



**DOWNTOWN HIGHWOOD 4,804 SF  
RESTAURANT AVAILABLE FOR LEASE**  
254 GREEN BAY RD / HIGHWOOD, IL



# DOWNTOWN HIGHWOOD RESTAURANT

## AVAILABLE FOR LEASE

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

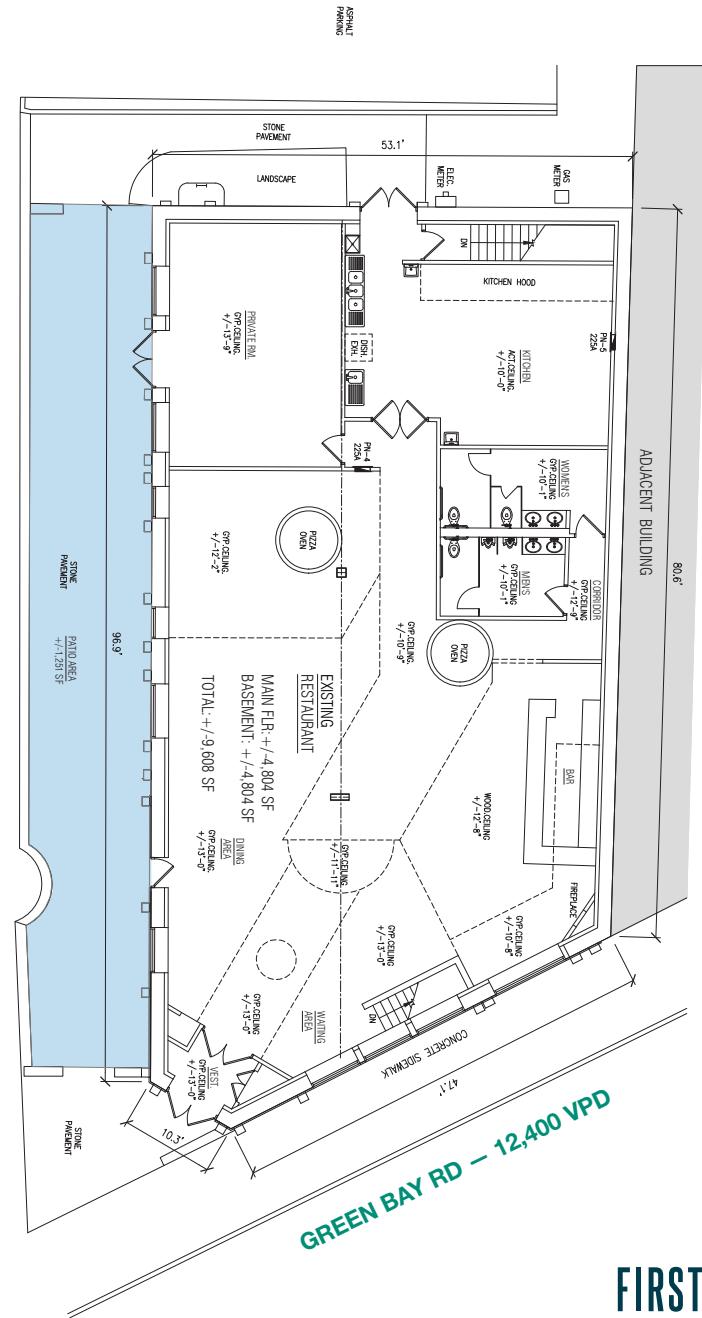
## FEATURES

- 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.

