

EXCLUSIVELY LISTED BY



AVAILABLE

For Lease:
1,451 SF, 1,596 SF, 1,938 SF

Lots for Sale:
0.56, 1.16, 1.04 acres

PROPERTY HIGHLIGHTS

16, 470 SF Retail Center

Located on SEC of Route 120 & Curran Rd

Three lots available
0.56, 1.16, & 1.04 acres

Vibrant Lake County growth market

DEMOGRAPHICS

1 Mile

Population 5,355
Median Income \$59,218
Households 1,770

3 Mile

Population 55,092
Median Income \$69,239
Households 17,464

5 Mile

Population 109,349
Median Income \$74,776
Households 36,143

TRAFFIC COUNTS

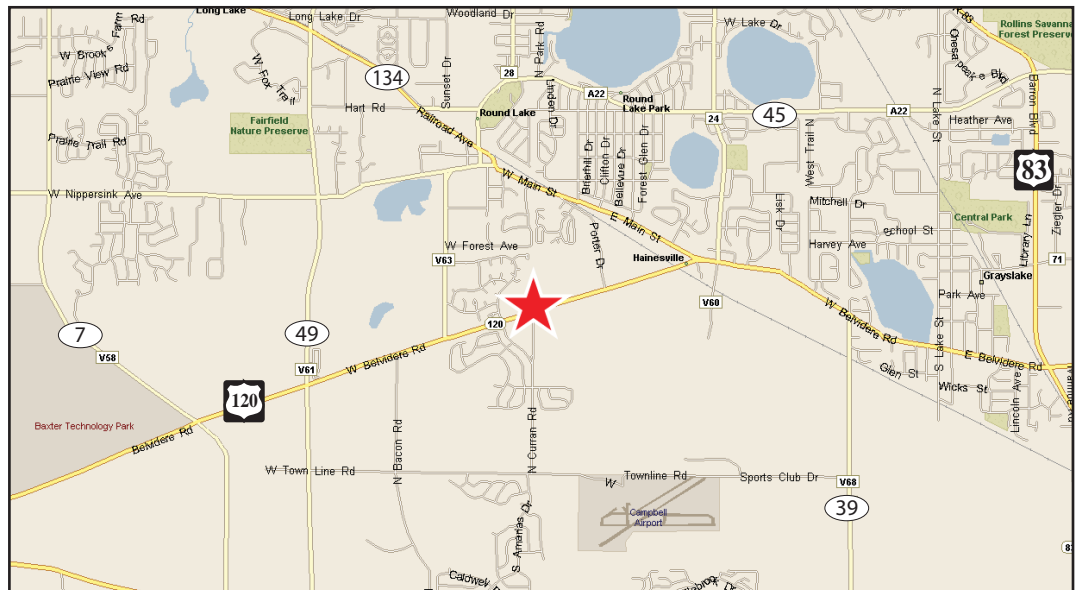
BELVIDERE RD 16,400 VPD
(ROUTE 120)

