

FOR SALE

+/- 855 SF BUILDING

351 LINDEN AVENUE • WILMETTE • ILLINOIS

CBRE

PROPERTY INFO

- **Building Size:** +/- 855 SF
- **Restricted Uses:** Any type of food or beverage.
- **Asking Price:** \$310,000.00
- **High Profile Location:** Adjacent to CTA station, feeding commuter traffic on the Purple Line from Wilmette to Downtown Chicago. The Linden station ridership is over 100,000 commuters per year.
- **High Income Demographics:** Significant expendable income for retail goods and services.
- **No Real Estate Taxes:** The building has no real estate tax obligation because the land parcel is owned by the CTA and leased to the Village of Wilmette.
- **Building Sale Only:** Only the building is offered for sale. The land parcel will be ground leased from the Village of Wilmette.
- **Ground Lease:** \$1.00 per year, with a lease expiration of 1-13-2037. There is potential for the ground lease to be renewed upon expiration.
- **Historic Landmark:** Building is a designated historic landmark, creating a unique identity for any business.

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,473	102,774	272,156
AVERAGE HH INCOME	\$278,492	\$209,401	\$166,237
DAYTIME POPULATION	28,391	128,384	277,338
BUSINESSES	694	4,311	9,995

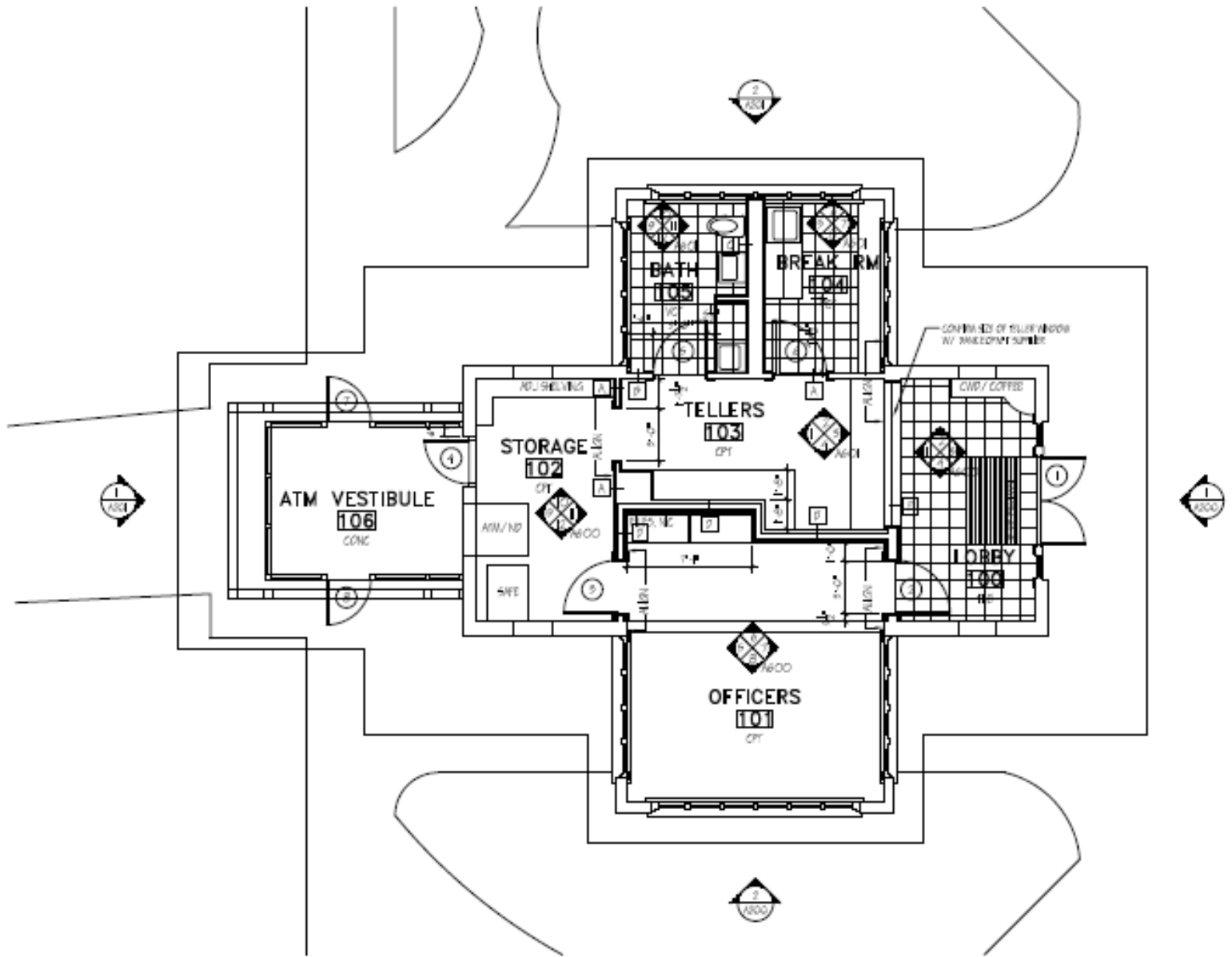
PHOTOS



AERIAL



FLOOR PLAN





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CONTACT US

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