



Railroad Crossing

649-657 Railroad Avenue (Route 134)
Round Lake, Illinois 60073

Retail Center for Lease.

- ✚ Below Market Rent
- ✚ Possible Free Rent.
- ✚ Triple Net Expenses approximately \$2.75 psf/year.
- ✚ Space available ranging from 1,600 square feet to 10,000 square feet.
- ✚ Perfect for Retail, Restaurant, Coffee Shop, Doctor/Dentist office, etc.
- ✚ Total Rehab – Interior & Exterior
 - New Plumbing, Electric (200AMP-Three Phase) and HVAC.
 - Two new Handicap access bathrooms with all new fixtures and ceramic tile in each unit.
 - Painted drywall, cherry wood stained trim work and crown molding.
 - Walls & ceilings insulated for energy efficiency.
- ✚ Outdoor seating available.
- ✚ Ample parking.
- ✚ 700 sf. garage available for extra storage.
- ✚ Center is anchored by the second largest Ace Hardware in the country.
- ✚ Across from Metra station that accommodates over 500 commuters per day.
- ✚ Next to Lakes Bowling Alley which offers leagues and special events throughout day and night.
- ✚ Across from the Round Lake Park District Sports & Cultural Center.
- ✚ Within three miles, population is approximately 62,000.
- ✚ Within three miles, median household income is approximately \$68,700.

**MAGEE,
WALLECK
& ASSOCIATES, INC.**

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