

1907 2nd St., Highland Park, IL

\$695,000



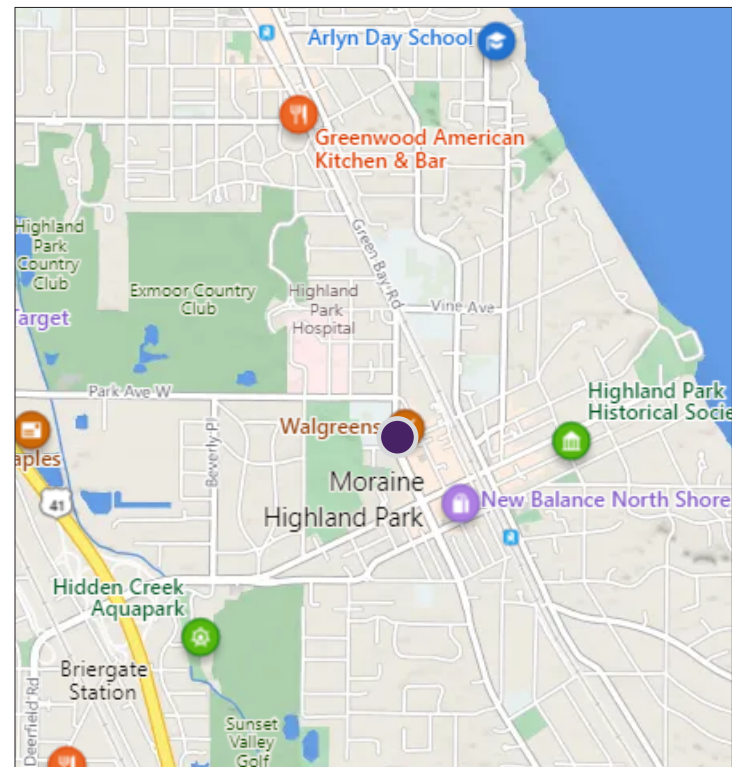
Property Highlights

- 2,432 SF brick mixed-use building
 - First floor: State Farm Insurance Agency
 - Second floor: 2-bedroom, 1 bath apartment
- Annual gross income: \$35,340
- Perfect opportunity for an investor or developer
- Retailers in the area: Starbucks, Walgreens, Orangetheory Fitness, Pottery Barn, McDonald's, Potbelly and more
- Land Area: 7,500 SF
- Zoning: B-5- Central Business District with overlay zone of CDRO
- Traffic count: 11,150 vehicles daily
- Taxes (2020): \$8,485.46

Property Overview

Available for sale is a 2,432 square foot mixed-use building, situated on a 7,500 square foot site in Highland Park, Illinois. This offering is the perfect opportunity for a developer or investor as the property features office space on the ground floor and a two-bedroom, one bath unit on the second floor. 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 the dynamic downtown which features numerous upscale retailers including Anthropologie, Bluemercury, Pottery Barn, Starbucks, Landmark Renaissance Cinema, Lou Malnati's Sunset Foods and Walgreens.

This site has easy access to public transportation, the train and the Edens Expressway. 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	9,199	47,392	98,265
Households	3,744	17,665	35,484
Median Income	\$124,145	\$144,467	\$151,688

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