

# SILVER OAKS SHOPPING CENTER

2536-2596 N. Route 83, Round Lake Beach IL 60073

## MEDICAL/RETAIL SPACE



### Site Highlights:

- 8 units available – 1,200 sf to 13,200 sf (can be contiguous)
- Two units are second generation medical space
- Excellent location on heavily traveled Route 83, just south of Walmart and north of La Petite Academy. Advocate Outpatient Center soon to open 1 mile north and Northwestern Medicine Grayslake Outpatient Center is located 4 miles southwest
- Anchored by Dunkin' Donuts, other tenants include Forest Orthodontist and Pediatric Dentistry and a nail salon
- Overabundance of parking - 103 spaces
- Large monument signage for great visibility from the road when traveling past
- Low lease rate - \$14.00 psf triple net
- Taxes and CAM currently \$7.26 psf
- Motivated local developer/owner offering great incentives

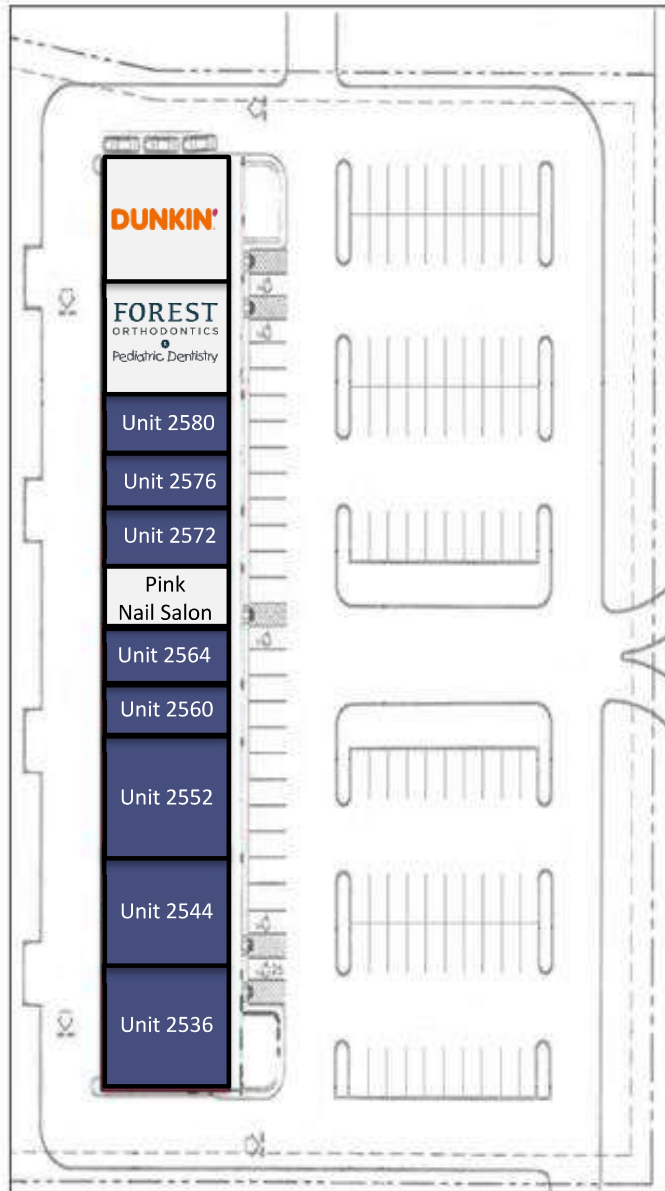
**BRENDA SLAVIK – 847.508.9399**  
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5 Revere Dr., Suite 200  
Northbrook IL 60062



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## SITE PLAN



UNIT	TENANT	SF
2592	Dunkin' Donuts	2,400
2584	Forest Orthodontics & Pediatric Dentistry	2,400
2580	AVAILABLE	1,200
2576	AVAILABLE	1,200
2572	AVAILABLE	1,200
2568	Pink Nail Salon	1,200
2564	AVAILABLE	1,200
2560	AVAILABLE	1,200
2552	AVAILABLE MEDICAL BUILD OUT	2,400
2544	AVAILABLE	2,400
2536	AVAILABLE MEDICAL BUILD OUT	2,400

