



DOWNTOWN HIGHWOOD 4,804 SF RESTAURANT AVAILABLE FOR LEASE

254 GREEN BAY RD / HIGHWOOD, IL



MID-AMERICA®
Real Estate Corporation

DOWNTOWN HIGHWOOD RESTAURANT

AVAILABLE FOR LEASE

254 Green Bay Rd / Highwood, IL
4,804 sf building w/ full basement + patio

FEATURES

- Prime location situated in the heart of Highwood's downtown dining corridor.
- Conveniently located between Lake Forest & Highland Park.
- Freestanding restaurant/bar with a spacious layout and large 1,250 sf outdoor patio.
- High ceiling 4,804 sf lower level with coolers and freezers.
- Excellent visibility and signage along Green Bay Rd (12,400 vpd).
- Approximately 30 off-street parking spaces behind the building.
- 22' Long hood
- 138 Apartment and townhome units recently developed in Highwood with 188 more units expected in the next 18 months.



NEIGHBORING RESTAURANTS



[illegible]

Basement Floor Plan (+/- 4,804 SF)

Overall Dimensions: 53.1' (width) x 80.6' (depth) x 96.9' (depth) x 47.1' (depth) x 10.3' (width)

Rooms and Features:

- Office:** +/- 8'-0" AC/Ceiling
- Storage:** +/- 7'-2" AC/Ceiling, +/- 8'-2" AC/Ceiling, +/- 7'-11" AC/Ceiling, +/- 7'-1" AC/Ceiling, +/- 7'-1" AC/Ceiling, +/- 7'-1" AC/Ceiling, +/- 8'-6" AC/Ceiling, +/- 9'-0" AC/Ceiling
- Hall:** +/- 7'-6" AC/Ceiling, +/- 8'-6" AC/Ceiling, +/- 9'-0" AC/Ceiling
- Freezer:** +/- 7'-2" AC/Ceiling
- Cooler:** +/- 7'-6" AC/Ceiling, +/- 7'-1" AC/Ceiling, +/- 7'-1" AC/Ceiling, +/- 8'-6" AC/Ceiling
- Restrooms:** 3 Toilets, 2 Sinks, 1 Shower
- Mechanical:** Mech. B/Deck +/- 9'-0" AC/Ceiling
- Stairs:** Up, Down
- Other:** Main Sewer, Water Meter, Sprinkler, Fire Safety, Phone

Basement (+/- 4,804 SF)

GREEN BAY RD — 12,400 VPD

LOWER LEVEL

LOWER LEVEL

TRADE AREA HIGHLIGHTS

TRAFFIC COUNTS

SHERIDAN RD:
9,800 VPD

METRA STATION

ACROSS THE STREET

NEW + RECENT HOUSING DEVELOPMENTS

425 BLOOM TOWNHOMES
22 Units

HARLEM IRVING COS (COMING)
85 Apartments

THE NITE-N-GALE (COMING)
103 Apartments

DEMOGRAPHICS



Total Population



Avg HH Income



Daytime Population

9,887

43,770

137,403



254 GREEN BAY RD / HIGHWOOD, IL

CONTACT US FOR
MORE INFORMATION

STEVE FRISHMAN

Mid-America Real Estate Corp.

SFrishman@MidAmericaGRP.com

630.954.7325

BRIAN ADAMS

Mid-America Real Estate Corp.

BAdams@MidAmericaGRP.com

630.954.7512

MID-AMERICA KNOWS
RETAIL PROPERTY SALES & LEASING



MID-AMERICA®
Real Estate Corporation

410 N Michigan Ave, Suite 1100 / Chicago, Illinois 60611

MidAmericaGrp.com