

1950 Sheridan Rd., Highland Park, IL

**\$1,875,000**



## Property Highlights

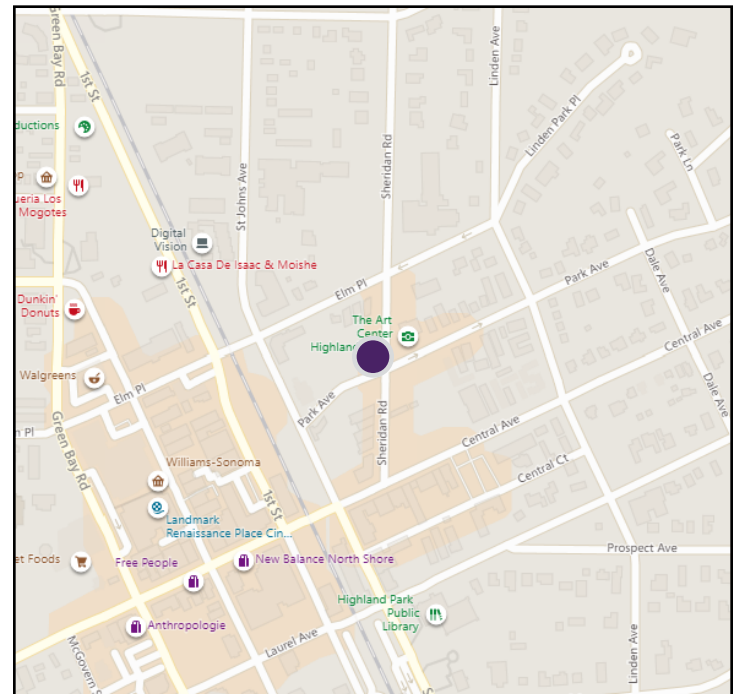
- 11,500 GSF office building
- Two story building in downtown Highland Park
- At corner of Park and Sheridan
- Great corner with tons of potential
- Opportunity to redevelop as retail, office or mixed-use building
- Potential for up to 35 residences
- Rehab as single tenant office
- Approximately 3 blocks from Metra
- Opportunity for user or developer
- Close to restaurants, shopping
- Short distance from Lake Michigan
- Land Area: 23,585 SF
- Zoning: B5, central business

## Property Overview

A two story office building in downtown Highland Park is available for sale. The 11,500 square foot building is currently divided for multiple tenants and can be rehabbed as a single tenant office. At the corner of Park and Sheridan Rd., the property has great potential as a redevelopment site as well. The site could be redeveloped as retail, a mixed-use building or as a new office. Approximately three blocks from the Metra station, this property is a great location in a desirable suburban downtown, close to shopping, dining and more. The property is also a few blocks from Lake Michigan, making it a key location for residents and businesses.

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	9,083	44,763	96,578
Households	3,674	16,723	34,904
Median Income	\$103,902	\$127,637	\$143,373



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