

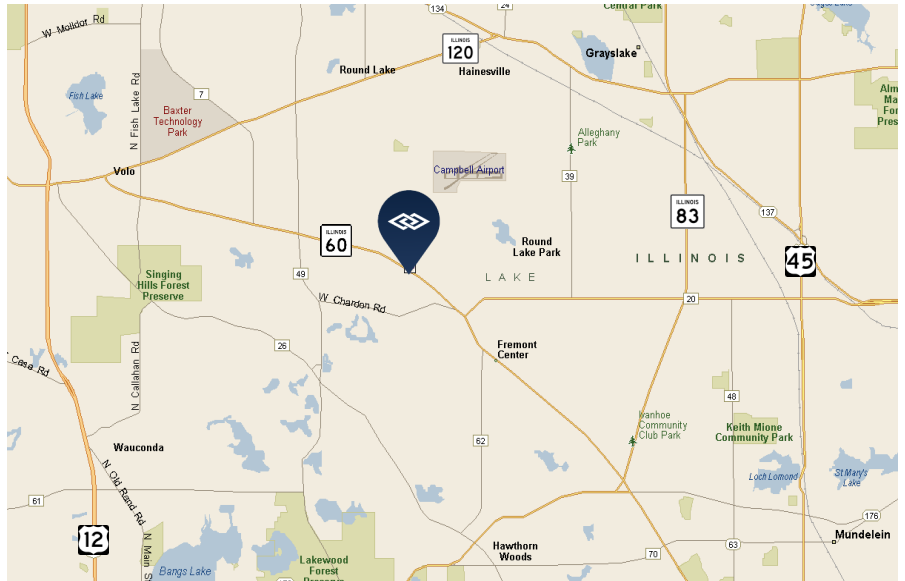
20 ACRE LAND SITE AVAILABLE FOR SALE

23379 W. STATE ROUTE 60, ROUND LAKE, ILLINOIS



FEATURES

- ±20 acres available for sale
- Outstanding development potential in Lake County
- Flexible development options for path of growth land
- Low Lake County real estate taxes
- Sale Price: \$2,800,000

