

1221 Lake Cook Rd., Highland Park, IL

\$3,450,000



Property Highlights

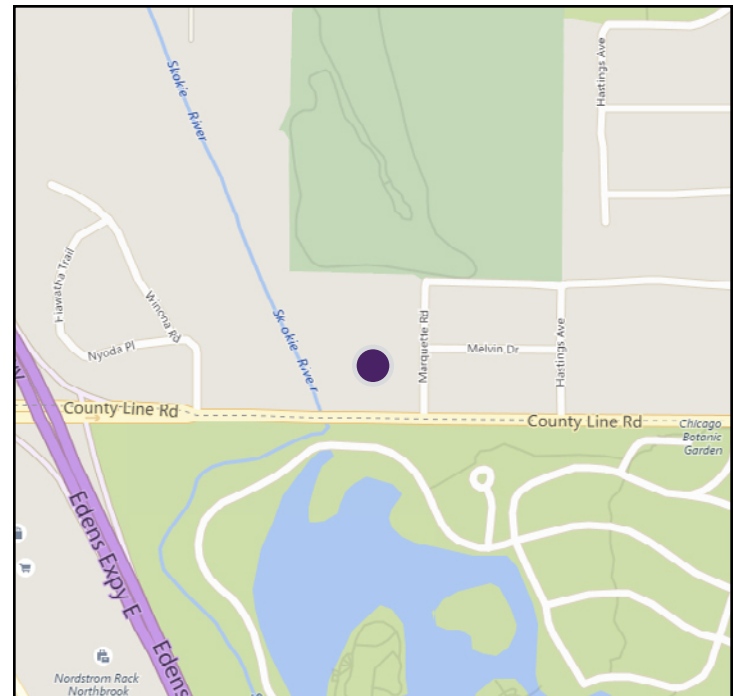
- 30,000 SF religious facility
- Built out with 400+ seat worship area, social hall, classrooms, offices and commercial kitchen
- Potential for school or religious organization to use as-is
- Potential residential redevelopment – 20 homes under current zoning
- Northmoor Golf course frontage
- Opportunity to increase redevelopment site to 6.35 acres
- Close to Chicago Botanic Garden, Metra, shopping and dining
- Just off Edens (I-94), Skokie Hwy.
- Land Area: 5.6 acres
- Zoning: R5, moderate density

Property Overview

The Lakeside Congregation is a 30,000 square foot religious facility on a 5.6 acre campus. The facility is built-out with a worship area with upwards of 400 seats, a social hall, several different gathering places. There is also a school facility including classrooms, offices and a commercial kitchen. The property has great potential for a new religious organization or a school to move into the existing facility with minimal changes. The large site also offers a unique opportunity to redevelop a large site in Highland Park. Under the current zoning, up to 20 homes can be built on the site; there is also an opportunity to increase the size of the site to 6.35 acres.

Highland Park is an affluent suburb located in approximately 25 miles north of Chicago in the heart of the North Shore.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	4,849	54,970	134,948
Growth 2018-2023	0.58%	0.01%	(0.13%)
Households	1,883	20,905	50,344
Median Income	\$124,173	\$142,906	\$136,143



Daniel J. Hyman
Chairman and CEO
(312) 338 - 3003
dhyman@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.