

724 W. ROLLINS RD.

724 W. ROLLINS RD., ROUND LAKE BEACH, IL 60073

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 724 W Rollins Rd in Round Lake Heights, IL. This well-managed retail or office space has strong visibility on the SW corner of W Rollins Road & N Lotus Drive. This is a great location in one of the highest traffic areas in town. The property boasts over 70 parking spaces. This building has been a retail staple of the Round Lake community for 40+ years and offers landmark recognition & captivating signage. The building is a proven retail winner next to major traffic drivers like Dairy Queen, AutoZone, Big Lots, Walgreens & more. Give our team of Lake County leasing experts a call at 847-904-9200 or fill out our contact form to get more info about this available property. This is a textbook opportunity to expand your business or franchise in Round Lake Heights, Illinois.

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	1
Available SF:	
Building Size:	3,963 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,279	24,255	49,534
Total Population	15,780	70,843	131,291
Average HH Income	\$73,803	\$92,319	\$94,413

SPACES

LEASE RATE

SPACE SIZE

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com

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ADDITIONAL PHOTOS



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LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
724 W Rollins Rd	Rightway Automotive	3,963 SF	NNN	-	-

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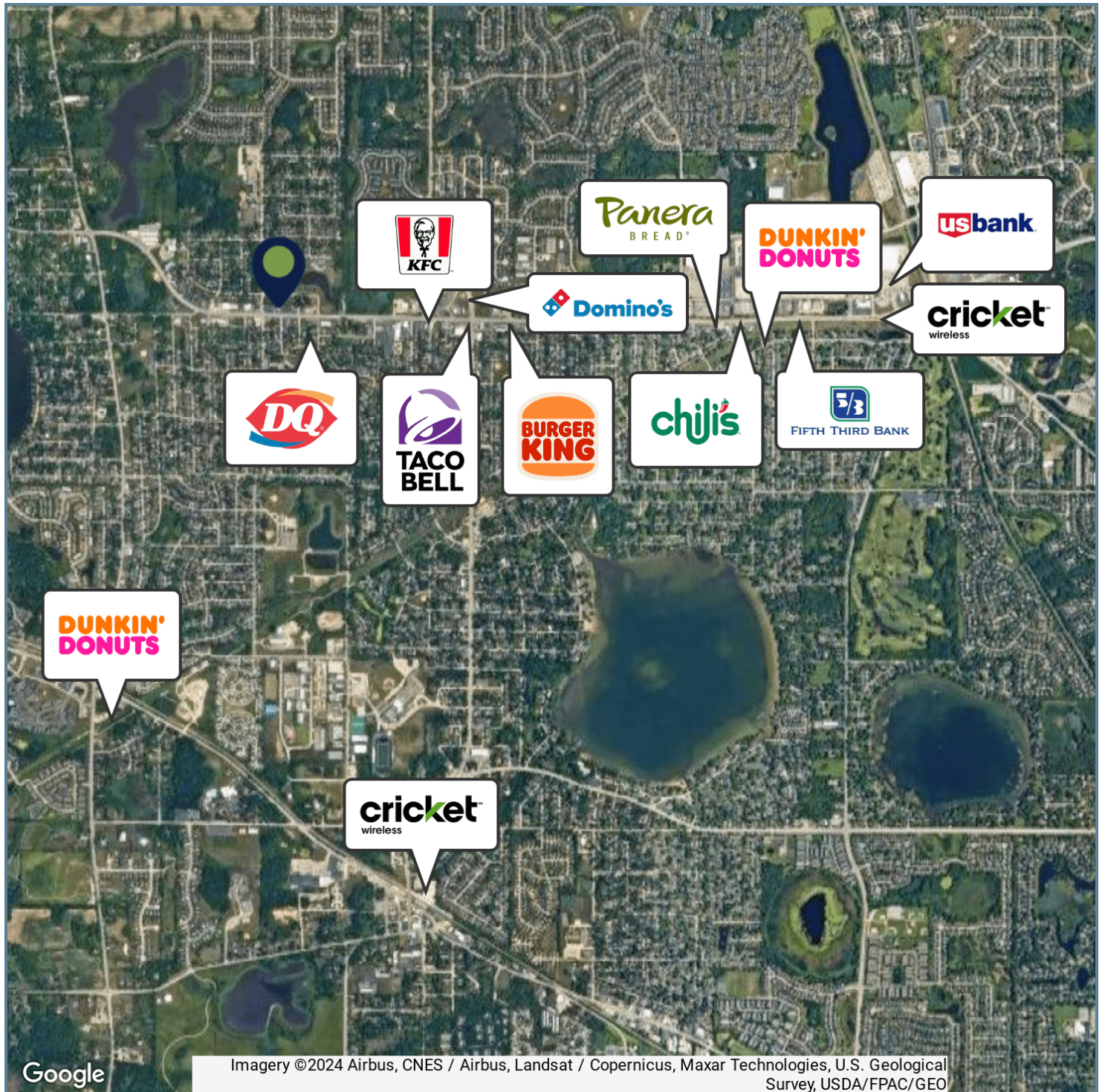
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RETAILER MAP



