

JAMESON.

# FOR LEASE

## STOREFRONT RETAIL

1355 N. Western Avenue  
Lake Forest, IL 60045

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# JAMESON.



## LEASE OVERVIEW

LEASE PRICE: Withheld  
SUITE SIZE: 1,254 SF  
BUILDING SIZE: 10,032 SF  
SUITE TYPE: Storefront-  
ZONING: B2  
MARKET: Chicago MSA  
CROSS STREETS: Western Avenue/Thomas Place

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## AREA TENANTS

- Sophia Steak
  - Konradt's Florist
  - Sports and Ortho
  - Goshgarian Orthodontics
  - Kelmscott Park
  - Jewel Grocery Store
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## PROPERTY DESCRIPTION

Retail Strip Center  
Storefront glass facade  
Street parking for customers, surface parking in rear of building for Tenants  
Full basements  
Washrooms

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## PROPERTY HIGHLIGHTS

- 1,254 SF storefront retail
  - Storefront windows
  - Join 7 retailers in this center
  - Full basement. Additional 493 SF LL available.
  - Washroom
  - Kitchenette
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## AREA AND TRANSPORTATION HIGHLIGHTS

- Western Avenue is the main retail corridor in Lake Forest
  - Street front parking
  - 1 mile from Lake Forest Metra Station
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# INTERIOR PHOTOS

1355 N. Western Avenue, Lake Forest, IL 60045

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## LOWER LEVEL PHOTOS

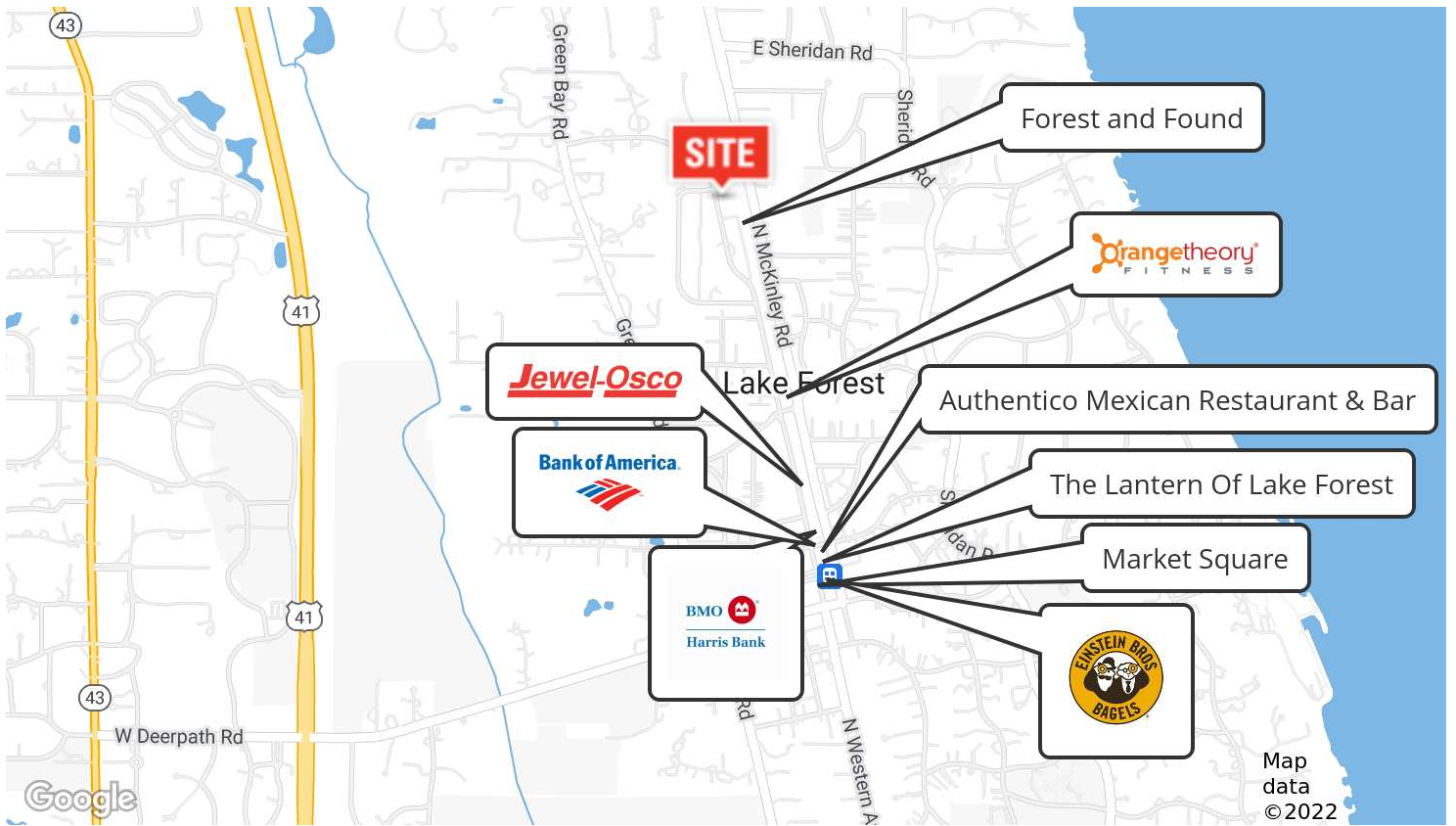
1355 N. Western Avenue, Lake Forest, IL 60045

