

2024 New Year Special...

\$10 psf net rent with

NO NET RENT DUE UNTIL 1/1/2025!

SILVER OAKS SHOPPING CENTER

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



Site Highlights: MEDICAL/RETAIL SPACE

- 6 units available – 1,200 sf to 8,400 sf (can be contiguous)
- Two units are second generation medical space
- One unit second generation dental/orthodontic 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 foot spa and nail salon
- Overabundance of parking - 103 spaces
- Large monument signage for great visibility from the road when traveling past
- Low lease rate - \$10.00 psf triple net!
- Taxes and CAM currently \$7.03 psf
- Motivated local developer/owner offering great incentives for 2024!

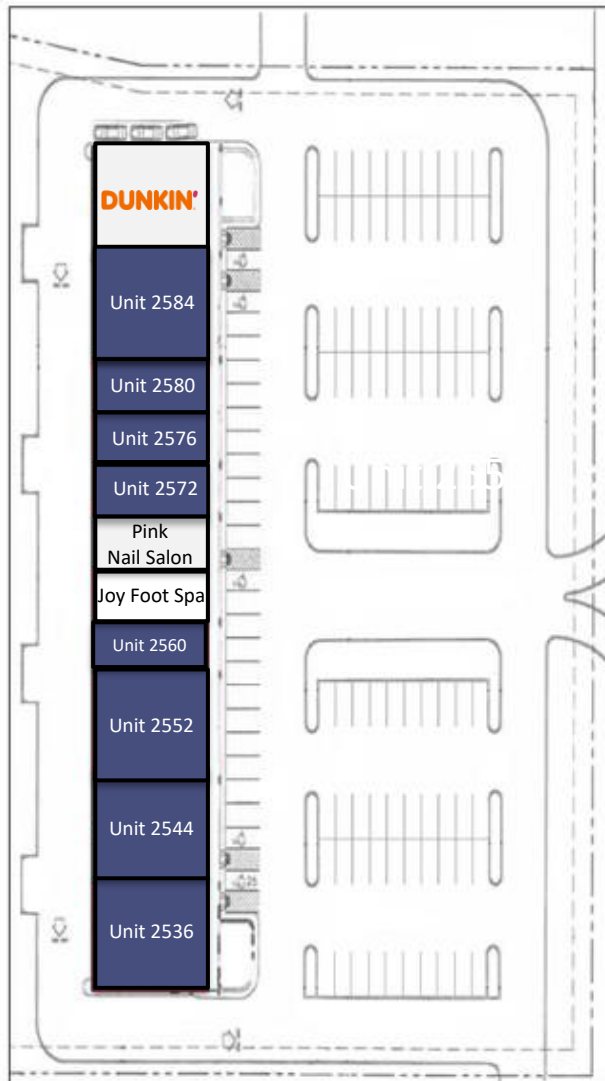
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SITE PLAN



UNIT	TENANT	SF
2592	Dunkin' Donuts	2,400
2584	AVAILABLE Dental/Orthodontic Build out	2,400
2580	AVAILABLE	1,200
2576	AVAILABLE	1,200
2572	AVAILABLE	1,200
2568	Pink Nail Salon	1,200
2564	Joy Foot Spa	1,200
2560	AVAILABLE	1,200
2552	AVAILABLE MEDICAL BUILD OUT	2,400
2544	AVAILABLE	2,400
2536	AVAILABLE MEDICAL BUILD OUT	2,400

