

Round Lake Commons

803-993 ROLLINS RD | ROUND LAKE BEACH, IL



Exclusive Listing Agents

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CBRE

Aerial



- + Tony's Fresh Market and Crunch Fitness Now Open
- + 159,451 SF Center
- + Junior Anchor and Small Shop Opportunities
- + Over 37,300 Vehicles Per Day
- + Traffic Signal at Entrance to Center
- + Over 1 Million SF of Retail at Intersection

Site Plan

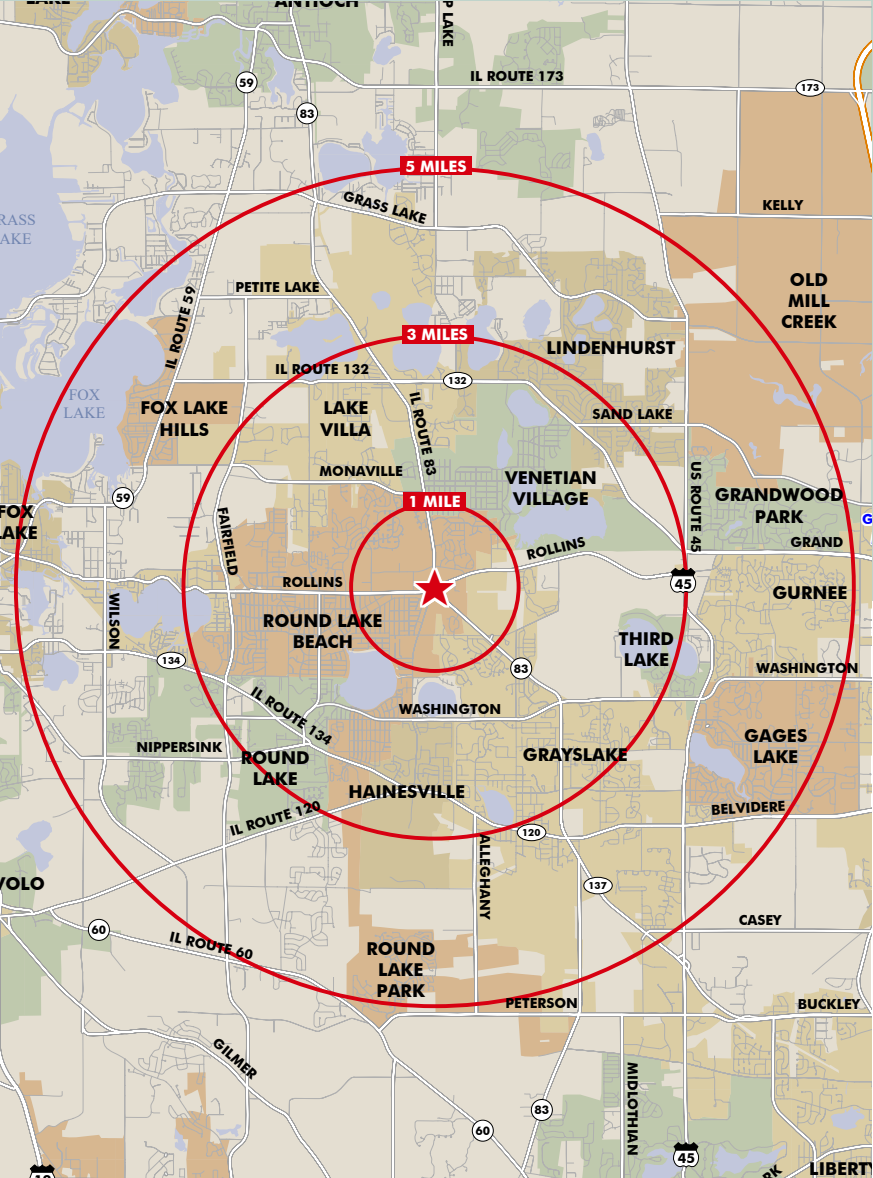
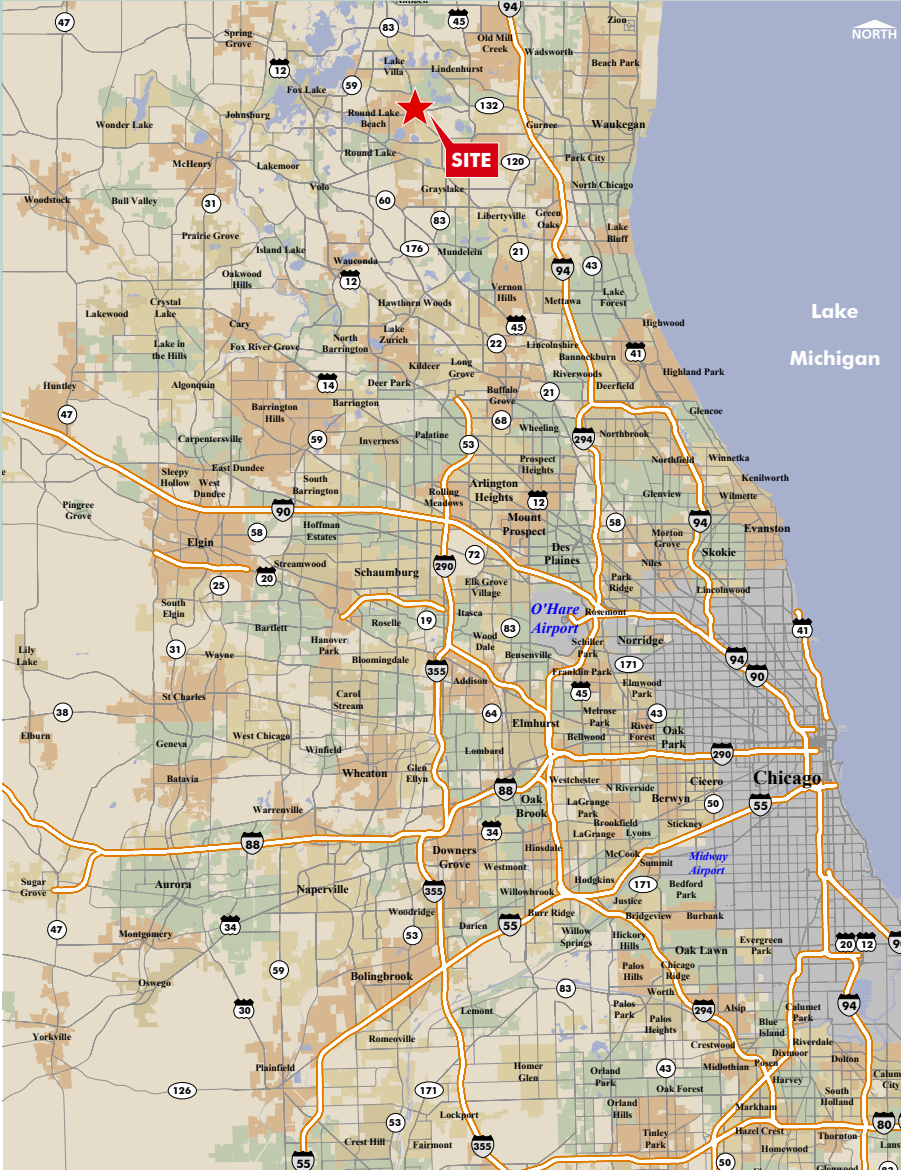
Round Lake Commons
803-993 Rollins Rd. Round Lake Beach, IL

