

**Lake County Shopping Center  
Sweetwater Crossing  
28,721 Square Feet**



**2159 N. Route 83, Round Lake Beach, IL**

**Sweetwater Crossing is a 28,721 square foot shopping center located just a few blocks north of Rollins Road at a stoplight intersection and across the street from the new Home Depot. There are 12 stores that are anchored by First Steps Nursery School and the famous Lovin' Oven restaurant. The center is surrounded by hundreds of new homes built in the past 5 years. This center is 100% occupied. A solid investment, financing is in place of 6% for another 7 years!**

**Potential Gross Income: \$527,472**

**Potential Net Income: \$460,472**

**Price: \$5,950,000**

**Contact Don Glyman**

**847-615-1200**

**Confidential rent roll available upon request**