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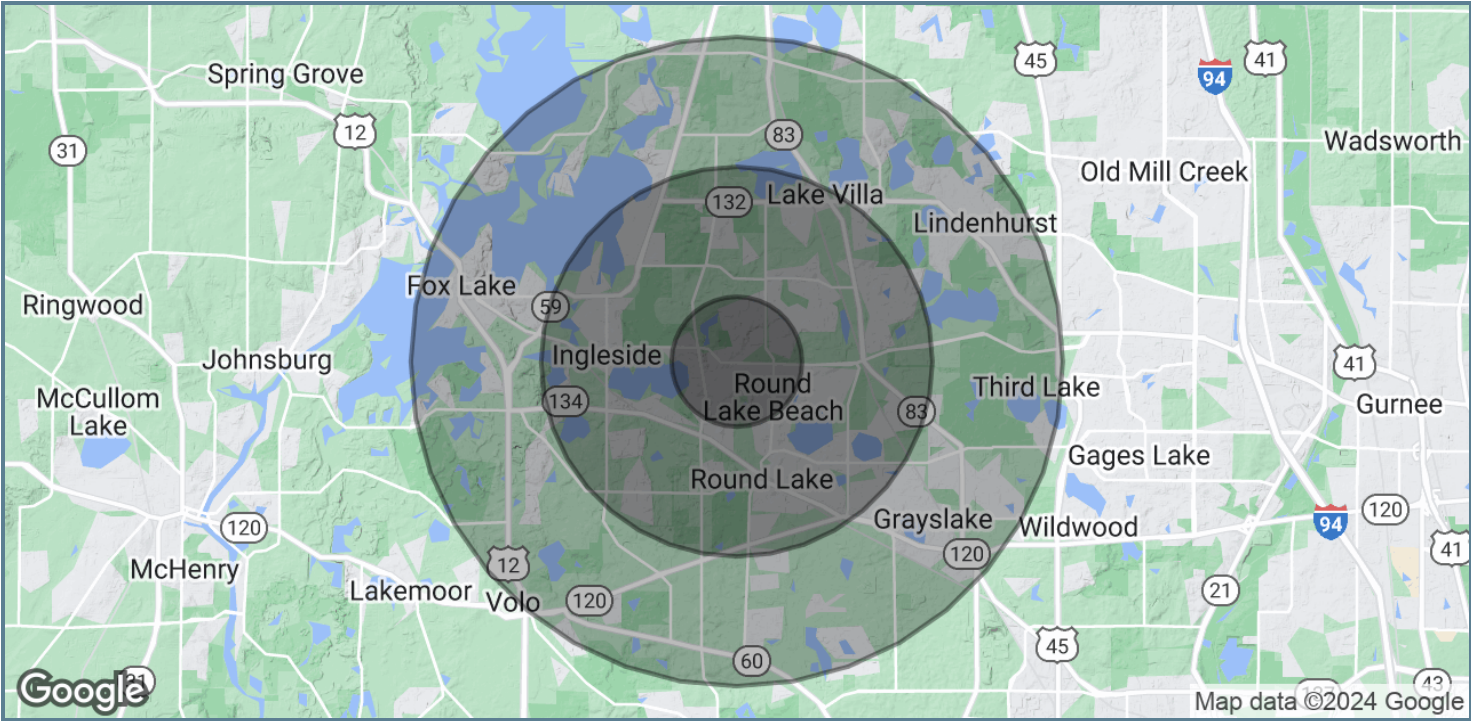
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,780	70,843	131,291
Average Age	33.4	35.6	37.8
Average Age (Male)	30.1	33.9	36.1
Average Age (Female)	36.1	37.2	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,279	24,255	49,534
# of Persons per HH	3.0	2.9	2.7
Average HH Income	\$73,803	\$92,319	\$94,413
Average House Value	\$134,483	\$171,647	\$192,319

* Demographic data derived from 2020 ACS - US Census

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LEGACY
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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

