

FORMER K MART AVAILABLE

FOR SALE

400 E ROLLINS RD, ROUND LAKE BEACH, IL



PROPERTY HIGHLIGHTS

- Anchor to Rollins Crossing, Co-Tenants include Petco, LA Fitness and Regal Cinemas
- Just West of New Meijer Super Store
- Located off busy Rollins Road
- Affluent Trade Area with Average HHI of \$94K within 1 mile



SITE DETAILS

Price:	CONTACT BROKER
Building Size:	190,174 SF
Site Size:	8 Acres
Property Format:	Kmart
Zoning:	B Commercial Business
Parking Spaces:	1395
Year Built:	1995

Building Configuration: Strip Center

Ownership: Owned

Adjacent Developments:

North: Vacant Land

South: Residential with Miscellaneous Retail

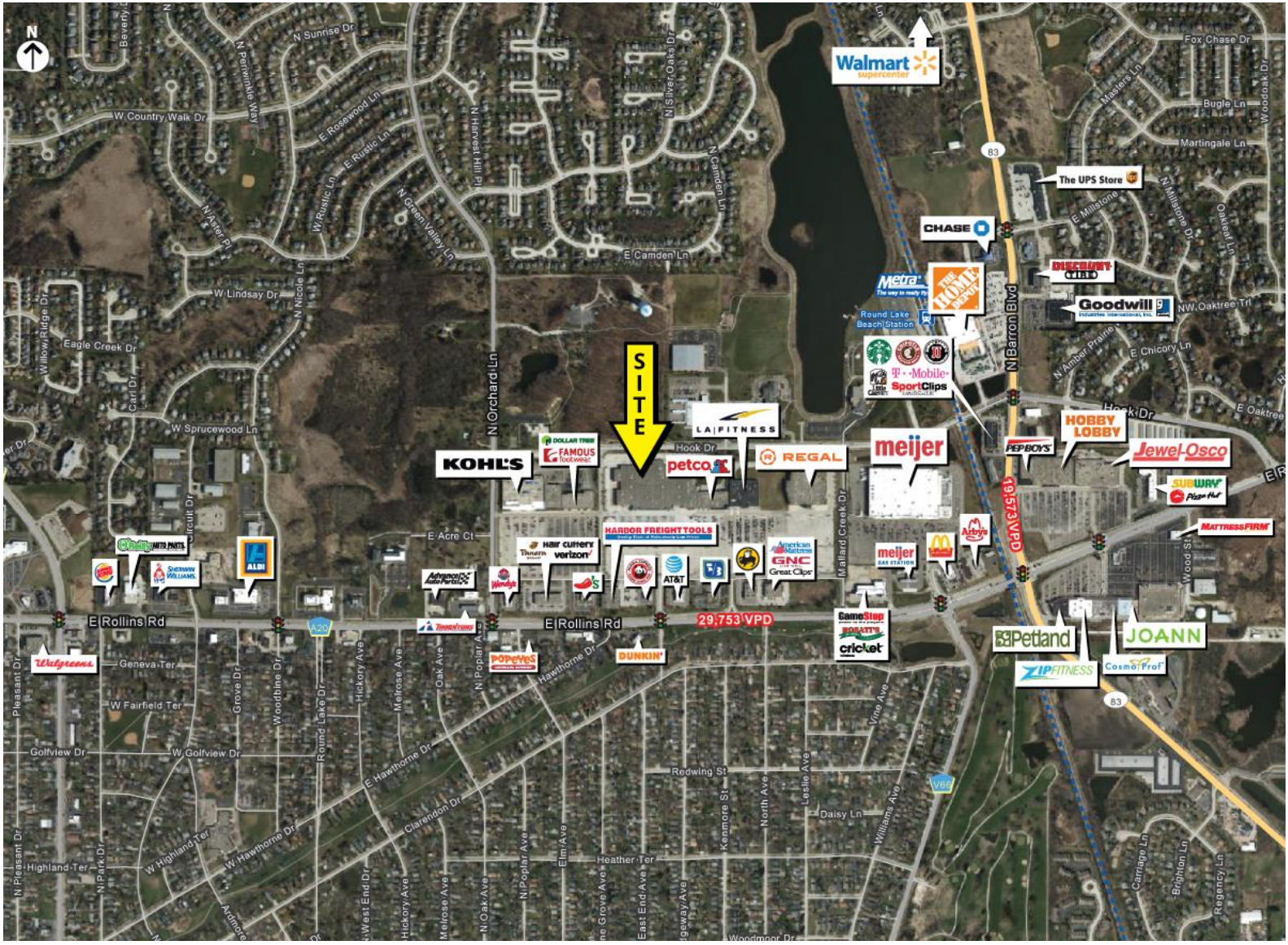
East: Regal Cinemas

West: Kohl's, Famous Footwear, DollarTree

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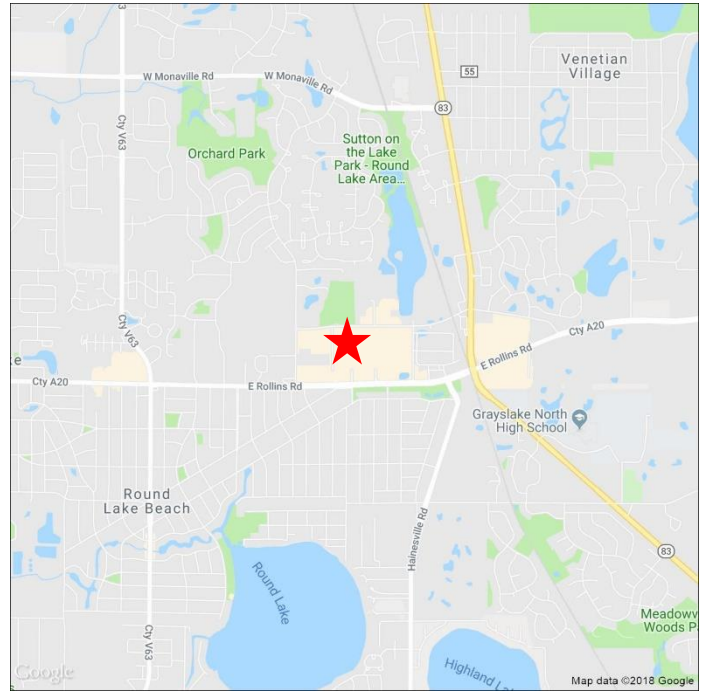


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,515	77,203	149,385
DAYTIME POPULATION	5,488	36,644	74,466
AVERAGE HH INCOME	\$94,960	\$97,175	\$109,08
AVERAGE AGE	34.5	35.3	7
			36.6

TRAFFIC COUNTS

ROLLINS RD	29,753 VPD
MALLARD CREEK DR	1,000 VPD



DISCLAIMER

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