MILLENNIUM PROPERTIES R/E

For Lease: Mixed-Use Building in Downtown Highland Park

600-616 Laurel Ave., Highland Park, IL

$23.00/SF MG

Property Highlights

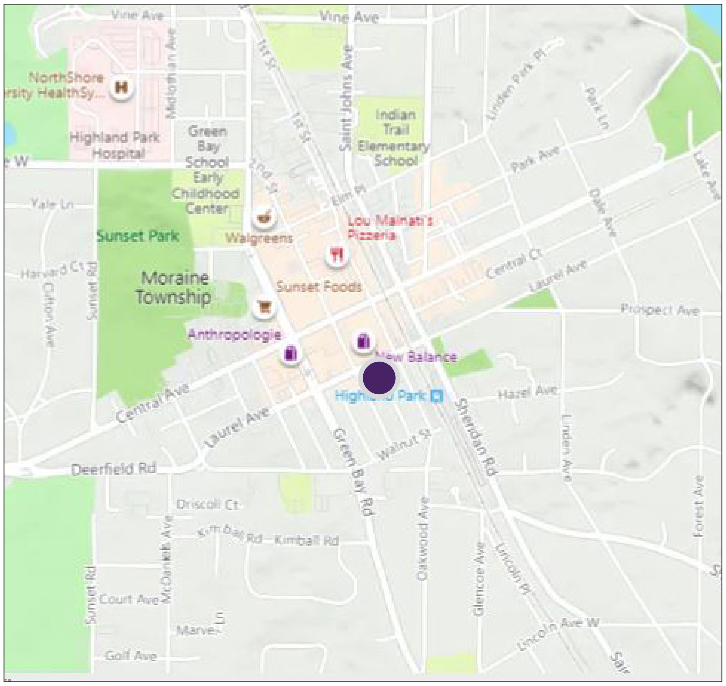
- 1,500 SF lofted office
- Part of 14,000 SF mixed-use building
- Completely rehabbed in 2017
- Co-tenants with long-term tenants: an acupuncture practice, a hair salon, a nail salon and pilates studio
- Highly visible location in downtown Highland Park
- In close proximity to the MetraRail station with access to public transportation and US Rte 41
- Traffic count: 10,215 vehicles daily
- Zoning: B-5 - Central Business District
- Taxes (2024): $44,974.56

Property Overview

Available for lease is a 1,500 square foot office space in a 14,000 square foot mixed-use building. The unit was completely rehabbed in 2017 and is improved with one bathroom, a kitchenette and an open layout. 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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