



PROPERTY DESCRIPTION

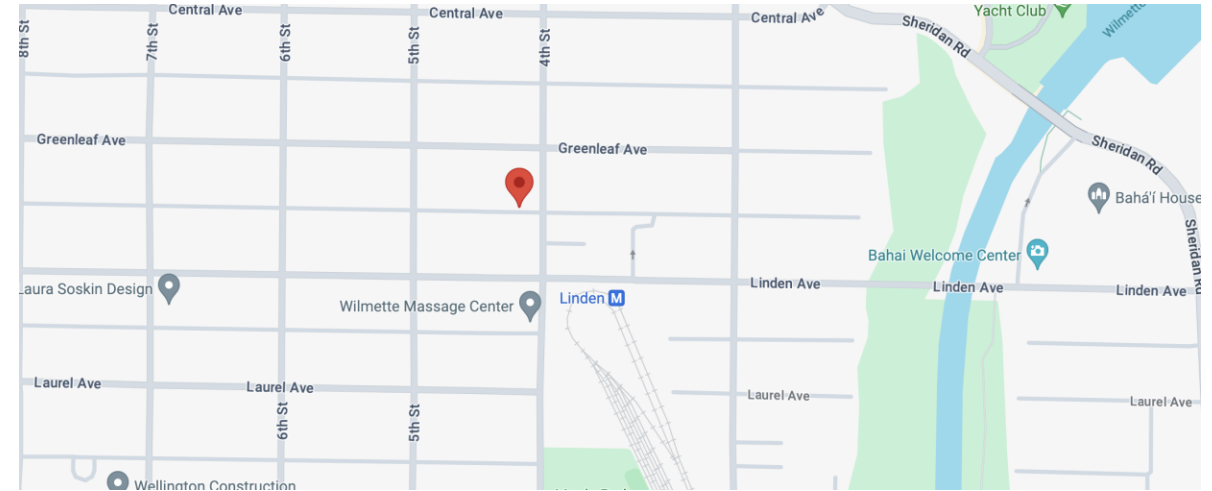
Prime retail storefront in North Shore Linden Square Neighborhood. In-line retail space offering 1,885 Sq Ft (two combined storefronts can be divided) of finished / flexible space with tenant controlled electric service and HVAC service. One dedicated parking spot available in the back parking lot and loads of street parking. Well maintained and professional managed building with high visibility located across from CTA Purple Line and numerous PACE bus lines. Great location in the heart of Linden Square near coffee shop, restaurants, and many service and professional businesses.

PROPERTY HIGHLIGHTS

- ✓ Prime Retail Location
- ✓ Prestigious North Shore Neighborhood
- ✓ 1-2 Units Available for Lease

