



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$8.00 PSF
Available SF	2,032 - 5,724 SF
Building SF:	16,270 SF
Year Built:	2020
Zoning:	B-5
Traffic Count:	Approx. 5,400 VPD
Market:	Northern Suburbs

Property Overview

2,032 - 5,724 SF available for lease at the base of a brand new commercial building in the heart of downtown Highland Park. The two-story building was constructed in 2020 of concrete masonry and is well located along Central Avenue (approx. 5,400 VPD). The property is part of a thriving commercial corridor surrounded by an abundance of retailers, restaurants, offices, schools, and other service oriented businesses. The location features convenient access to Route-41 (>1-mile west) and is steps from the Highland Park Metra Station, providing direct access to Chicago and the surrounding suburbs.

Property Highlights

- Brand new construction retail space along Central Avenue in the heart of downtown Highland Park
- The space is black iron compatible and offers potential for outdoor patio seating
- Public parking lot located adjacent to the building to the east
- Opportunity to join a dense and affluent neighborhood with 26,789 residents within a three-mile radius and an average household income of \$160,000/yr
- Downtown Highland Park has seen major redevelopment in recent years including The Albion, a 161-unit and 89-unit apartment building, steps from the property

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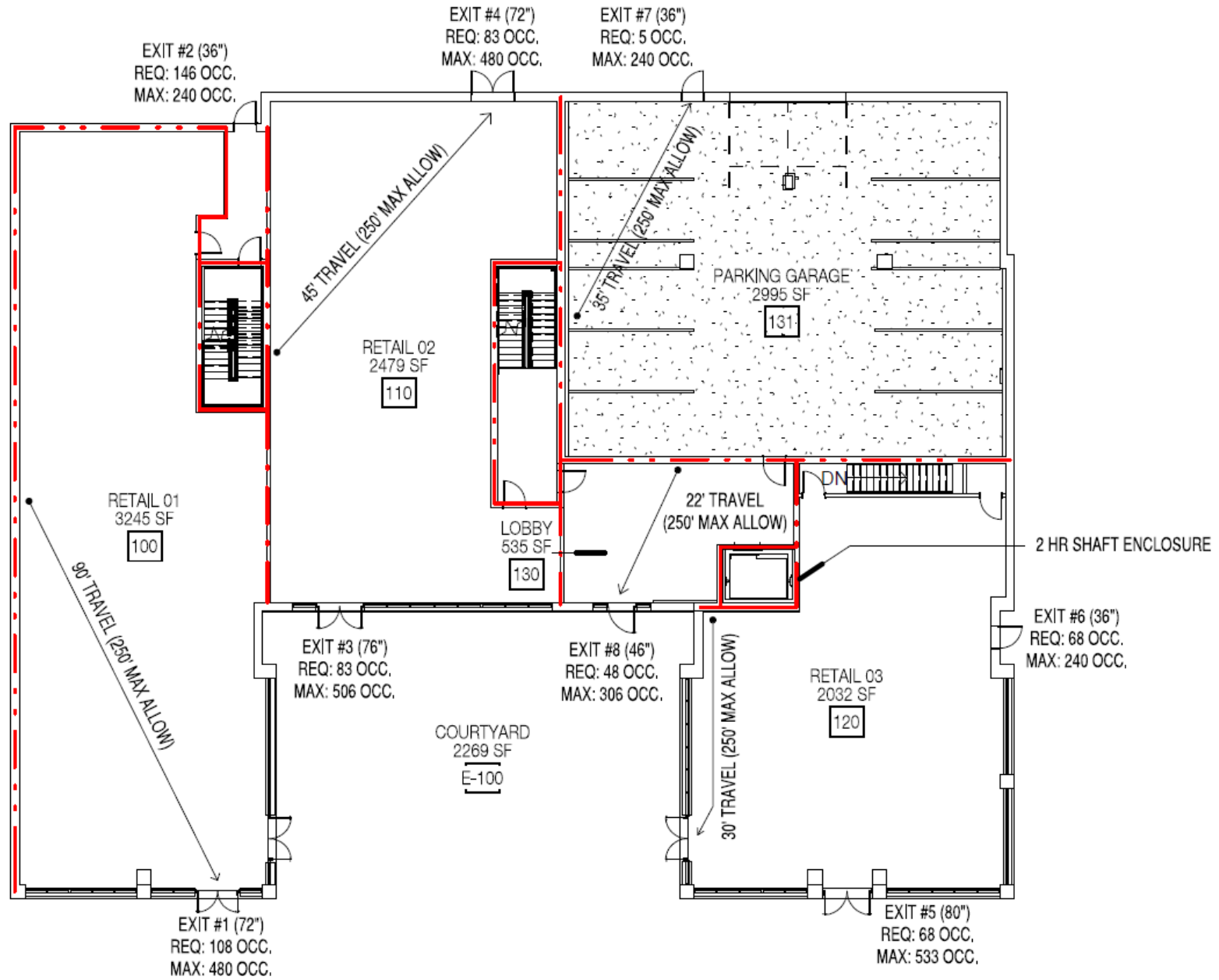
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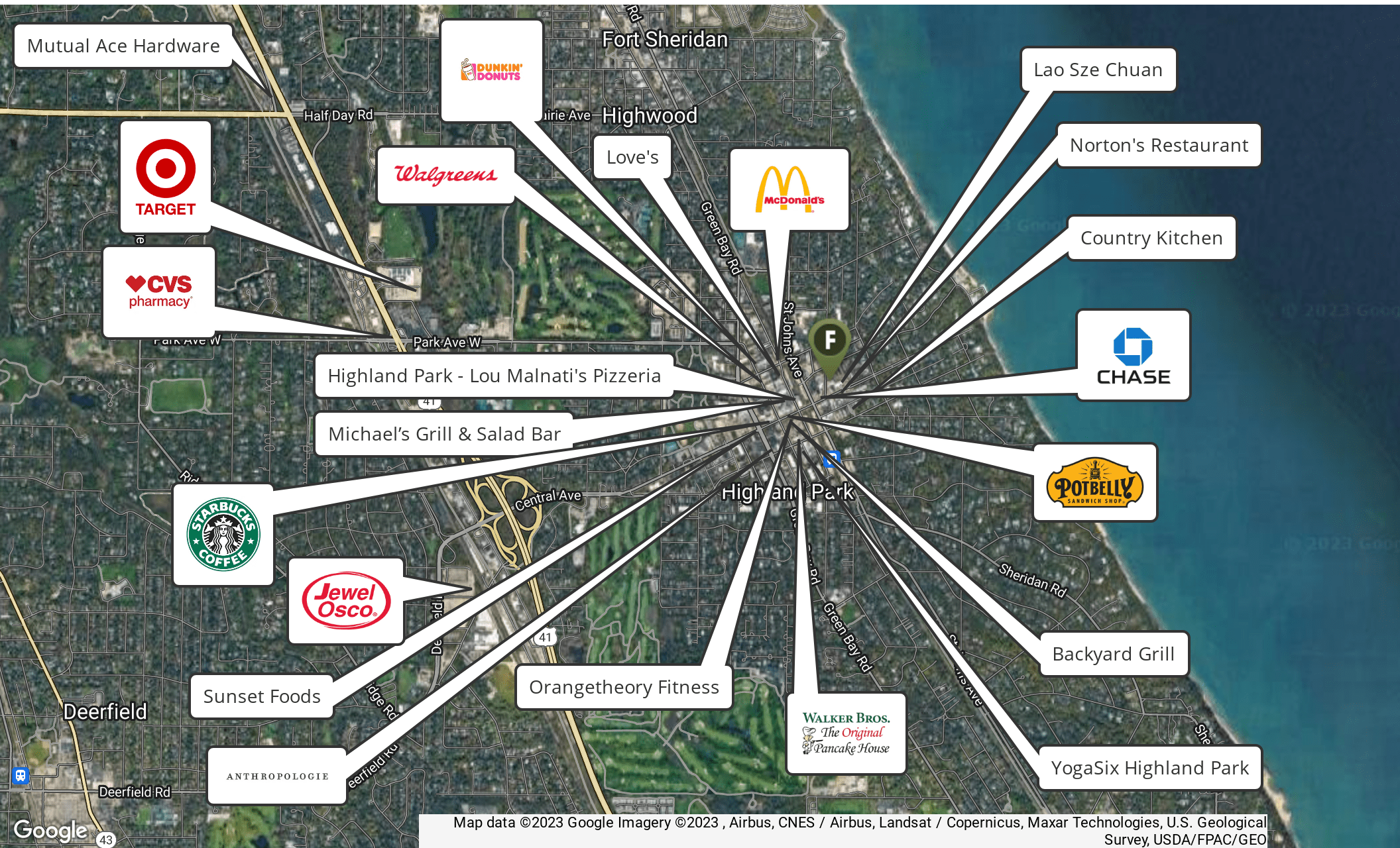
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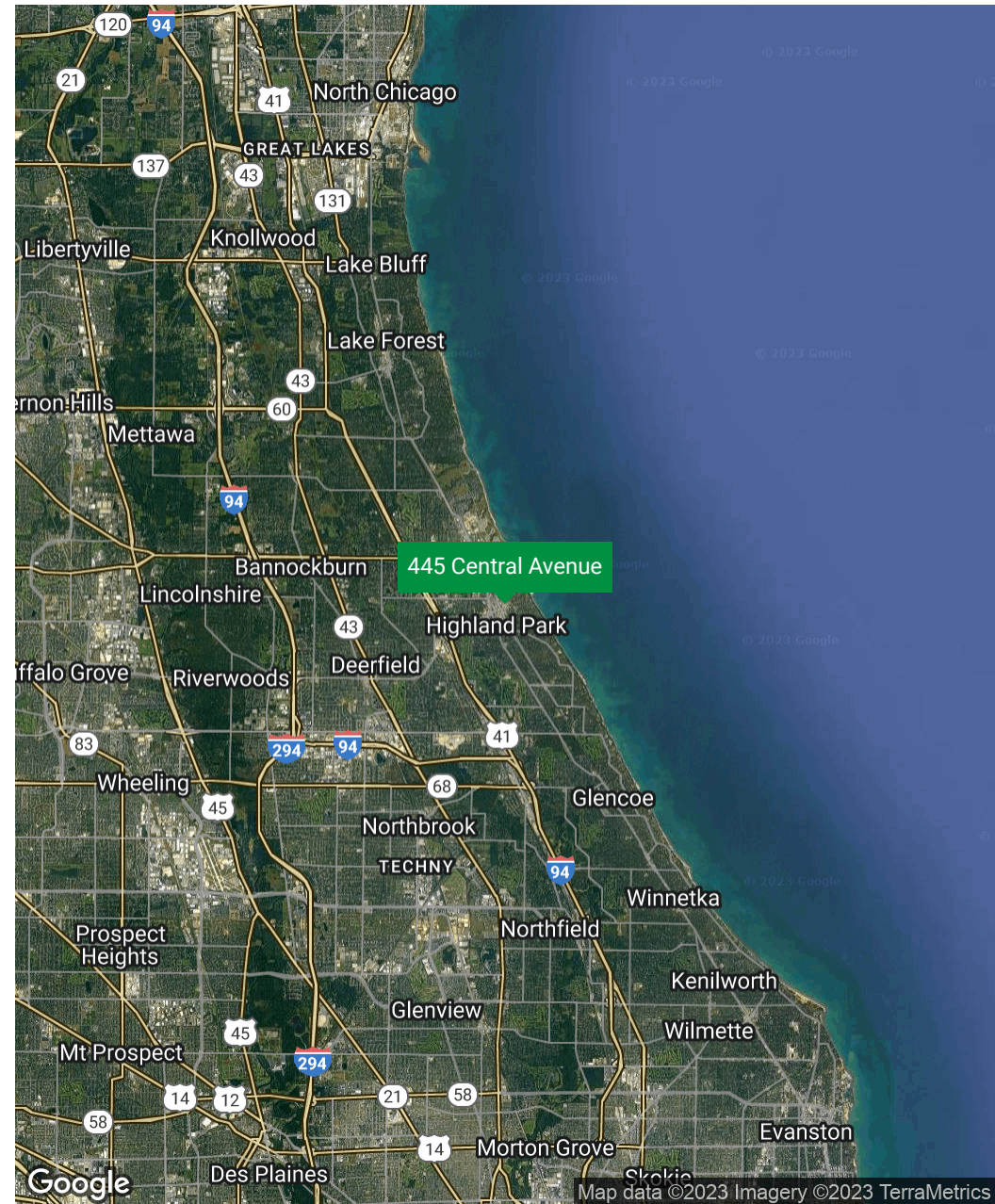
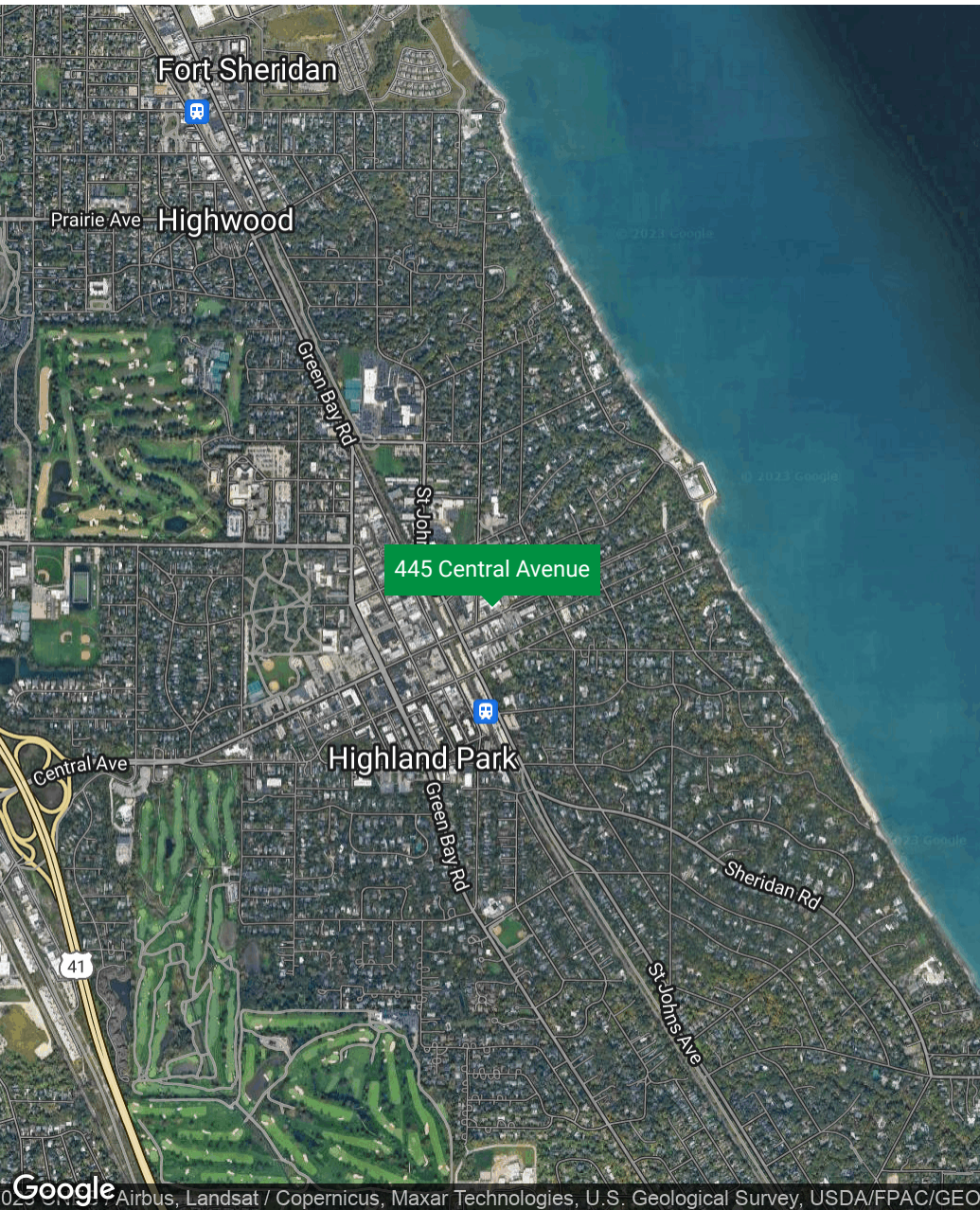
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FOR LEASE | 445 CENTRAL AVE