Space for Lease Lots for Sale

131-171 W. Belvidere Rd.
Round Lake, IL



Curran Commons Retail Space Available



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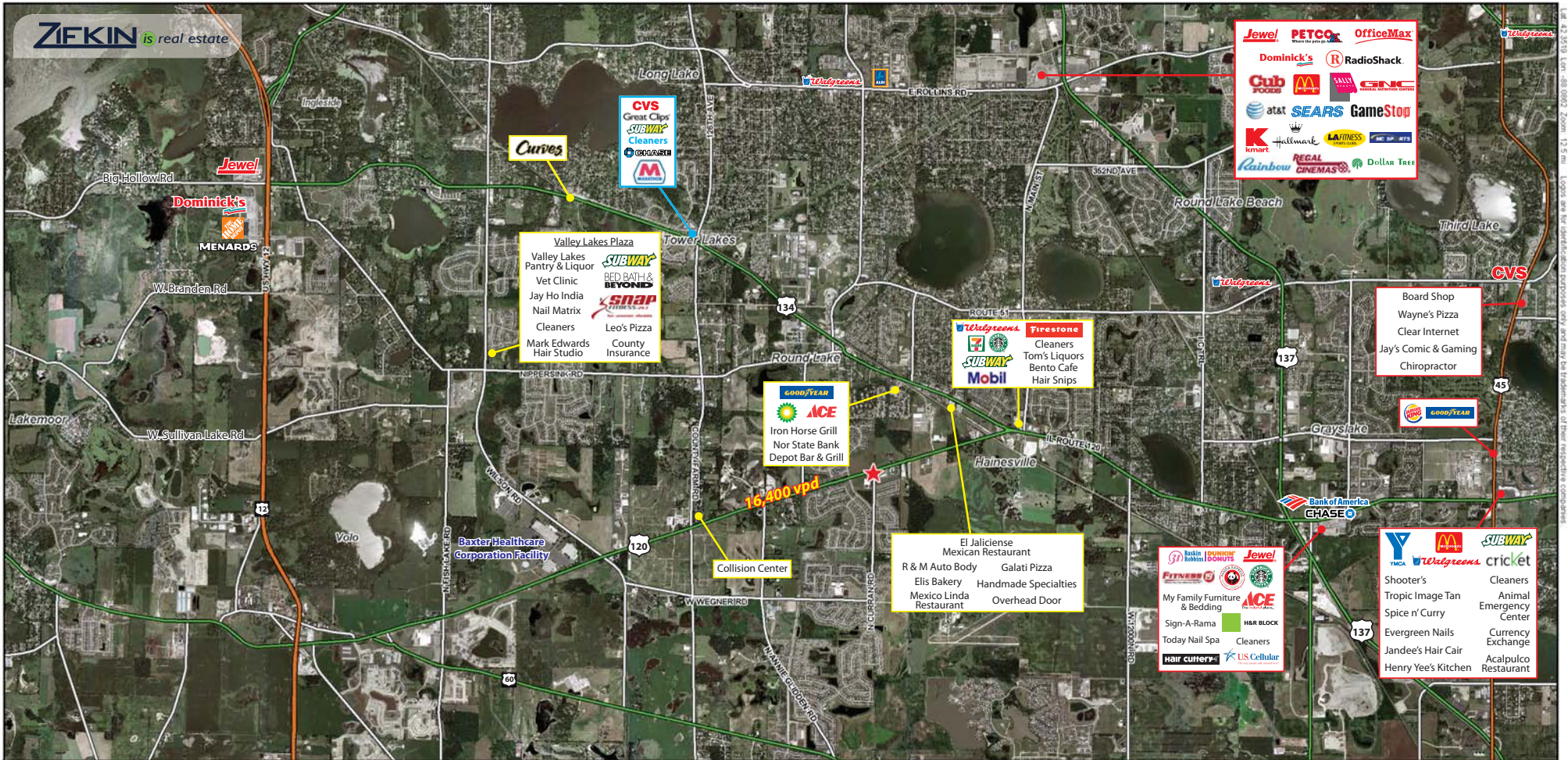
ZIFKIN is real estate

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- Valley Lakes Plaza
 Valley Lakes Pantry & Liquor
 Vet Clinic
 Jay Ho India
 Nail Matrix
 Cleaners
 Mark Edwards Hair Studio
 Leo's Pizza
 County Insurance

- GOODYEAR
 ACE
 Iron Horse Grill
 Nor State Bank
 Depot Bar & Grill

- El Jaliciense Mexican Restaurant
 R & M Auto Body
 Galati Pizza
 Elis Bakery
 Mexico Linda Restaurant
 Handmade Specialties
 Overhead Door

