

HORIZON REALTY SERVICES, INC.

LEASING • SALES • PROPERTY MANAGEMENT • CONSTRUCTION • DEVELOPMENT

AVAILABLE PROPERTY



SHOPS OF ROUND LAKE – ROUND LAKE, ILLINOIS Fairfield and Route 134

Location: Just south of Route 134 on Fairfield Road

Total GLA: 9,850 Square Feet

Available Space: 1,330 S.F., 1,480 S.F. and 2,870 end cap

Co-Tenants: Subway, Great Clips, Dental Office

Area Tenants: Chase Bank, CVS

Parking: 55 spaces

Traffic Counts:
10,100 vpd – Route 134
8,300 vpd – Fairfield Road

Signage: New pylon sign just erected.

Drive Through – 1,480 S.F. improved
Restaurant space is available.

Demographics:	<u>1mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	9,904	66,397	121,209
Employees:	1,554	17,073	36,149
Avg. HH Income:	\$76,687	\$80,208	\$83,773
Median Age:	30.1	32.0	34.1

Comments:

This is a newer Center shadowing CVS and Chase Bank off of Route 134. Heavy traffic passes this area with dense new residential development surrounding the site.

BARRY MILLMAN

bmillman@horizonrealtyservices.com

1130 LAKE COOK ROAD • SUITE 280 • BUFFALO GROVE, IL 60089
Phone: 847.870.8585 • Fax: 847.870.1888 • www.horizonrealtyservices.com

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1,480 S.F. AVAIL. WITH DRIVE- THRU	1,590 S.F. Dental Office	1,050 S.F. Great Clips	1,540 S.F. Subway	1,330 S.F. AVAIL. (Former Cleaners)	2,870 S.F. AVAIL. (Divisible)	<i>Cross easements in place</i> CVS
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While this information is deemed correct, no representation is made as to the accuracy thereof. This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.

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