

# MILLENNIUM PROPERTIES R/E *For Sale: Office Building in Downtown Highland Park*

734 Central Ave., Highland Park, IL

**\$1,395,000**



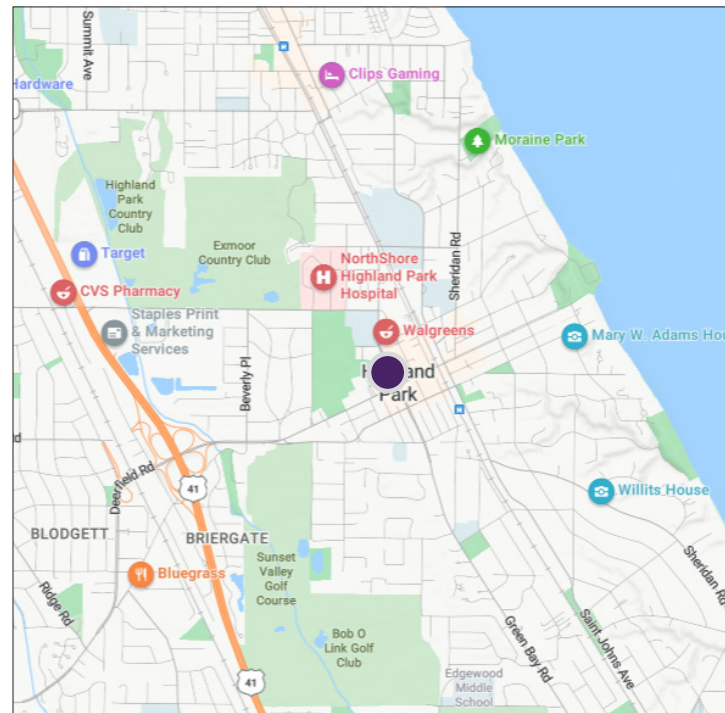
## Property Highlights

- 9,600 SF two-story office building
- Fully built-out basement
- First and second floors are improved with flexible layouts including numerous private offices and conference rooms
- Long-term tenants include a law firm and a travel agency
- Highly visible signage
- Fully sprinklered
- Dedicated parking in rear for 14 cars
- Excellent visibility near the busy intersection of Central Ave & Green Bay Rd
- Perfect user or developer opportunity
- Nearby attractions: Walgreen's, Pottery Barn, Dunkin', McDonald's, Walker Brothers Original Pancake House, plus a multitude of high-end restaurants, theaters, gyms, chic boutiques and spas
- Land area: 10,000 SF
- Zoning: B4-5
- Traffic count: 14,232 vehicles daily
- Taxes (2022): \$28,474.82

## Property Overview

Available for sale is a 6,400 square foot two-story office building with full finished basement on a 10,000 square foot site. Situated at the corner of Central and McGovern Avenues, the property has excellent visibility and benefits from its location on the main thoroughfare in Highland Park. The first floor is currently occupied by Trans World Travel and the second floor is occupied by Chausow Shafer P.C, a long-term tenant currently on a month-to-month lease. The property also has the potential for residential redevelopment with city approval. This location benefits from its proximity to the central business district as well as the numerous shops, restaurants and public transportation. Area features significant barriers to entry, with few available sites for purchase.

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

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