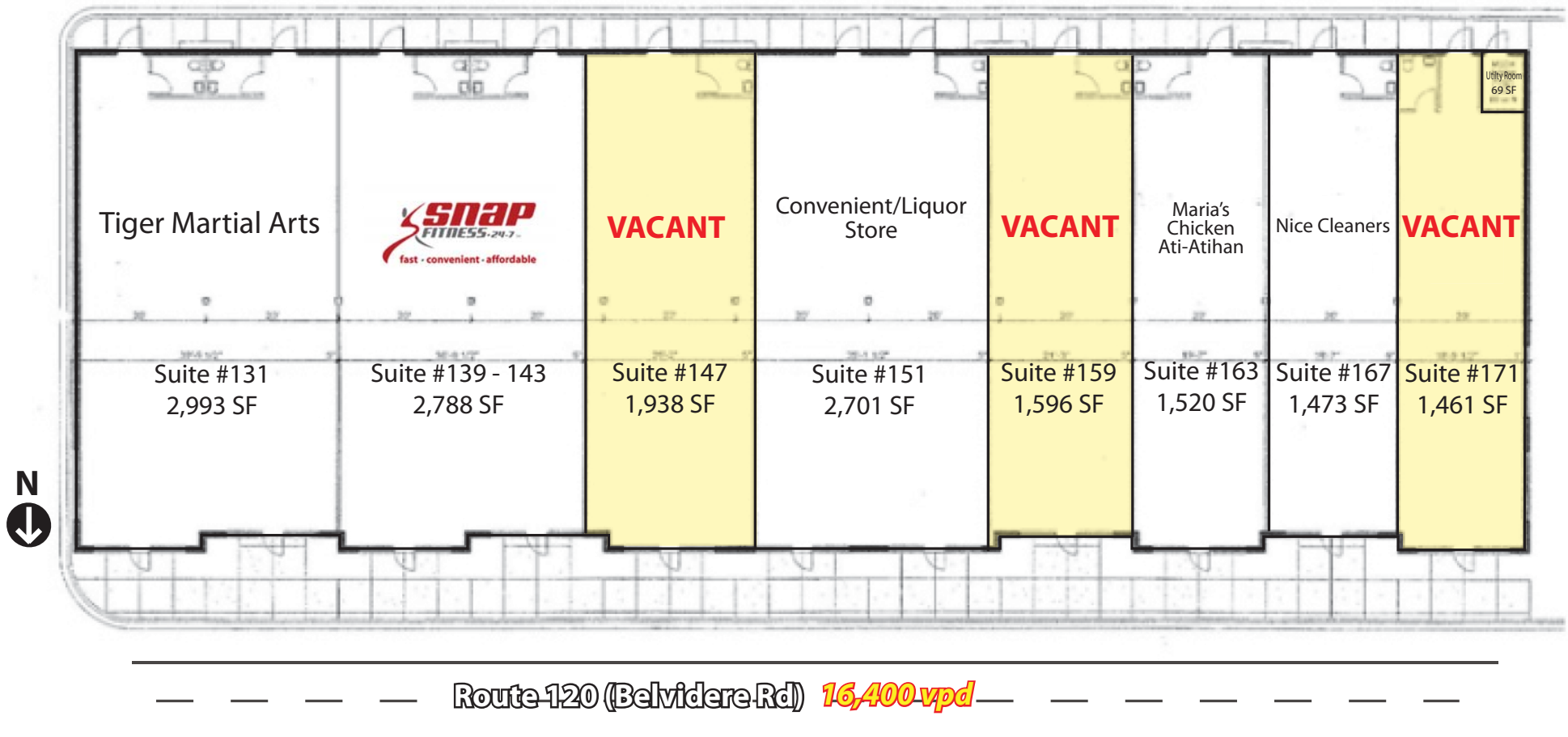
- Walgreens
 Firestone
 Cleaners
 Tom's Liquors
 Bento Cafe
 Hair Snips

- Jewel
 PETCO
 OfficeMax
 RadioShack
 Dominick's
 Gub Foods
 McDonald's
 at&t
 SEARS
 GameStop
 Kmart
 Hallmark
 REGAL CINEMAS
 Dollar Tree

- Board Shop
 Wayne's Pizza
 Clear Internet
 Jay's Comic & Gaming
 Chiropractor

- YMCAs
 Walgreens
 cricket
 Shooter's
 Tropic Image Tan
 Spice n' Curry
 Evergreen Nails
 Jandee's Hair Cair
 Henry Yee's Kitchen
 Cleaners
 Animal Emergency Center
 Currency Exchange
 Acapulco Restaurant

- Bank of America
 CHASE
 Jewel
 ACE
 My Family Furniture & Bedding
 Sign-A-Rama
 Today Nail Spa
 Hair cutters
 H&R BLOCK
 Cleaners
 US Cellular



FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.34091/-88.08757

December 2009

| Route 120 & Curran Rd Round Lake, IL | | 1.00 mi radius | 3.00 mi radius | 5.00 mi radius |
|---|--|-------------------|-------------------|-------------------|
| POPULATION | 2006 Estimated Population | 5,355 | 55,092 | 109,349 |
| | 2011 Projected Population | 6,153 | 60,838 | 123,352 |
| | 2000 Census Population | 4,378 | 47,449 | 90,891 |
| | 1990 Census Population | 2,897 | 32,818 | 56,481 |
| | Historical Annual Growth 1990 to 2006 | 5.3% | 4.2% | 5.9% |
| | Projected Annual Growth 2006 to 2011 | 3.0% | 2.1% | 2.6% |
| HOUSEHOLDS | 2006 Est. Households | 1,770 | 17,464 | 36,143 |
| | 2011 Proj. Households | 2,031 | 19,372 | 40,898 |
| | 2000 Census Households | 1,459 | 15,015 | 30,061 |
| | 1990 Census Households | 985 | 10,760 | 18,951 |
| | Historical Annual Growth 1990 to 2006 | 5.0% | 3.9% | 5.7% |
| | Projected Annual Growth 2006 to 2011 | 2.9% | 2.2% | 2.6% |
| AGE | 2006 Est. Population 0 to 9 Years | 18.8% | 17.7% | 17.1% |
| | 2006 Est. Population 10 to 19 Years | 13.9% | 15.6% | 15.1% |
| | 2006 Est. Population 20 to 29 Years | 18.5% | 15.7% | 13.8% |
| | 2006 Est. Population 30 to 44 Years | 23.5% | 23.0% | 24.1% |
| | 2006 Est. Population 45 to 59 Years | 15.8% | 17.2% | 18.4% |
| | 2006 Est. Population 60 to 74 Years | 7.4% | 7.6% | 8.1% |
| | 2006 Est. Population 75 Years Plus | 2.1% | 3.1% | 3.3% |
| | 2006 Est. Median Age | 28.4 | 30.1 | 32.0 |
| MARITAL STATUS & SEX | 2006 Est. Male Population | 50.8% | 50.5% | 50.3% |
| | 2006 Est. Female Population | 49.2% | 49.5% | 49.7% |
| | 2006 Est. Never Married | 22.5% | 22.8% | 21.2% |
| | 2006 Est. Now Married | 57.5% | 59.4% | 63.0% |
| | 2006 Est. Separated or Divorced | 16.0% | 13.6% | 11.5% |
| | 2006 Est. Widowed | 4.0% | 4.3% | 4.3% |
| INCOME | 2006 Est. HH Income \$200,000 or More | 0.9% | 2.7% | 3.7% |
| | 2006 Est. HH Income \$150,000 to 199,999 | 2.0% | 4.2% | 5.4% |
| | 2006 Est. HH Income \$100,000 to 149,999 | 11.1% | 17.6% | 19.8% |
| | 2006 Est. HH Income \$75,000 to 99,999 | 18.3% | 18.9% | 19.4% |
| | 2006 Est. HH Income \$50,000 to 74,999 | 27.8% | 24.2% | 23.4% |
| | 2006 Est. HH Income \$35,000 to 49,999 | 14.1% | 12.6% | 11.5% |
| | 2006 Est. HH Income \$25,000 to 34,999 | 11.7% | 7.6% | 6.4% |
| | 2006 Est. HH Income \$15,000 to 24,999 | 6.8% | 5.8% | 5.2% |
| | 2006 Est. HH Income \$0 to 14,999 | 7.2% | 6.5% | 5.3% |
| | 2006 Est. Average Household Income | \$ 57,208 | \$ 71,040 | \$ 77,251 |
| | 2006 Est. Median HH Income | \$ 59,218 | \$ 69,239 | \$ 74,776 |
| | 2006 Est. Per Capita Income | \$ 18,926 | \$ 22,605 | \$ 25,659 |
| | 2006 Est. Number of Businesses | 115 | 1,291 | 3,086 |
| 2006 Est. Total Number of Employees | 672 | 10,514 | 27,220 | |

