

# FORMER KMART AVAILABLE

400 ROLLINS RD, ROUND LAKE BEACH, IL

FOR SALE



## PROPERTY HIGHLIGHTS

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



## SITE DETAILS

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

<b>Building Configuration:</b>	Strip Center
<b>Ownership:</b>	Owned

### Adjacent Developments

<b>North:</b>	Vacant Land
<b>South:</b>	Residential w/ Miscellaneous Retail
<b>East:</b>	Regal Cinemas
<b>West:</b>	Kohl's, Famous Footwear, DollarTree

CONTACT  
INFORMATION:

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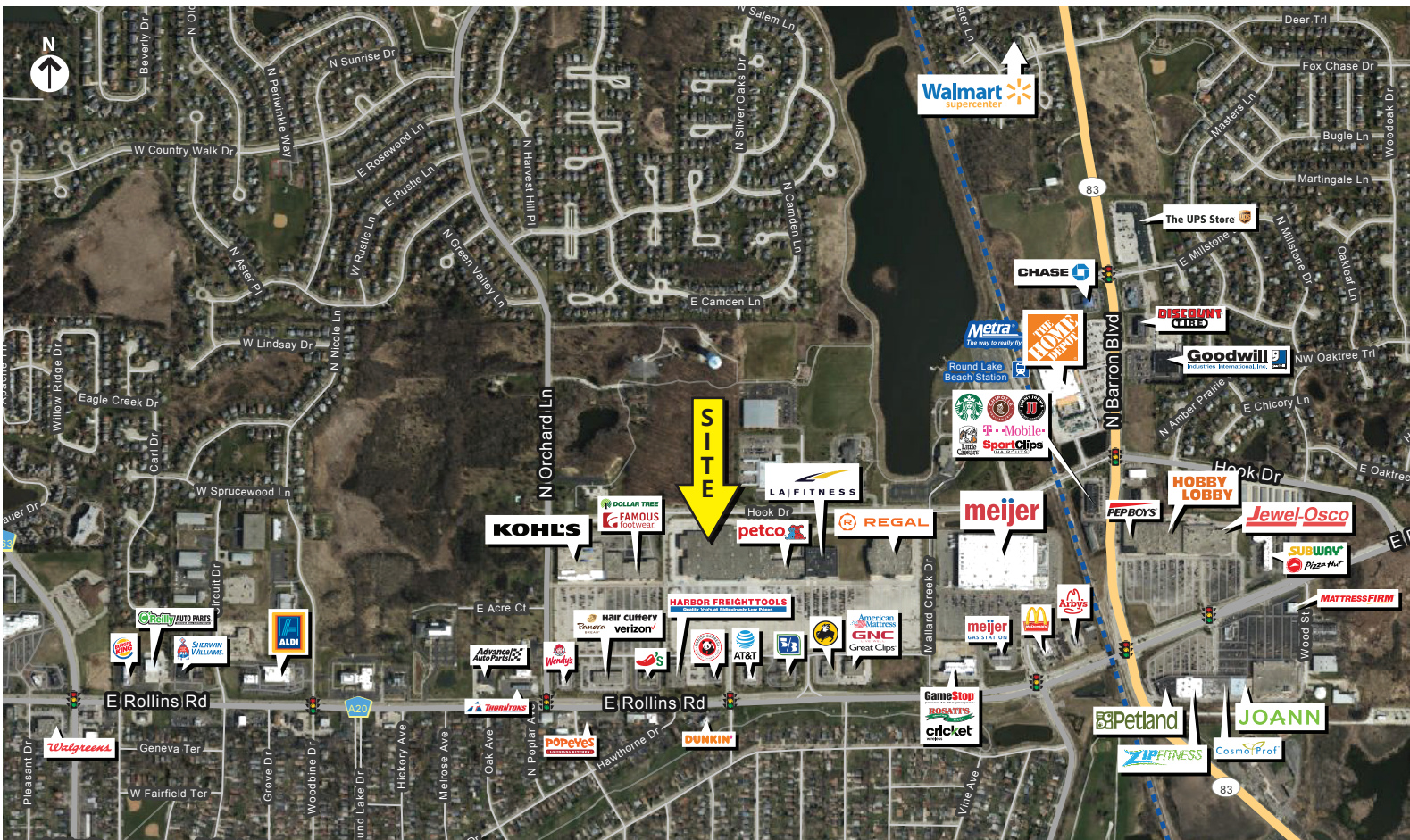


