

1913-15 Sheridan Road, Highland Park, IL

Price Upon Request



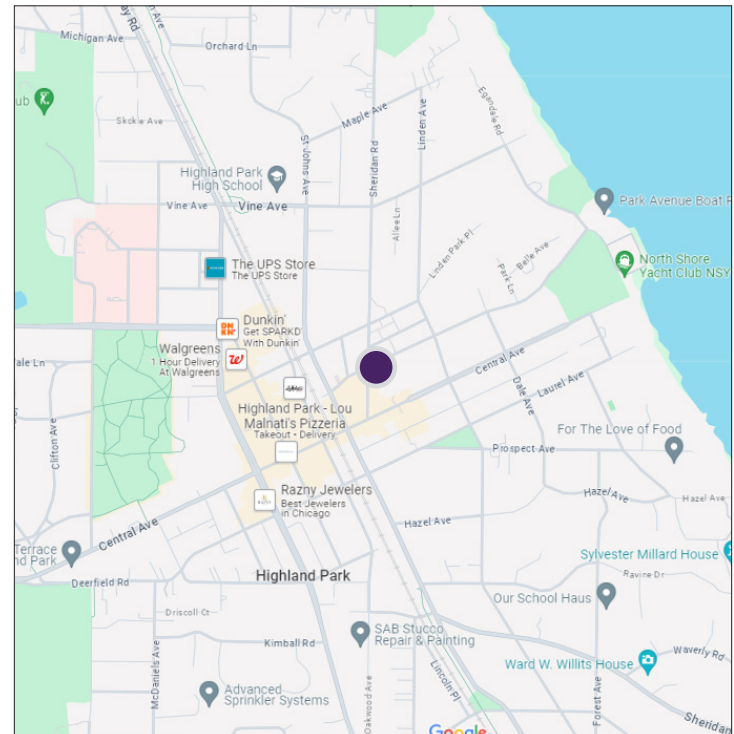
Property Highlights

- Two-story building, with an elevator
 - First floor retail with commercial above plus an 1,800 SF basement
- The front portion of the first floor is a show-room and the back section is comprised of offices, a kitchen, a full bathroom and high-end appoints
- Second floor is prepared for your buildout
- Improvements include, security system, HVAC, windows, electrical, plumbing, roof, facade and sprinkler system
- Heated, two-car garage plus storage
- Parking for nine cars
- Retailers in the area: Starbucks, Walgreens, Orangetheory Fitness, Pottery Barn, McDonald's, Potbelly, Sunset Foods and more
- Lot size: 9,139 SF
- Zoning: B-5, part of overlay district.
- Taxes (2023): \$37,145.28

Property Overview

This two-story, plus basement commercial building located in downtown Highland Park is available for sale. Completely rehabbed in 2007, this 8,750 square foot property is situated near the corner of Sheridan Road and Central Street. This offering is the perfect opportunity for a user or investor to own a highly visible property on one of the main commercial thoroughfares. Located in the heart of Highland Park's Central Business District, this property benefits from easy access to public transportation, the Metra train station and the Edens Expressway.

Highland Park is an affluent suburb located approximately 23 miles north of Chicago in the heart of the North Shore. The suburb is known for its vibrant downtown business district, numerous local boutiques, restaurants, a growing residential community with close to new or recently constructed units and is home to the Ravinia Festival.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	9,602	45,859	97,863
Households	3,904	17,115	35,374
Average Income	\$129,891	\$143,292	\$151,779

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