FOR LEASE

344 Linden Avenue
Wilmette, IL 60091



OFFERING SUMMARY

Base Lease Rate \$25.00 psf + Utilities +RET+CAM

Uni Size: 1885 SF



COLDWELL BANKER
COMMERCIAL
REALTY

INTERIOR PHOTOS

344 Linden Avenue
Wilmette, IL 60091

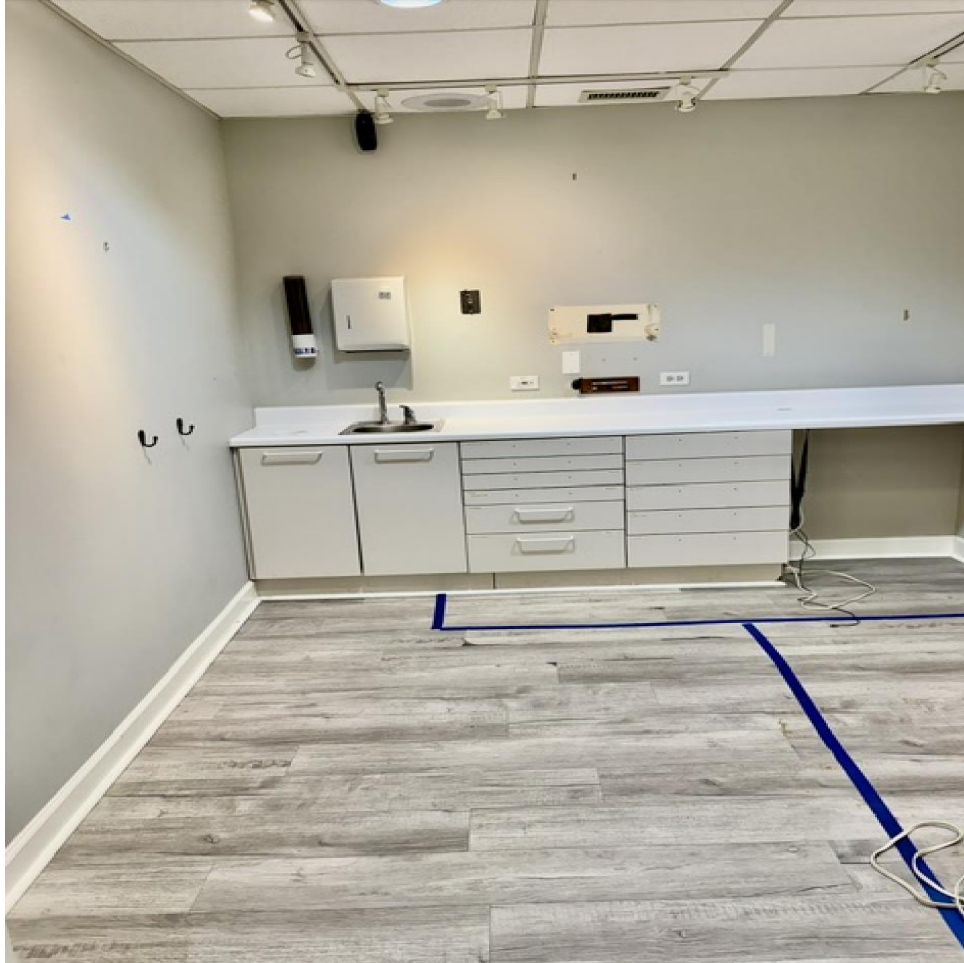


Kathy Lerner
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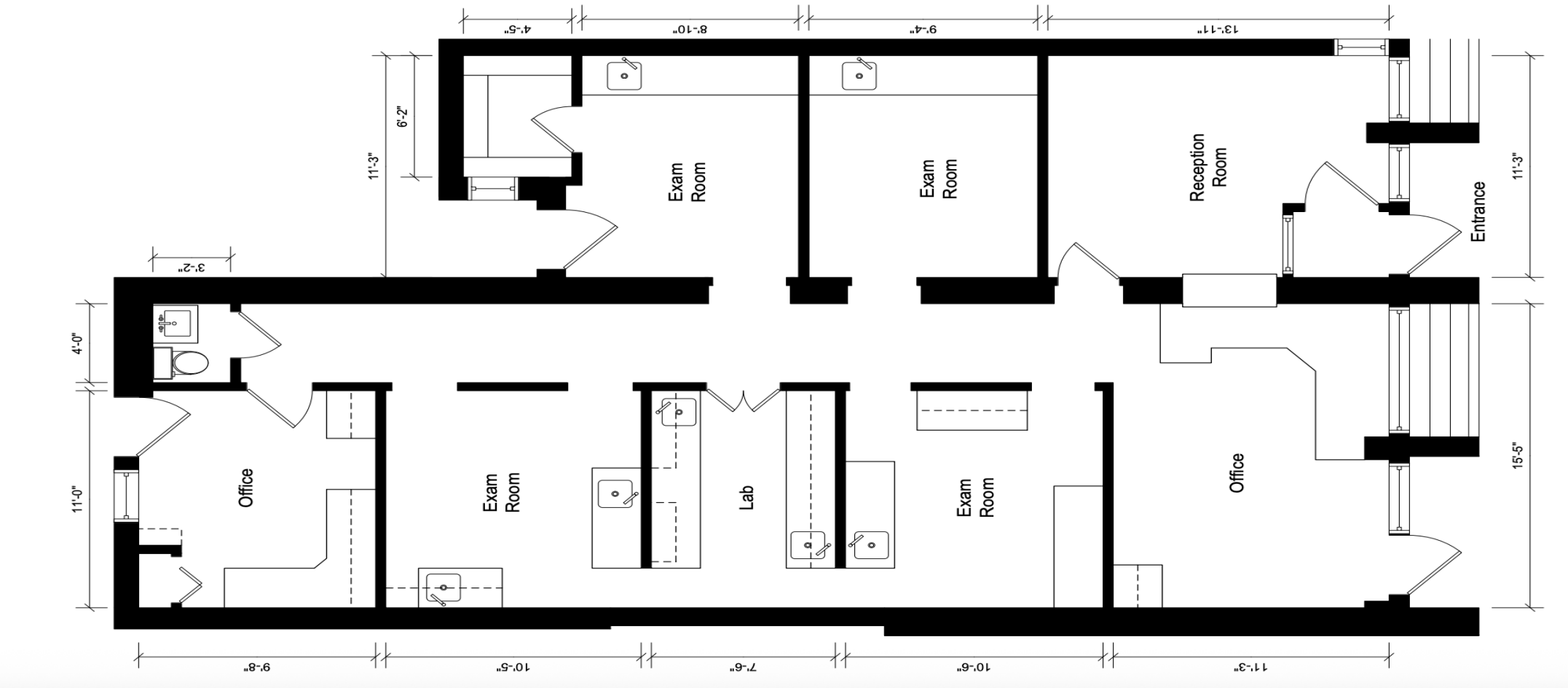