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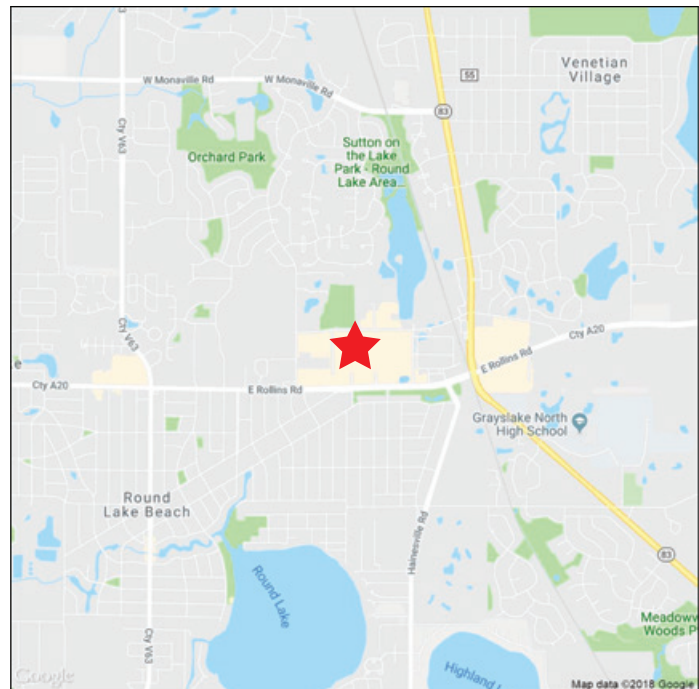


## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,456	73,052	146,580
DAYTIME POPULATION	7,394	35,701	73,584
MEDIAN INCOME	\$81,339	\$81,918	\$89,348
AVERAGE AGE	34.3	34.4	36.2

## TRAFFIC COUNTS

ROLLINS ROAD	29,753 VPD
ROUTE 83 / BARRON BLVD	19,572 VPD
N ORCHARD LN	1,486 VPD
HOOK DR	5,181 VPD



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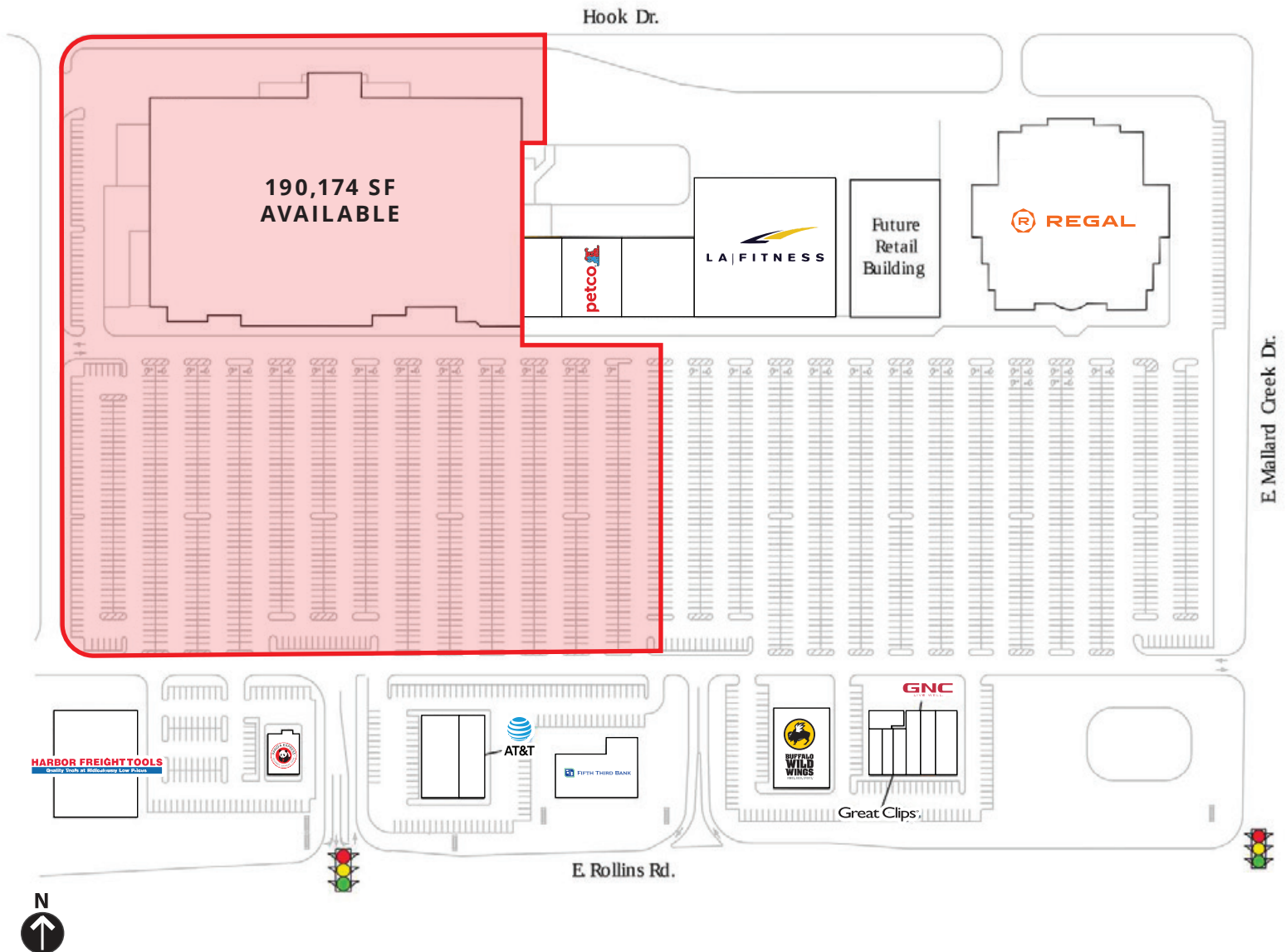
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