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# AERIAL & STREET DETAIL

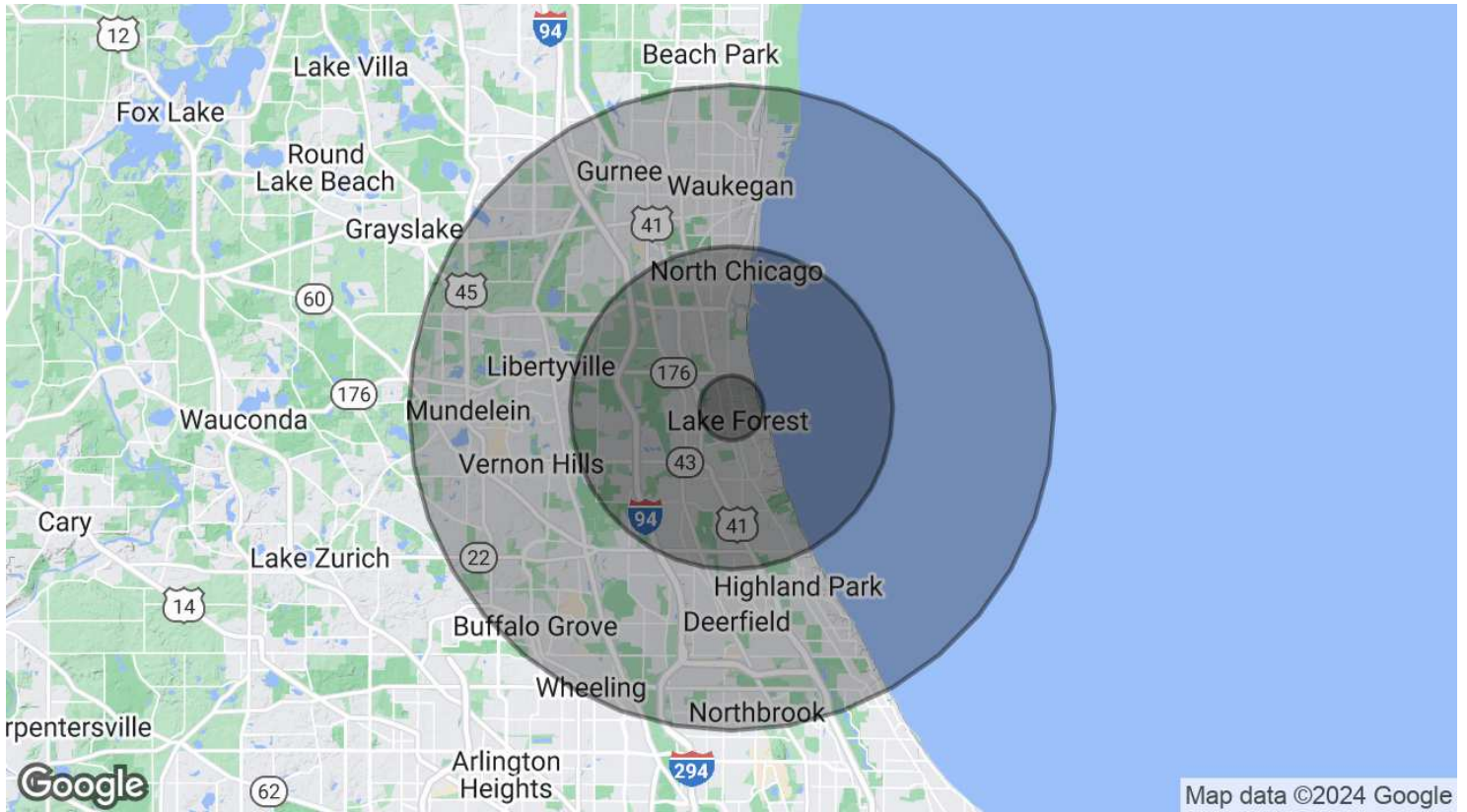
1355 N. Western Avenue, Lake Forest, IL 60045



# DEMOGRAPHICS MAP & REPORT

1355 N. Western Avenue, Lake Forest, IL 60045

Withheld



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,443	84,396	428,664
Average age	39.3	37.1	37.6
Average age (Male)	37.3	36.7	36.6
Average age (Female)	40.9	37.6	38.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,195	26,935	149,240
# of persons per HH	2.9	3.1	2.9
Average HH income	\$216,094	\$153,934	\$119,303
Average house value	\$765,605	\$637,487	\$476,252

\* Demographic data derived from 2020 ACS - US Census