LOCATION MAP



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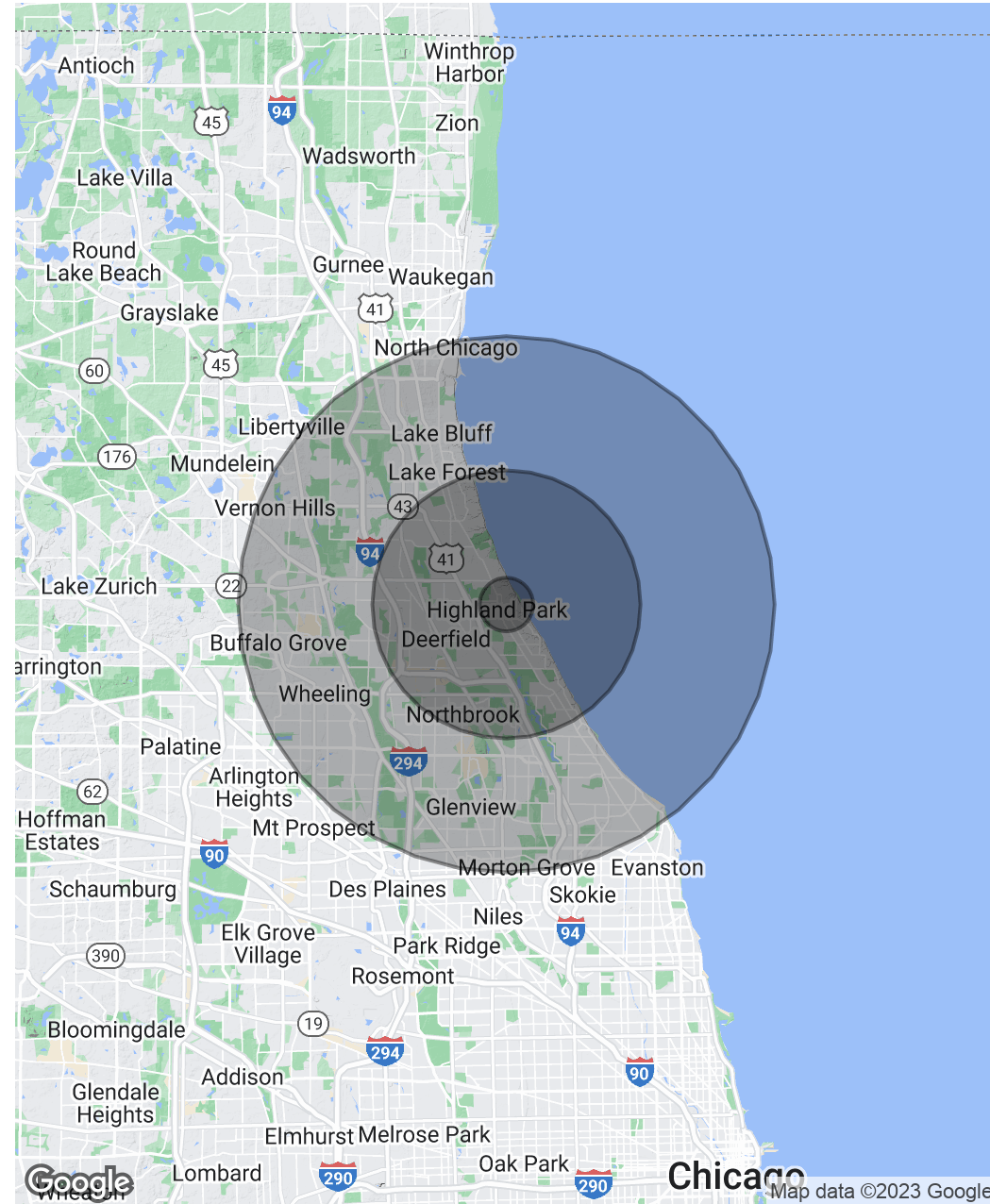
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Population	1 Mile	5 Miles	10 Miles
Total Population	8,875	96,549	472,843
Average Age	48.6	45.5	44.1
Average Age (Male)	47.8	44.7	42.5
Average Age (Female)	49.8	46.3	45.5

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	4,063	38,612	187,753
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$183,084	\$210,083	\$159,057
Average House Value	\$528,343	\$699,702	\$512,548

Race	1 Mile	5 Miles	10 Miles
% White	83.3%	87.5%	75.0%
% Black	1.2%	1.9%	3.0%
% Asian	3.4%	5.6%	14.6%
% Hawaiian	0.0%	0.0%	0.1%
% American Indian	0.1%	0.2%	0.3%
% Other	8.9%	2.4%	3.7%

* Demographic data derived from 2020 ACS - US Census



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