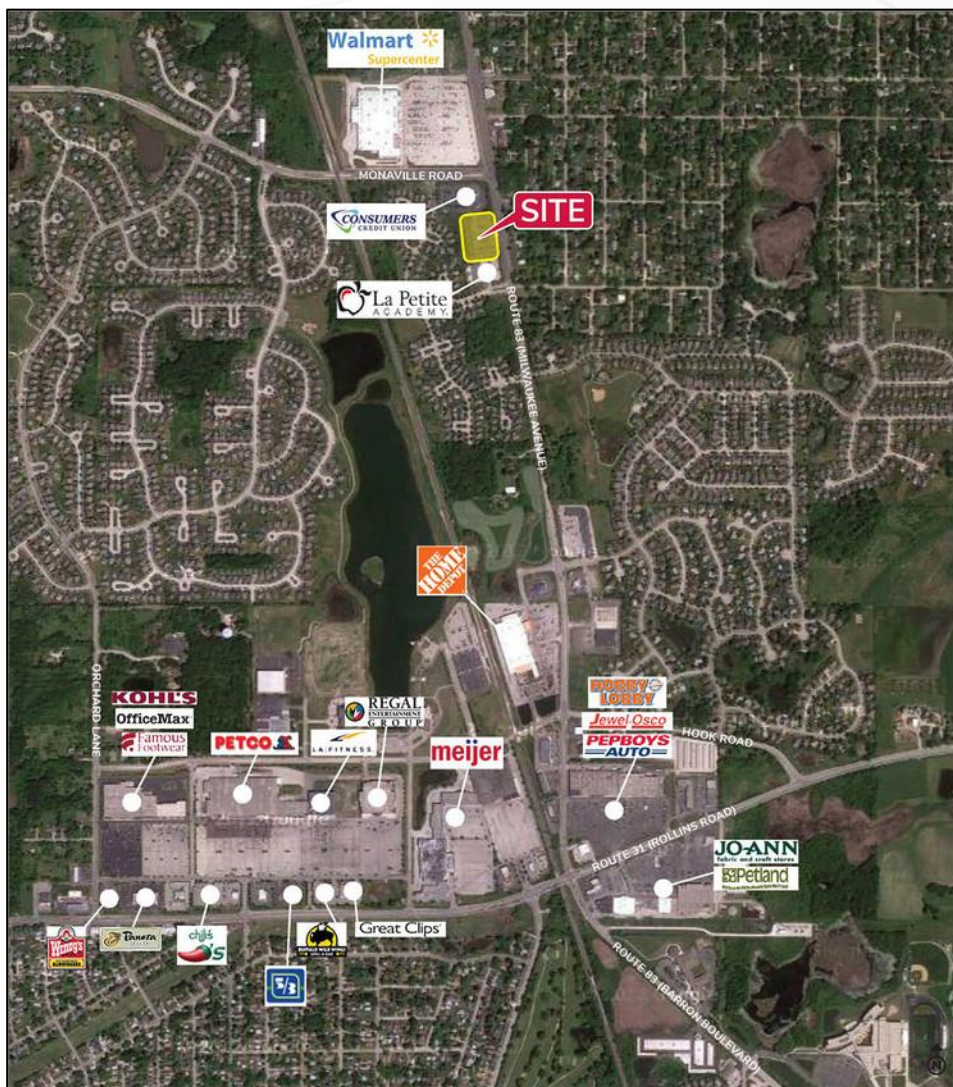
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AERIAL VIEW



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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



1
19,647

2021 Est. daily traffic counts

Street: State Rte 83
Cross: Peachtree Ln
Cross Dir: S
Dist: 0.06 miles

Historical counts

Year	Count	Type
2013	25,100	AADT
2009	21,500	AADT
2007	18,900	AADT
2005	19,900	AADT
2003	19,700	AADT

2
17,259

2021 Est. daily traffic counts

Street: State Rte 83
Cross: W Nielson Dr
Cross Dir: S
Dist: 0.02 miles

Historical counts

Year	Count	Type
2007	18,900	AADT
2005	19,900	AADT

3
16,201

2021 Est. daily traffic counts

Street: State Rte 83
Cross: Monaville Rd
Cross Dir: S
Dist: 0.02 miles

Historical counts

Year	Count	Type
2009	21,500	AADT
2007	15,600	AADT
2005	15,600	AADT
2003	19,200	AADT
2001	17,100	AADT

4
8,985

2021 Est. daily traffic counts

Street: Monaville Rd
Cross: Lancaster Ln
Cross Dir: E
Dist: 0.02 miles

Historical counts

Year	Count	Type
2011	10,800	AADT
2007	6,600	AADT
2004	8,800	AADT
2000	6,700	AADT
1992	3,550	AADT

5
14,860

2021 Est. daily traffic counts

Street: State Rte 83
Cross: W Sarah Dr
Cross Dir: S
Dist: 0.02 miles

Historical counts

Year	Count	Type
2013	15,400	AADT
2008	18,993	ADT
2007	15,600	AADT
2005	15,600	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



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9/08/2022

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