

Village of Round Lake

The Village of Round Lake has a current population of 18,289. Retail centers and outlots are immediately available for viable businesses. Round Lake is seeking restaurants, grocery stores and other prime retailers to serve our residents.

With many Village owned sites available for purchase, the Village of Round Lake is truly an investor's destination for unique development opportunities. By offering many of its highly visible and pad ready municipal owned sites, Round Lake is launching a bold public & private initiative to promote planned

developments with once in a lifetime incentive opportunities to investors with the wherewithal to bring commercial and mixed use investment to these sites. Please contact us to find out more about these unique and valuable site opportunities!

The Village Officials and Staff welcome you to be a part of our economic growth and thank you for considering Round Lake for the development, expansion or revitalization of your business.

1-Cedar Lake and Bacon Road



BUILD OUT POTENTIAL SITE	
TOTAL AREA -	+/- 12 acres
COMMERCIAL:	+/- 7.5 acres
RESIDENTIAL:	+/- 4.5 acres
BLDG. SQ. FT. -	+/- 105,000 to 115,000
COMMERCIAL:	+/- 33,000 - 43,000 sq. ft.
RESIDENTIAL:	+/- 72,000 sq. ft.
TOTAL PARKING -	330 spaces
COM. RATIO:	5.8 to 7.6 /1,000 bldg. sf.
RES. RATIO:	1.0 spaces/suite

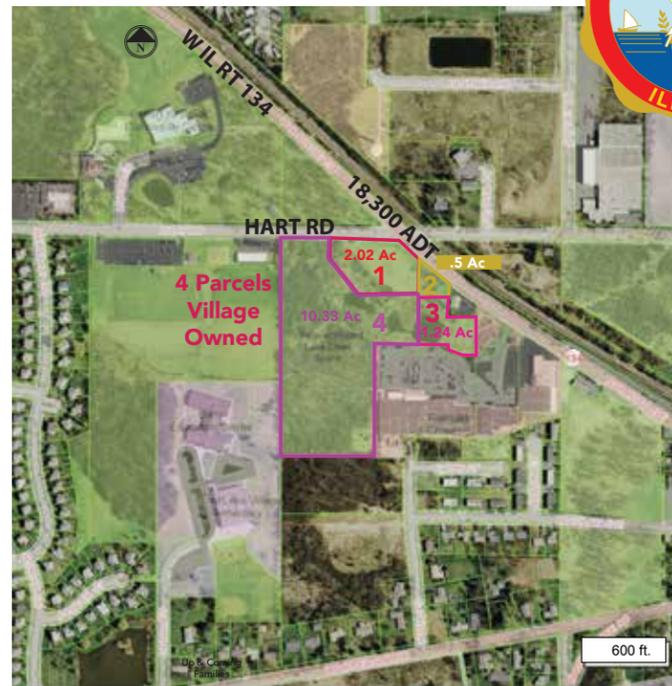
Contact:
Village Representative - Gino Devivo
815-519-7549 or email: gino.ed.rl@gmail.com

- Targets:**
- Fuel Stations
 - Restaurants (Fast Food)
 - Convenience Retail
 - Pharmacy
 - Office
 - Medical
 - Auto Dealerships

- Other:**
- Pad Ready Sites
 - STRONG Incentive Potential
 - Village Owned

Drivetime Minutes from Site	5min	10min	15min	Purchasing Potential & Market Demand	5min	10min	15min
Median Household Income	\$78,055	\$76,353	\$81,099	% White Collar	60.9%	61.5%	64.3%
Median Age	33.5	35.4	37	#1 Tapestry Consumer Segment	Up & Coming Families	Up & Coming Families	Soccer Moms
% Owner Occupied Home	81.6%	77.3%	75.3%	Total Retail \$ Potential Unmet	\$92 mil	\$584 mil	\$293 mil
% Renter Population	15.8%	17.7%	18.7%	Total Food & Drink \$ Unmet Demand	\$12 mil	\$87 mil	\$142 mil
				% Hispanic Population	20.3%	26.0%	20.9%

2-Route 134 & Hart Road



- Targets:**
- Fuel Stations
 - Restaurants (Fast Food)
 - Convenience Retail
 - Pharmacy
 - Office/Mixed Use
 - Medical
 - Auto Dealerships
- Other:**
- STRONG Incentive Potential
 - Village Owned
 - Commercial/Mixed Acre Site

Purchasing Potential & Market Demand	5min	10min	15min
% White Collar	47%	59.6%	64%
#1 Tapestry Consumer Segment	Up & Coming Families	Up & Coming Families	Soccer Moms
Total Retail \$ Potential Unmet	\$167 mil	\$471.6 mil	\$448.45 mil
Total Food & Drink \$ Unmet Demand	\$14.9 mil	\$67.4 mil	\$122.8 mil

Drivetime Minutes from Site	5min	10min	15min
2015 Population	29,852	101,095	184,364
Projected 2020 Population	29,844	101,914	186,119
2015-2020 Annual Population Growth Rate	-0.1%	0.16%	0.19%
Median Household Income	\$57,454	\$72,658	\$78,977
Median Age	31.8	34.5	36.8
% Owner Occupied Home	69%	75%	75%
% Renter Population	23%	19%	18%

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3-Corner of 120 & Wilson Road



- Targets:**
- Fuel Stations
 - Restaurants (Fast Food)
 - Convenience Retail
 - Pharmacy
 - Office/Mixed Use
 - Medical
 - Auto Dealerships
- Other:**
- STRONG Incentive Potential
 - Village Owned
 - Commercial/Mixed Acre Site

Purchasing Potential & Market Demand	5min	10min	15min
% White Collar	66%	60%	64%
#1 Tapestry Consumer Segment	Up & Coming Families	Up & Coming Families	Soccer Moms
Total Retail \$ Potential Unmet	\$146 mil	\$412 mil	\$598 mil
Total Food & Drink \$ Unmet Demand	\$19 mil	\$66 mil	\$143 mil

Drivetime Minutes from Site	5min	10min	15min
2015 Population	17,207	92,075	208,869
Projected 2020 Population	17,832	93,186	210,932
2015-2020 Annual Population Growth Rate	0.65%	0.24%	0.20%
Median Household Income	\$83,822	\$69,681	\$79,192
Median Age	34	34.8	37.2
% Owner Occupied Home	82%	74%	75.8%
% Renter Population	15.4%	20%	18%

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