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Floor Plan

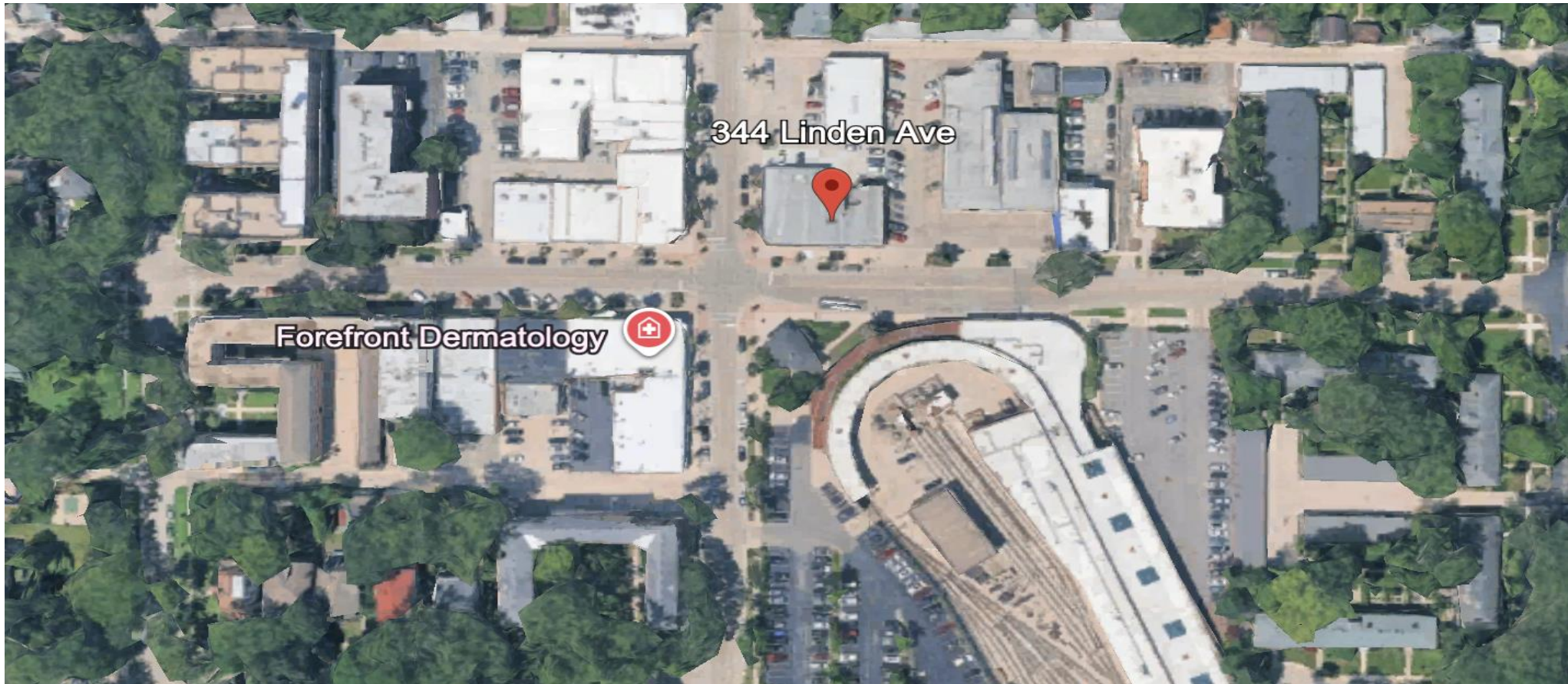
344 Linden Ave., Wilmette, IL



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AERIAL MAP

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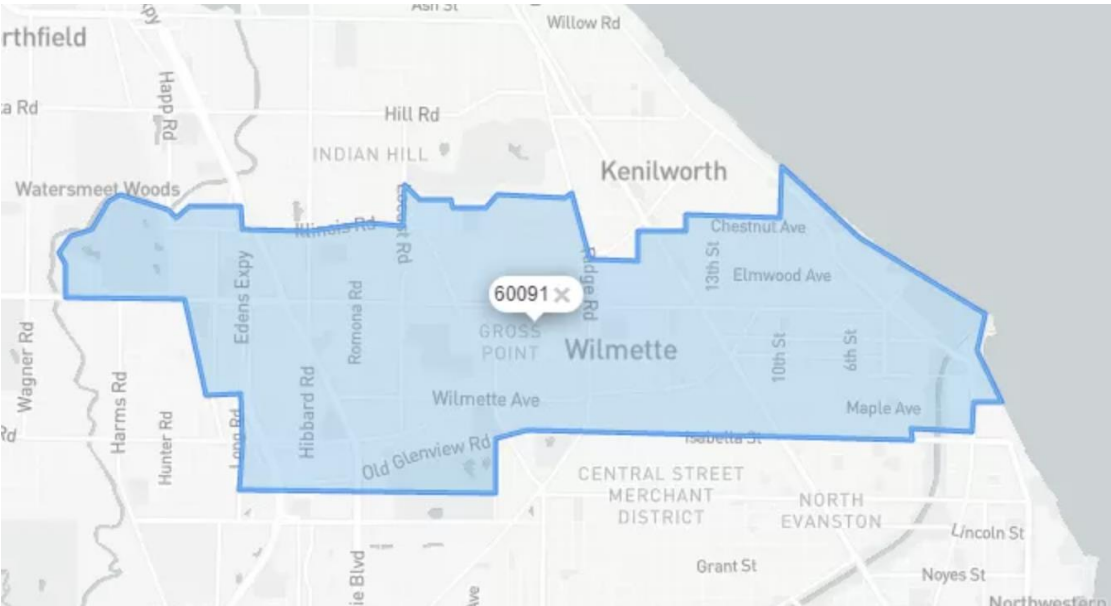


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DEMOGRAPHICS

POPULATION	WILMETTE
Total Population	28,170
Average Age	45.4
Average Age (Male)	40.2
Average Age (Female)	42.7

HOUSEHOLDS & INCOME	
Total Households	9,985
# of Persons per HH	2.8
Average HH Income	\$173,967
Average House Value	\$839,312



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