

1891 2nd St., Highland Park, IL

\$675,000



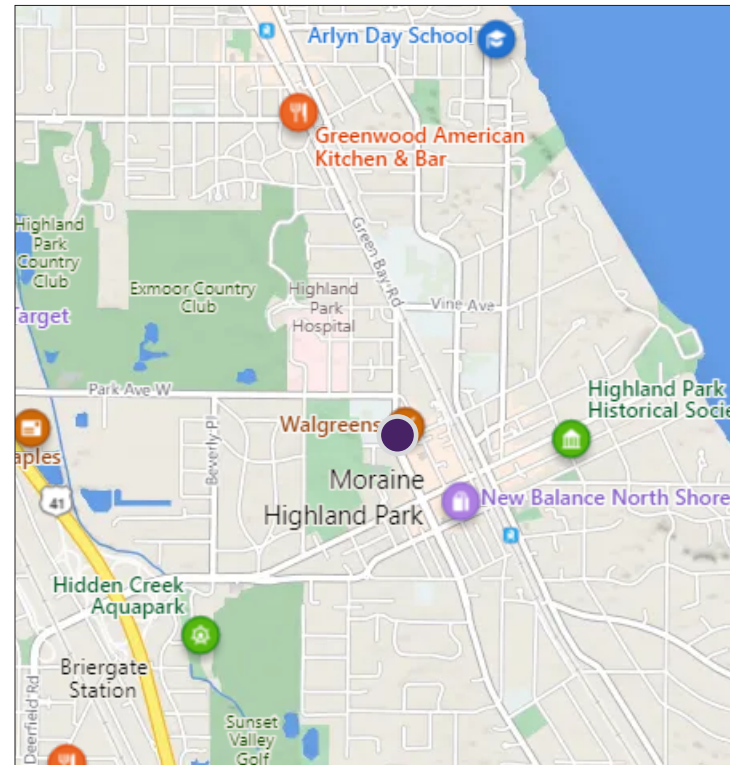
Property Highlights

- 2,337 SF retail/office property
- Numerous improvements include new HVAC, roof, tuck pointing, UV filter and sprinklers
- Located in the heart of Highland Park
- Ample parking in rear
- Perfect opportunity for a user or developer
- Retailers in the area: Starbucks, Walgreens, Orangetheory Fitness, Pottery Barn, McDonald's, Potbelly, Sunset Foods and more
- Land Area: 6,752 SF
- Zoning: B-5- Central Business District with overlay zone of CDRO
- Traffic count: 11,150 vehicles daily
- Taxes (2022): \$9,471

Property Overview

Available for sale is a 2,337 square foot commercial property, situated on a 6,752 square foot site in Highland Park, Illinois. This offering is the perfect opportunity for a user or investor to own a highly visible property on one of the main commercial thoroughfares. The current zoning allows for both commercial and ground floor residential. Situated in the heart of Highland Park's Central Business District, this location benefits from easy access to public transportation, the Metra train station and the Edens Expressway.

Highland Park is an affluent suburb located approximately 25 north of Chicago in the North Shore. Highland Park's downtown is home to numerous local boutiques, restaurants, businesses and a growing residential community with close to 400 new units recently constructed or currently under construction.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	10,116	49,514	101,406
Households	4,120	18,443	36,677
Average HH Income	\$154,091	\$166,516	\$176,072

Susan B. Silver
Executive Director
(312) 338 - 3001
ssilver@mpirealestate.com

mpirealestate.com

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