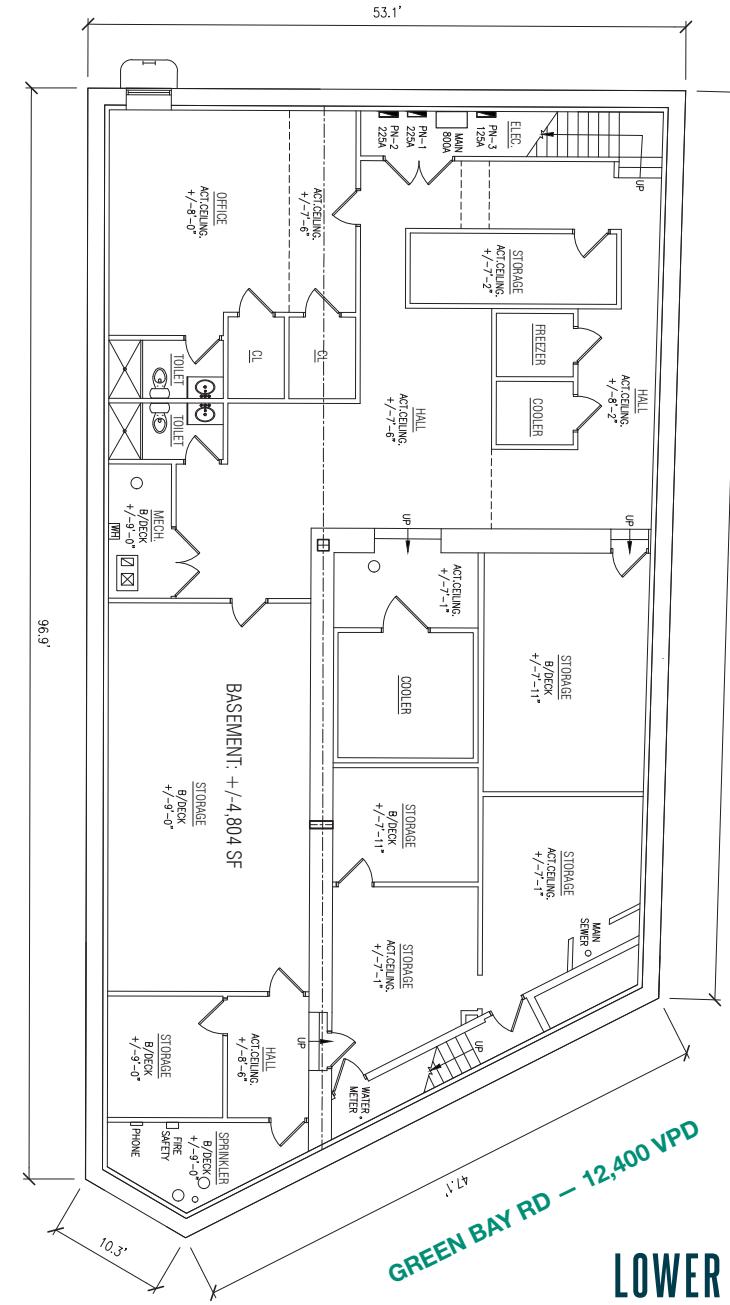
## NEIGHBORING RESTAURANTS



# FLOOR PLANS



# FIRST FLOOR



## LOWER LEVEL

# DOWNTOWN HIGHWOOD

## TRADE AREA HIGHLIGHTS

Highwood, Illinois has a vibrant downtown filled with acclaimed restaurants, boutique shops, and year-round festivals that draw visitors from across the region.

### TRAFFIC COUNTS

GREEN BAY RD      SHERIDAN RD:  
12,400 VPD      9,800 VPD

### METRA STATION

ACROSS THE STREET

### NEW + RECENT HOUSING DEVELOPMENTS

STATION 546  
37 Apartments

425 BLOOM TOWNHOMES  
22 Units

STATION 440  
48 Apartments

HARLEM IRVING COS (COMING)  
85 Apartments

BENCHMARK  
31 Apartments

THE NITE-N-GALE (COMING)  
103 Apartments

### DEMOGRAPHICS



Total Population



Avg HH Income



Daytime Population

1mile      10,565

\$172,216

9,887

3mile      42,059

\$247,211

43,770

5mile      91,453

\$250,276

137,403



# 254 GREEN BAY RD / HIGHWOOD, IL

## CONTACT US FOR MORE INFORMATION

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