

# For Lease

## Approx. 1,200 S.F. Commercial Space

### 824 Hillgrove Avenue - Western Springs, IL

**Lease Rate: \$2,600 per month**



- First floor commercial/retail space
- Separately metered utilities
- 9' ceiling height
- Basement storage space

- Prime downtown Western Springs location
- Across from Metra train station
- Multi-tenant commercial building
- LED lighting

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2024 Population	14,386	105,285	255,252
2024 Households	4,595	38,269	96,508
2024 Avg. HH Income	\$199,258	\$155,849	\$129,300

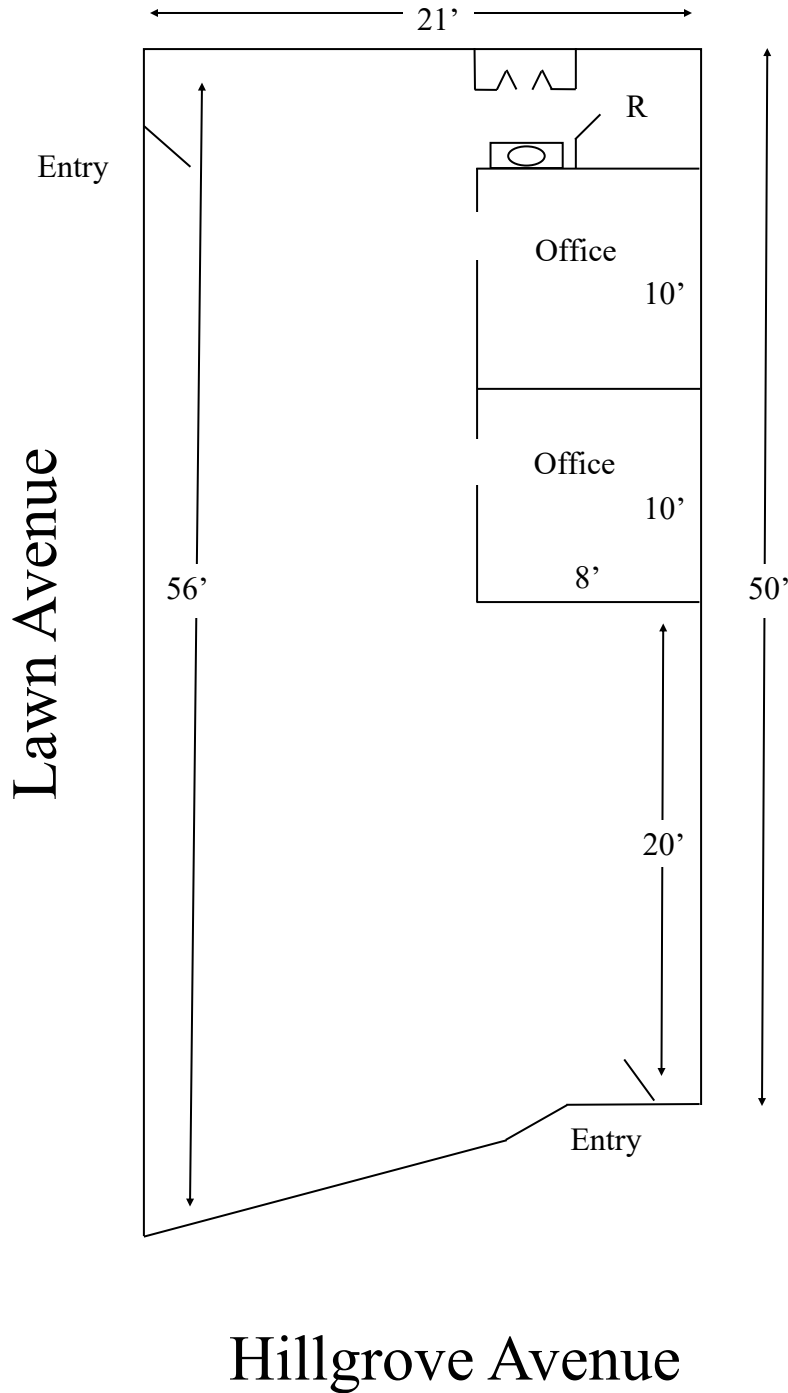


*Exclusively Offered by:*  
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NOTE: DRAWING NOT TO SCALE



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# Interior Photos

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