive or to contain all the information which prospective lessee or purchaser may desire. References to square footage or age are approximate. No legal liability is assumed or shall be implied with respect thereto. The owner expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the property and to terminate discussions with any party at any time with or without notice.

### Agency Disclosure

Ron Roberti ("Licensee") of Resource Commercial Advisors is acting solely on behalf of the Owner or Lessor of the real estate and any information given to the Licensees by the Purchaser/Lessee may be disclosed to the Owner//Lessor.



2 E. Rollins Road, Round Lake Beach, IL



Ron Roberti – Sr. Broker  
847-651-0656  
[ron@resourcecommercial.net](mailto:ron@resourcecommercial.net)

Mark Brodson – Designated Managing Broker  
773-251-3666  
[Mark@resourcecommercial.net](mailto:Mark@resourcecommercial.net)