



# DOWNTOWN HIGHWOOD 4,804 SF RESTAURANT AVAILABLE FOR LEASE

254 GREEN BAY RD / HIGHWOOD, IL



**MID-AMERICA**<sup>®</sup>  
Real Estate Corporation

# DOWNTOWN HIGHWOOD RESTAURANT

## AVAILABLE FOR LEASE

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

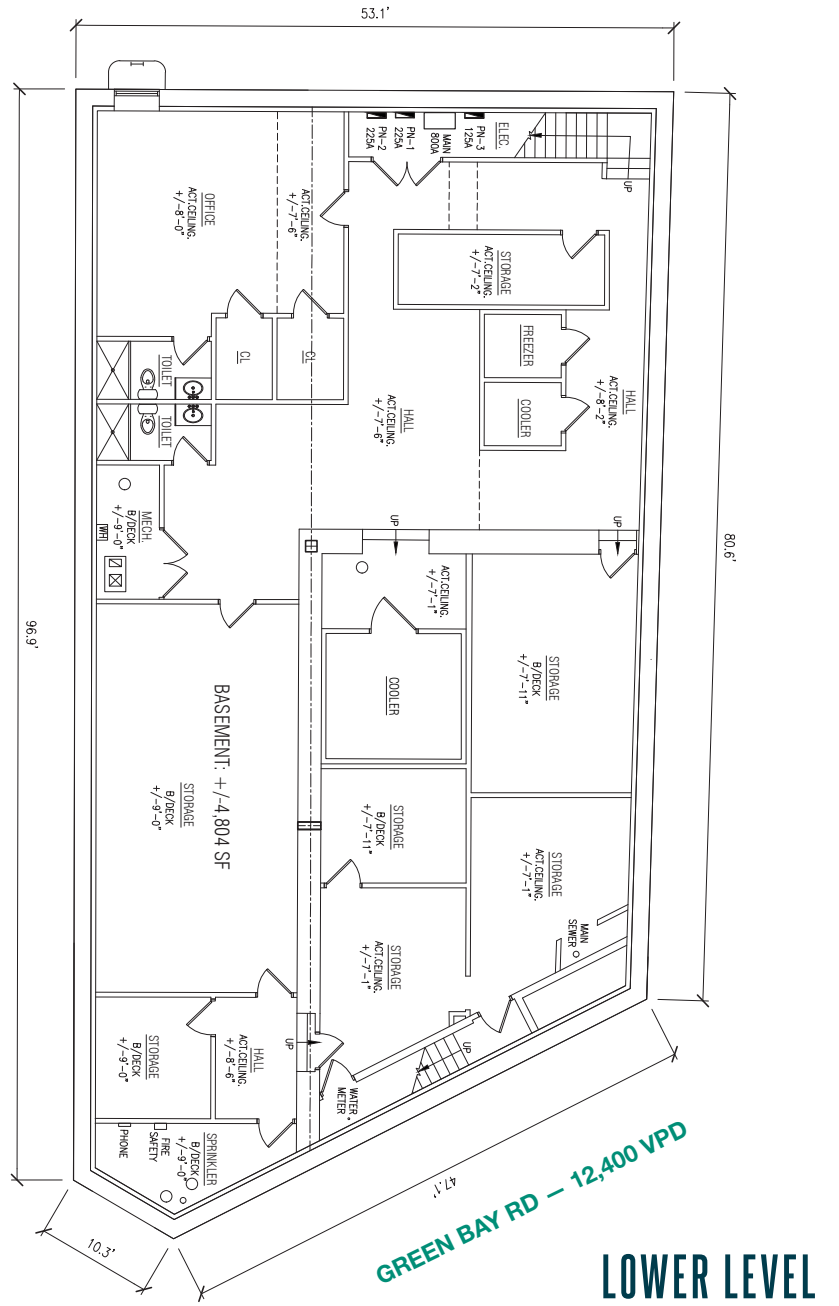
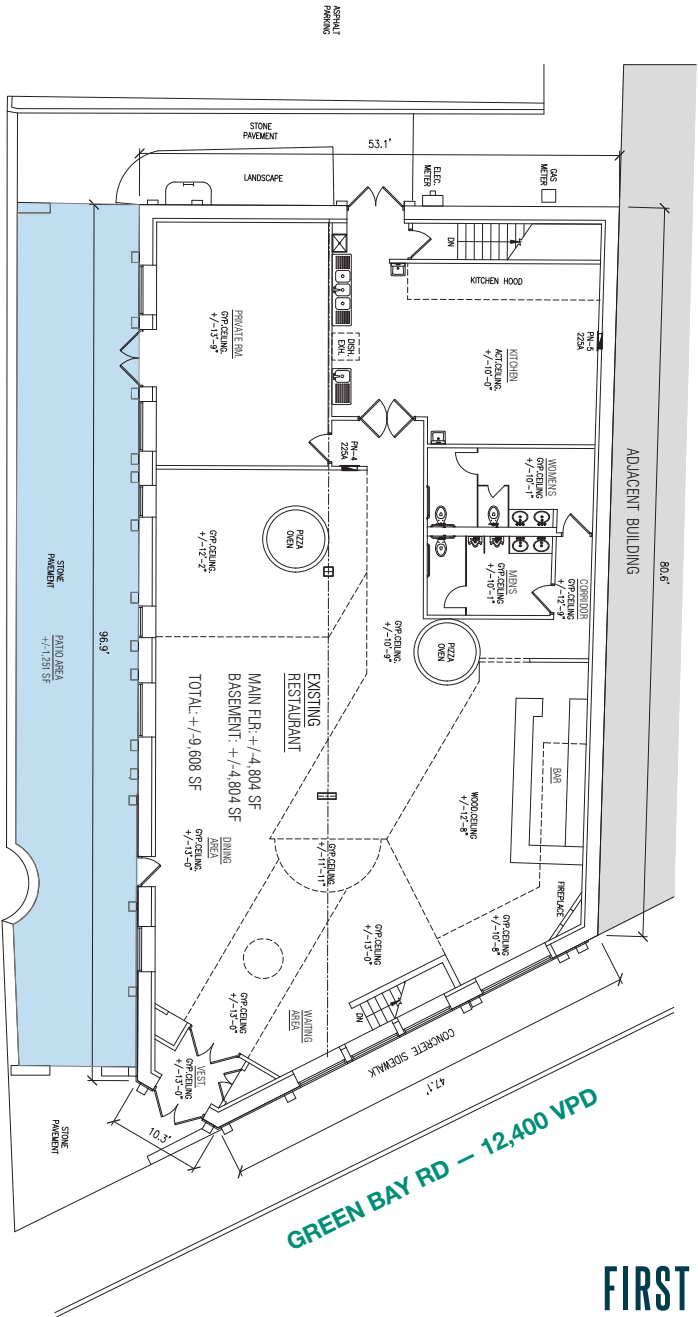
## FEATURES

- 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





# FLOOR PLANS



# 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**  
12,400 VPD

**SHERIDAN RD:**  
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

1mile 10,565

3mile 42,059

5mile 91,453



Avg HH Income

\$172,216

\$247,211

\$250,276



Daytime Population

9,887

43,770

137,403



254 GREEN BAY RD / HIGHWOOD, IL

CONTACT US FOR  
MORE INFORMATION

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