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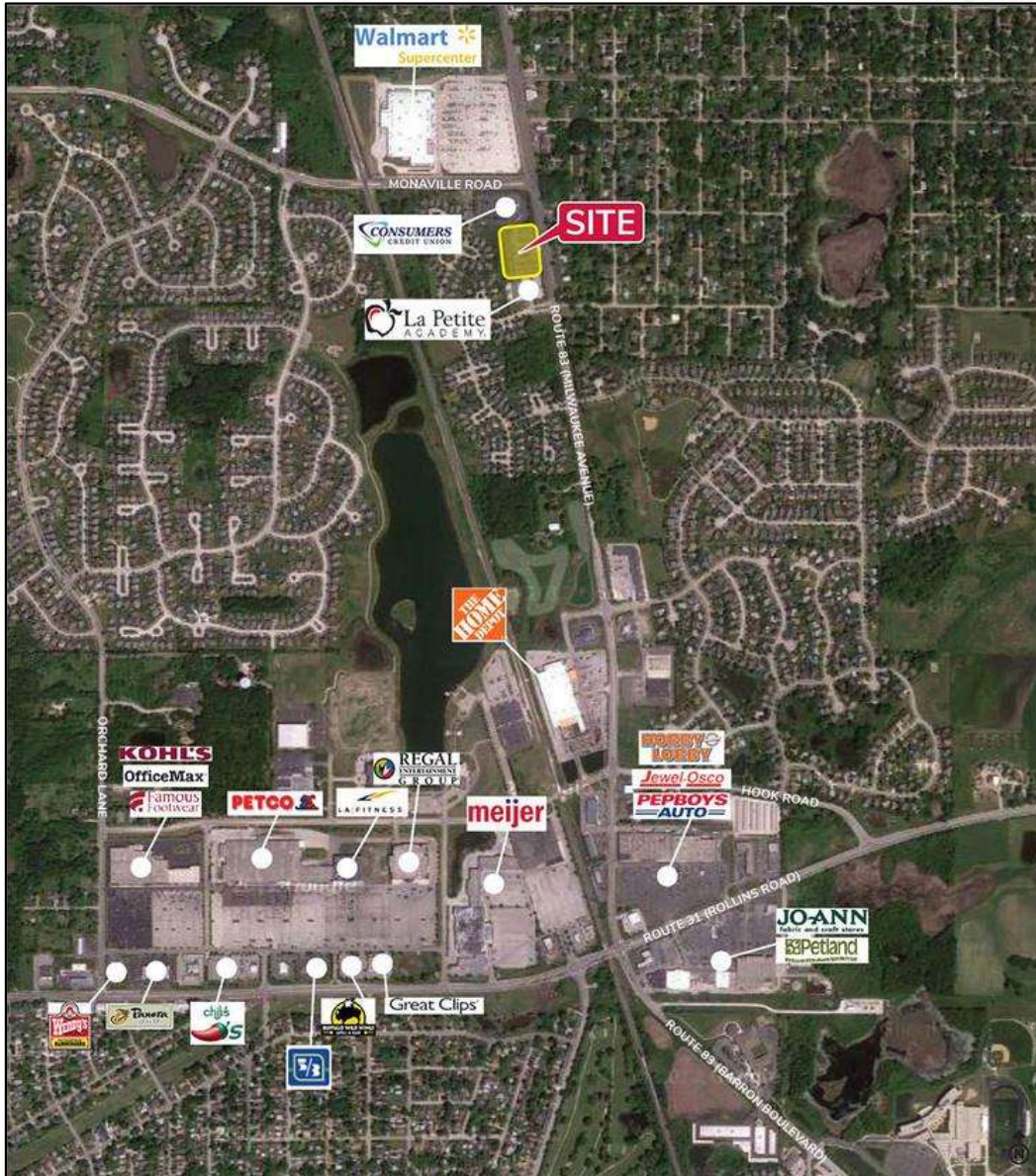
**RESOURCE**  
**COMMERCIAL**  
ADVISORS



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## AERIAL VIEW



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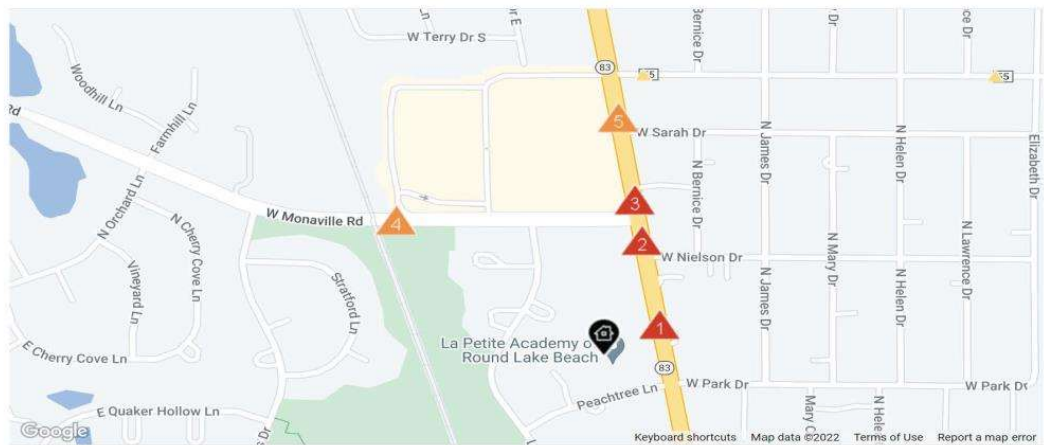
# SILVER OAKS SHOPPING CENTER

2536-2596 N. Route 83, Round Lake Beach IL

# Traffic Counts

2536 N II Route 83, Round Lake Beach, IL 60073

## Traffic Counts



Daily Traffic Counts    ▲ Up 6,000 / day    ▲ 6,001 – 15,000    ▲ 15,001 – 30,000    ▲ 30,001 – 50,000    ▲ 50,001 – 100,000    ▲ Over 100,000 / day

1	2	3	4	5																																																																														
<b>19,647</b>	<b>17,259</b>	<b>16,201</b>	<b>8,985</b>	<b>14,860</b>																																																																														
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)



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9/08/2022

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