

600-616 Laurel Ave., Highland Park, IL

**\$2,100,000**



## Property Highlights

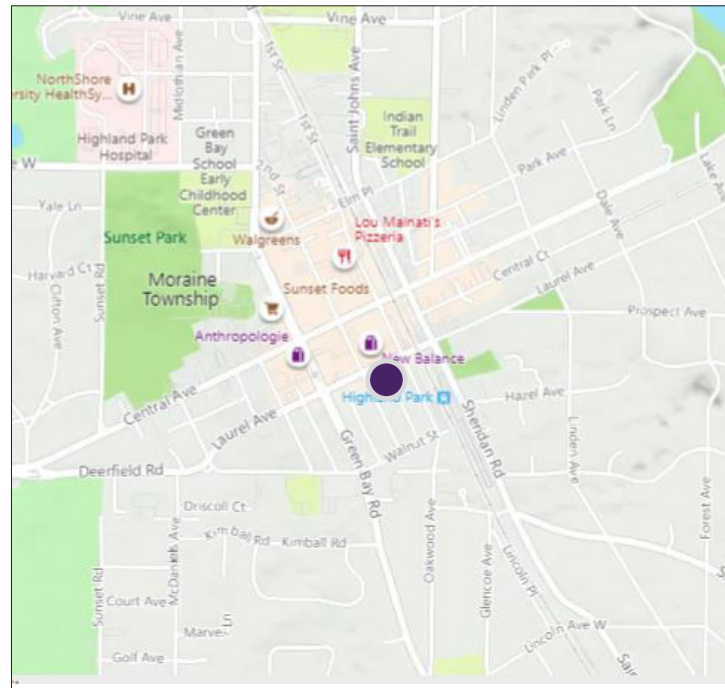
- 14,000 SF mixed-use building
  - Four retail units
  - Two, 2-bedroom, 1 bath units
  - Two-story lofted office space with offices, conference room, kitchens and open space
- In-place income with upside potential
- User or investor opportunity
- Tenants include an acupuncture practice, a hair salon, a nail salon and pilates studio
- Two parking spaces
- Highly visible location in the heart of downtown Highland Park
- In close proximity to the MetraRail station with access to US Rte 41
- Traffic count: 10,215 vehicles daily
- Land area: 7,405 SF
- Zoning: B-5 - Business District
- Taxes (2023): \$38,718.86

## Property Overview

Available for sale is a 14,000 square foot, two-story mixed-use property in the heart of downtown Highland Park. This offering is the perfect opportunity for a user or investor. The building is in excellent condition with a partially decked roof and numerous recent upgrades including a new roof, windows, and hot water heater. The two-story loft office space was completely rehabbed in 2017. Retail in the area include DeNuccis Restaurant, Bluemercury, Target, Eileen Fisher, NIC + ZOE, Orangetheory Fitness, Lou Malnati's Pizzeria, Anthropologie, Sunset Foods plus a multitude of boutiques, dining and entertainment options. The property is well-located on Laurel, which is part of the Commercial Pedestrian Core.

Highland Park is an affluent suburb located in approximately 25 miles north of Chicago in the heart of the North Shore. This area is densely populated with an excellent average household income.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	9,592	48,134	104,012
Households	4,095	18,290	37,835
Average Income	\$157,611	\$169,384	\$179,853



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