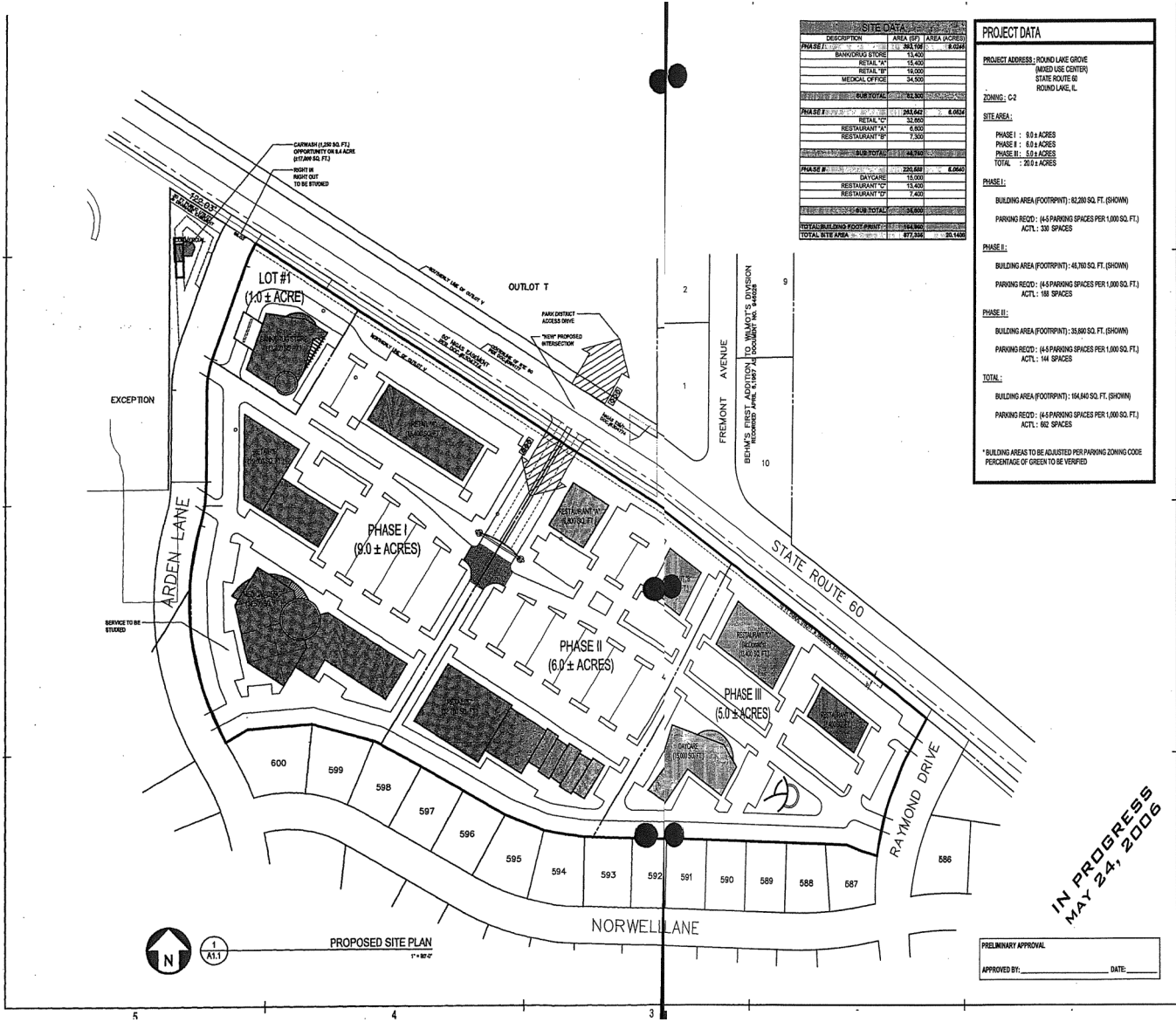


**FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:**

NOEL S. LISTON
Principal
nliston@darwinrealty.com

20 ACRE LAND SITE AVAILABLE FOR SALE

23379 W. STATE ROUTE 60, ROUND LAKE, ILLINOIS



SITE DATA		
DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
PHASE I (9.0 ± ACRES)		
BANQUET SPACE	14,400	
RETAIL "A"	14,400	
RETAIL "B"	14,400	
MEDICAL OFFICE	14,400	
PHASE II (6.0 ± ACRES)	252,000	5.802
RETAIL "A"	52,800	
RESTAURANT "A"	8,800	
RESTAURANT "B"	7,200	
PHASE III (5.0 ± ACRES)	252,000	5.802
DAYCARE	15,000	
RESTAURANT "C"	13,400	
RESTAURANT "D"	7,400	
PHASE I + II + III SUB-TOTAL	562,800	12.406
RETAIL BUILDING FOOTPRINT	114,400	2.614
TOTAL SITE AREA	671,200	15.448

PROJECT DATA

PROJECT ADDRESS: ROUND LAKE GROVE
 (MIXED USE CENTER)
 STATE ROUTE 60
 ROUND LAKE, IL

ZONING: C2

SITE AREA: 20.3 ACRES

PHASE I: 9.0 ± ACRES
 PHASE II: 6.0 ± ACRES
 PHASE III: 5.0 ± ACRES
 TOTAL: 20.3 ACRES

PHASE I:
 BUILDING AREA (FOOTPRINT): 62,200 SQ. FT. (SHOWN)
 PARKING RECD: (44 PARKING SPACES PER 1,000 SQ. FT.)
 ACTL: 33 SPACES

PHASE II:
 BUILDING AREA (FOOTPRINT): 48,760 SQ. FT. (SHOWN)
 PARKING RECD: (44 PARKING SPACES PER 1,000 SQ. FT.)
 ACTL: 158 SPACES

PHASE III:
 BUILDING AREA (FOOTPRINT): 41,040 SQ. FT. (SHOWN)
 PARKING RECD: (44 PARKING SPACES PER 1,000 SQ. FT.)
 ACTL: 148 SPACES

TOTAL:
 BUILDING AREA (FOOTPRINT): 154,000 SQ. FT. (SHOWN)
 PARKING RECD: (44 PARKING SPACES PER 1,000 SQ. FT.)
 ACTL: 662 SPACES

*BUILDING AREAS TO BE ADJUSTED PER PARKING ZONING CODE PERCENTAGE OF GREEN TO BE VERIFIED

BEERS ARCHITECTS & PLANNERS

64 W. BEESBACH RD.
 ARLINGTON HEIGHTS
 ILLINOIS, 60005
 TEL: 847.258.0426
 FAX: 847.640.9398
 INFO@BEERSARCHITECTS.COM

CERTIFICATION

I hereby certify that these documents have been prepared and that I am a duly licensed architect in the State of Illinois and that I am the author of the design and content of these drawings and that I am not providing any services for which I am not licensed.

EXPIRES: 11/02/2008

STATE OF ILLINOIS
 ARCHITECTS & PLANNERS

SIGNATURE: _____ DATE: _____

PROJECT: ROUND LAKE GROVE MIXED USE CENTER
 LAKE COUNTY, IL

BEERS ARCHITECTS & PLANNERS

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ISSUE RECORD:

NO.	DATE	DESCRIPTION

SHEET TITLE:
 PROJECT DATA
 SITE PLAN

PROJECT NUMBER: 06-002
DRAWN BY: JAC
CHECKED BY: JAC
SHEET NUMBER: A1.1
 ROUND LAKE GROVE

IN PROGRESS
 MAY 24, 2006

PRELIMINARY APPROVAL
 APPROVED BY: _____ DATE: _____

FOR ADDITIONAL INFORMATION, PLEASE CONTACT: **NOEL S. LISTON**
 Principal
 nliston@darwinrealty.com

970 N. Oaklawn Avenue, Suite 100 | Elmhurst, IL 60126 | Tel: 630-782-9520 | Fax: 630-782-9531 | www.darwinrealty.com

Submitted subject to error, change in status, or withdrawal without notice.