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December 2009

| Route 120 & Curran Rd Round Lake, IL | | 1.00 mi radius | 3.00 mi radius | 5.00 mi radius |
|---|--|-------------------------------|-------------------|-------------------|
| RACE | 2006 Est. White Population | 82.0% | 84.4% | 87.2% |
| | 2006 Est. Black Population | 3.3% | 2.5% | 2.2% |
| | 2006 Est. Asian & Pacific Islander | 2.5% | 2.5% | 3.6% |
| | 2006 Est. American Indian & Alaska Native | 0.3% | 0.3% | 0.2% |
| | 2006 Est. Other Races Population | 11.8% | 10.3% | 6.8% |
| HISPANIC | 2006 Est. Hispanic Population | 1,733 | 15,934 | 21,461 |
| | 2006 Est. Hispanic Population Percent | 32.4% | 28.9% | 19.6% |
| | 2011 Proj. Hispanic Population Percent | 35.0% | 31.4% | 22.4% |
| | 2000 Hispanic Population Percent | 25.5% | 23.2% | 15.4% |
| EDUCATION (Adults 25 or Older) | 2006 Est. Adult Population (25 Years or Older) | 3,139 | 32,454 | 66,971 |
| | 2006 Est. Elementary (0 to 8) | 10.6% | 9.3% | 6.1% |
| | 2006 Est. Some High School (9 to 11) | 8.0% | 6.4% | 5.3% |
| | 2006 Est. High School Graduate (12) | 29.9% | 26.0% | 24.5% |
| | 2006 Est. Some College (13 to 16) | 18.7% | 19.4% | 20.3% |
| | 2006 Est. Associate Degree Only | 6.7% | 7.2% | 7.5% |
| | 2006 Est. Bachelor Degree Only | 17.6% | 20.0% | 22.7% |
| | 2006 Est. Graduate Degree | 8.5% | 11.6% | 13.6% |
| | HOUSING | 2006 Est. Total Housing Units | 1,844 | 18,113 |
| 2006 Est. Owner Occupied Percent | | 76.4% | 80.3% | 82.6% |
| 2006 Est. Renter Occupied Percent | | 19.6% | 16.1% | 13.5% |
| 2006 Est. Vacant Housing Percent | | 4.0% | 3.6% | 4.0% |
| HOMES BUILT BY YEAR | 2000 Homes Built 1999 to 2000 | 5.1% | 3.6% | 4.4% |
| | 2000 Homes Built 1995 to 1998 | 22.7% | 14.8% | 18.3% |
| | 2000 Homes Built 1990 to 1994 | 11.2% | 15.3% | 18.2% |
| | 2000 Homes Built 1980 to 1989 | 7.2% | 11.4% | 11.6% |
| | 2000 Homes Built 1970 to 1979 | 20.5% | 20.7% | 15.5% |
| | 2000 Homes Built 1960 to 1969 | 9.3% | 8.9% | 8.0% |
| | 2000 Homes Built 1950 to 1959 | 9.2% | 11.1% | 10.6% |
| | 2000 Homes Built Before 1949 | 14.8% | 14.2% | 13.4% |
| HOME VALUES | 2000 Home Value \$1,000,000 or More | - | 0.0% | 0.1% |
| | 2000 Home Value \$500,000 to \$999,999 | 0.5% | 0.5% | 0.7% |
| | 2000 Home Value \$400,000 to \$499,999 | 0.5% | 0.6% | 1.0% |
| | 2000 Home Value \$300,000 to \$399,999 | 0.2% | 2.0% | 4.4% |
| | 2000 Home Value \$200,000 to \$299,999 | 6.2% | 18.1% | 21.0% |
| | 2000 Home Value \$150,000 to \$199,999 | 28.2% | 21.2% | 25.3% |
| | 2000 Home Value \$100,000 to \$149,999 | 39.1% | 37.5% | 33.0% |
| | 2000 Home Value \$50,000 to \$99,999 | 22.6% | 19.5% | 13.9% |
| | 2000 Home Value \$25,000 to \$49,999 | 2.1% | 0.5% | 0.4% |
| | 2000 Home Value \$0 to \$24,999 | 0.5% | 0.2% | 0.2% |
| | 2000 Median Home Value | \$ 131,830 | \$ 148,429 | \$ 161,155 |
| | 2000 Median Rent | \$ 591 | \$ 601 | \$ 677 |

