



Property Profile

Space Available	Flexible sizes up to 6,700 SF on 1.1 AC lot
Area Retailers	Walmart Supercenter, Home Depot, Subway
Traffic Counts	15,400 VPD (IL Route 83) 10,800 VPD (Monaville Road)

Demographics

	1 mile	3 miles	5 miles
Population	8,763	61,907	133,473
Average HHI	\$100,184	\$86,775	\$92,209
Households	2,898	19,992	45,339
Employment	1,830	18,277	39,138

Property Highlights

- Walmart Supercenter outlot available at lighted intersection on busy Illinois Route 83 (15,400 VPD)
- Lot is available for purchase, build-to-suit, or with multi-tenant small shop retail space up to 6,700 SF
- Monument signage possible on Route 83

Contact

Michael Havdala
 p 312.458.4318
 mhavdala@hsacommercial.com



Development By



AVAILABLE Small Shop Retail on Busy Route 83 in Front of Walmart

NWC IL Route 83 & Engle Drive | Round Lake Beach, Illinois

Conceptual Site Plan + Elevations