SUITE	TENANT	SF
803	AVAILABLE	1,830
805	AVAILABLE	1,041
807 & 809	Smoker's Hut	1,840
811	Currency Exchange	1,350
813-15	AVAILABLE	8,460
817-19	Crunch Fitness	25,040
825	Consumate Dental	4,033
833	AVAILABLE	5,032
835	Cosmoprof	2,770
837	ProffesioNail	1,987

SUITE	TENANT	SF
839	Penny's	1,489
841	AVAILABLE	1,800
843	Sculpture Barbershop	2,703
845	AVAILABLE	16,868
855	Mrs. V's Restaurant	4,777
857	H&R Block	2,455
965	Tony's Fresh Market	69,577
993	Altius	4,864
Outparcel	7 Brew	± 3,500



Area Overview



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Population	1 Mile		3 Miles		5 Miles		7 Miles	
2024 Population - Current Year Estimate	8,212		74,758		145,265		200,254	
2029 Population - Five Year Projection	7,974		72,718		141,159		195,205	
2020 Population - Census	8,361		76,318		147,809		202,386	
2010 Population - Census	8,523		77,914		148,468		200,430	
2020-2024 Annual Population Growth Rate	-0.42%		-0.48%		-0.41%		-0.25%	
2024-2029 Annual Population Growth Rate	-0.59%		-0.55%		-0.57%		-0.51%	
Households								
2024 Households - Current Year Estimate	2,641		25,746		51,882		73,627	
2029 Households - Five Year Projection	2,643		25,775		51,909		73,861	
2020 Households - Census	2,620		25,720		51,724		72,947	
2010 Households - Census	2,560		25,061		49,923		69,531	
2020-2024 Compound Annual Household Growth Rate	0.19%		0.02%		0.07%		0.22%	
2024-2029 Annual Household Growth Rate	0.02%		0.02%		0.01%		0.06%	
2024 Average Household Size	3.11		2.89		2.79		2.71	
Household Income								
2024 Average Household Income	\$122,863		\$122,750		\$131,347		\$137,456	
2029 Average Household Income	\$139,970		\$140,267		\$150,397		\$157,400	
2024 Median Household Income	\$103,335		\$98,995		\$102,539		\$105,235	
2029 Median Household Income	\$111,565		\$108,685		\$113,140		\$117,200	
2024 Per Capita Income	\$41,843		\$42,384		\$47,180		\$50,628	
2029 Per Capita Income	\$49,126		\$49,851		\$55,645		\$59,659	
Housing Units								
2024 Housing Units	2,711		26,809		54,463		78,096	
2024 Vacant Housing Units	70	2.6%	1,063	4.0%	2,581	4.7%	4,469	5.7%
2024 Occupied Housing Units	2,641	97.4%	25,746	96.0%	51,882	95.3%	73,627	94.3%
2024 Owner Occupied Housing Units	2,319	85.5%	20,054	74.8%	41,516	76.2%	59,040	75.6%
2024 Renter Occupied Housing Units	322	11.9%	5,692	21.2%	10,366	19.0%	14,587	18.7%
Education								
2024 Population 25 and Over	5,532		49,793		98,758		137,610	
HS and Associates Degrees	3,385	61.2%	26,377	53.0%	49,900	50.5%	68,005	49.4%
Bachelor's Degree or Higher	1,691	30.6%	17,158	34.5%	40,166	40.7%	59,585	43.3%
Places of Work								
2024 Businesses	230		1,679		3,384		5,727	
2024 Employees	3,185		17,683		39,458		73,974	



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