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December 2009

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| LABOR FORCE | 2006 Est. Labor: Population Age 16+ | 3,910 | 40,081 | 80,273 |
| | 2006 Est. Civilian Employed | 65.7% | 68.3% | 68.6% |
| | 2006 Est. Civilian Unemployed | 6.4% | 4.7% | 4.2% |
| | 2006 Est. in Armed Forces | 0.8% | 0.6% | 0.5% |
| | 2006 Est. not in Labor Force | 27.1% | 26.4% | 26.7% |
| | 2006 Labor Force: Males | 50.6% | 50.2% | 49.9% |
| | 2006 Labor Force: Females | 49.4% | 49.8% | 50.1% |
| OCCUPATION | 2000 Occupation: Population Age 16+ | 2,106 | 23,618 | 45,944 |
| | 2000 Mgmt, Business, & Financial Operations | 11.4% | 14.1% | 16.9% |
| | 2000 Professional and Related | 13.9% | 16.1% | 18.1% |
| | 2000 Service | 15.3% | 13.5% | 11.7% |
| | 2000 Sales and Office | 31.5% | 28.3% | 29.1% |
| | 2000 Farming, Fishing, and Forestry | 0.2% | 0.2% | 0.2% |
| | 2000 Construction, Extraction, & Maintenance | 11.3% | 11.5% | 10.7% |
| | 2000 Production, Transport, & Material Moving | 16.3% | 16.2% | 13.4% |
| | 2000 Percent White Collar Workers | 56.9% | 58.5% | 64.0% |
| 2000 Percent Blue Collar Workers | 43.1% | 41.5% | 36.0% | |
| TRANSPORTATION TO WORK | 2000 Drive to Work Alone | 79.2% | 77.2% | 79.6% |
| | 2000 Drive to Work in Carpool | 11.6% | 14.6% | 12.0% |
| | 2000 Travel to Work by Public Transportation | 5.1% | 3.9% | 3.7% |
| | 2000 Drive to Work on Motorcycle | - | - | 0.0% |
| | 2000 Walk or Bicycle to Work | 1.7% | 1.1% | 1.0% |
| | 2000 Other Means | 0.3% | 0.5% | 0.4% |
| | 2000 Work at Home | 2.1% | 2.7% | 3.4% |
| TRAVEL TIME | 2000 Travel to Work in 14 Minutes or Less | 16.7% | 17.4% | 17.1% |
| | 2000 Travel to Work in 15 to 29 Minutes | 23.9% | 25.0% | 25.0% |
| | 2000 Travel to Work in 30 to 59 Minutes | 43.9% | 41.6% | 42.2% |
| | 2000 Travel to Work in 60 Minutes or More | 15.6% | 16.0% | 15.8% |
| | 2000 Average Travel Time to Work | 34.0 | 32.4 | 32.6 |
| CONSUMER EXPENDITURE | 2006 Est. Total Household Expenditure (in Millions) | \$ 84.8 | \$ 970.7 | \$ 2,129.7 |
| | 2006 Est. Apparel | \$ 1.2 | \$ 14.2 | \$ 31.2 |
| | 2006 Est. Contributions & Gifts | \$ 5.2 | \$ 63.0 | \$ 142.2 |
| | 2006 Est. Education & Reading | \$ 2.2 | \$ 27.4 | \$ 61.7 |
| | 2006 Est. Entertainment | \$ 4.9 | \$ 56.5 | \$ 124.3 |
| | 2006 Est. Food, Beverages & Tobacco | \$ 14.2 | \$ 159.9 | \$ 347.2 |
| | 2006 Est. Furnishings And Equipment | \$ 3.8 | \$ 44.8 | \$ 99.2 |
| | 2006 Est. Health Care & Insurance | \$ 6.2 | \$ 70.1 | \$ 152.6 |
| | 2006 Est. Household Operations & Shelter & Utilities | \$ 26.1 | \$ 299.5 | \$ 657.6 |
| | 2006 Est. Miscellaneous Expenses | \$ 1.5 | \$ 16.6 | \$ 36.1 |
| | 2006 Est. Personal Care | \$ 1.3 | \$ 14.5 | \$ 31.8 |
| | 2006 Est. Transportation | \$ 18.1 | \$ 204.2 | \$ 445.7 |

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