

MILLENNIUM 2nd Generation Restaurant with PROPERTIES R/E Outdoor Seating in Highland Park

1899 2nd St., Highland Park, IL

\$24.00/SF NNN



Property Highlights

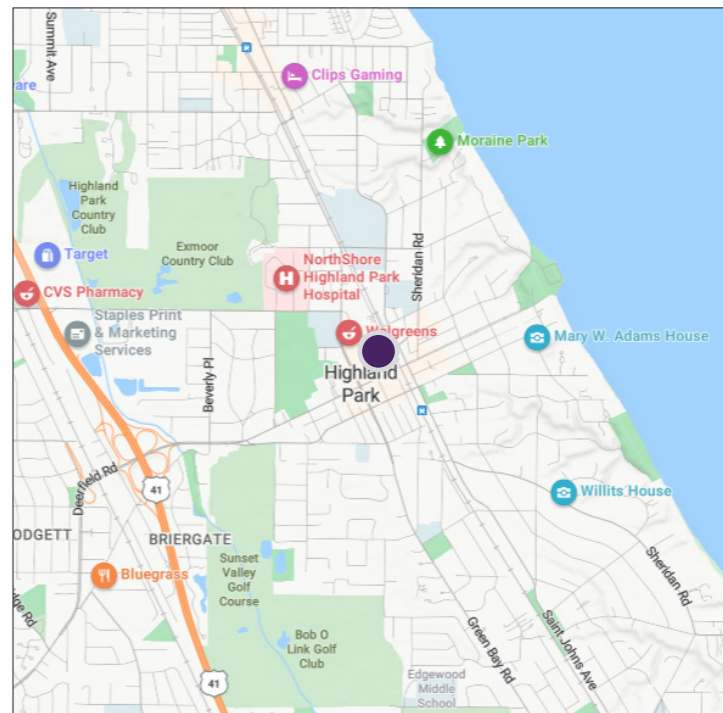
- 7,000 SF retail space
 - Turnkey second generation restaurant with al fresco dining, private patio and two banquet rooms
- Situated in the heart of downtown Highland Park
- Flexible layout and outdoor seating offers unique dining experience
- Nearby attractions: Renaissance Theater, Walgreen's, Pottery Barn, Dunkin', Love's, McDonald's, Walker Brothers Original Pancake House, plus a multitude of high-end restaurants, theaters, gyms, chic boutiques and spas
- Land area: 7,405 SF
- Zoning: B-5
- Traffic count: 11,150 vehicles daily
- CAM/Taxes: \$3.00/SF
- Taxes (2021): \$26,574.66

Please do not disturb tenant

Property Overview

Available for lease is a 7,000 square foot retail unit, plus basement, currently used for storage in downtown Highland Park. The space features outdoor seating on sidewalk and a private patio, plus two banquet rooms that can be combined to accommodate up to 200 guests. The space offers a one-of-a-kind experience for parties, meetings, showers, Bar/Bat Mitzvahs and weddings. This location benefits from its proximity to the central business district as well as the numerous shops and boutiques, restaurants and public transportation.

Highland Park is an affluent suburb located in approximately 25 miles north of Chicago in the North Shore. The city has a vibrant downtown with shopping, restaurants and more.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	10,023	51,872	105,409
Households	4,120	19,323	38,219
Median Income	\$128,846	\$141,704	\$151,888

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

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.