

JAMESON.

# FOR LEASE OFFICE

806 Central Ave  
Highland Park, IL 60035

\$35.00 SF/yr

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## LEASE OVERVIEW

LEASE PRICE: \$35.00 SF/yr  
SUITES: Medical Office/Retail  
BUILDING SIZE: 33,020 SF  
YEAR BUILT: 2001  
ZONING: B4-6  
MARKET: Highland Park  
CROSS STREETS: Central Ave./Green Bay Rd.

## AREA TENANTS

- Jimmy Johns
- Jade
- Smile Group
- Dream Kitchens

## PROPERTY DESCRIPTION

2nd floor medical office space- existing conditions  
Storefront office/retail- vanilla box can build to suit

## PROPERTY HIGHLIGHTS

- Beautiful neighborhood center
- Medical Office
- Retail
- Parking
- Downtown Highland Park
- Suite 203- 1,440 RSF- existing conditions medical office
- Suite 104- 1,586 RSF- vanilla box- Storefront retail/office
- Suite 102- 1,350 SF- Storefront retail office

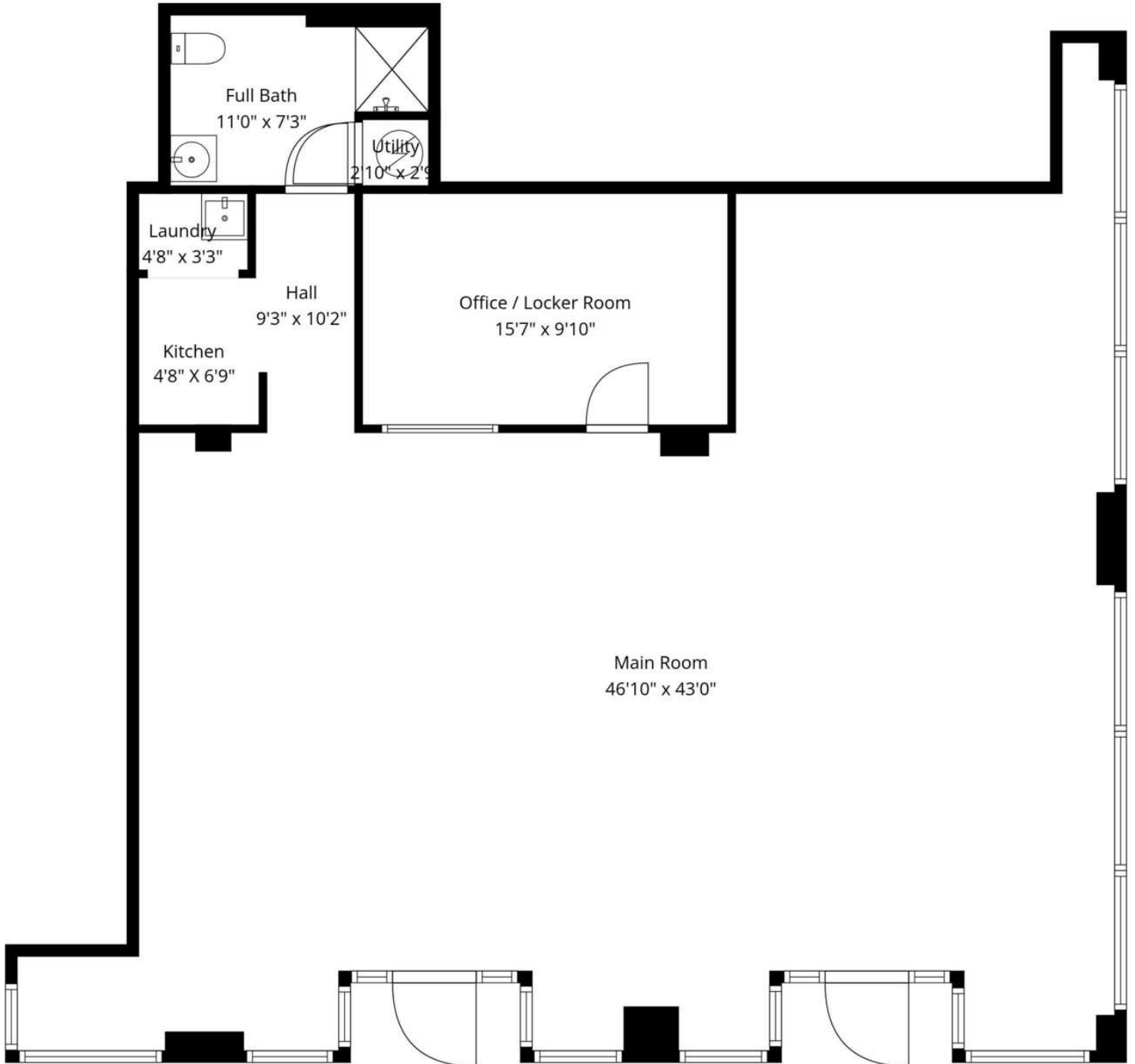
## AREA AND TRANSPORTATION HIGHLIGHTS

- Walk to Metra
- 2 minute drive to Hwy. 41
- Walk to downtown Highland Park

# FLOOR PLAN: SUITE 104

806 Central Ave, Highland Park, IL 60035

\$35.00 SF/yr



**TOTAL: 1586 sq. ft**  
1st floor: 1586 sq. ft  
EXCLUDED AREAS: WALLS: 104 sq. ft

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## INTERIOR PHOTOS: SUITE 104

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\$35.00 SF/yr

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## INTERIOR PHOTOS: SUITE 203

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\$35.00 SF/yr

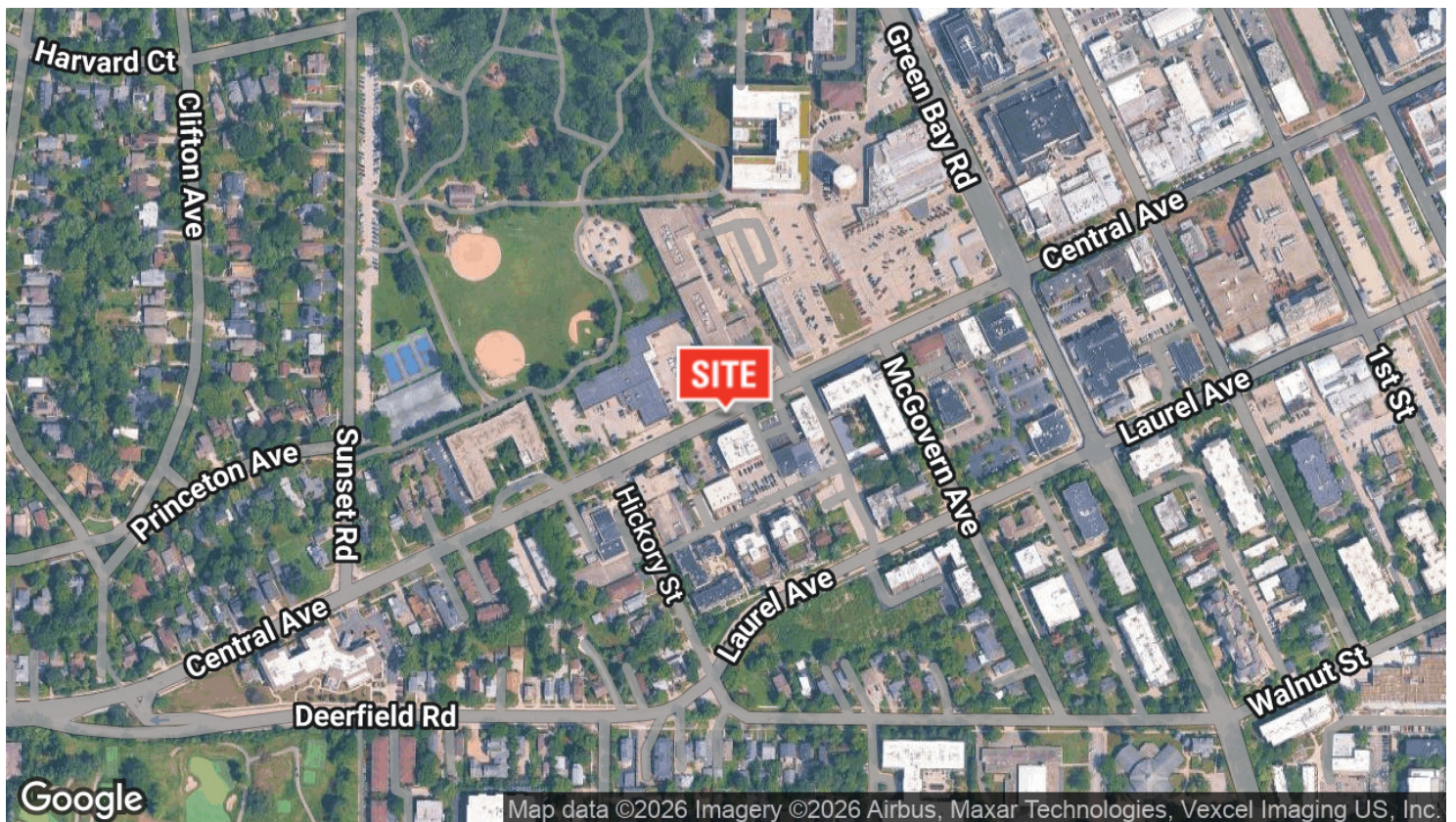
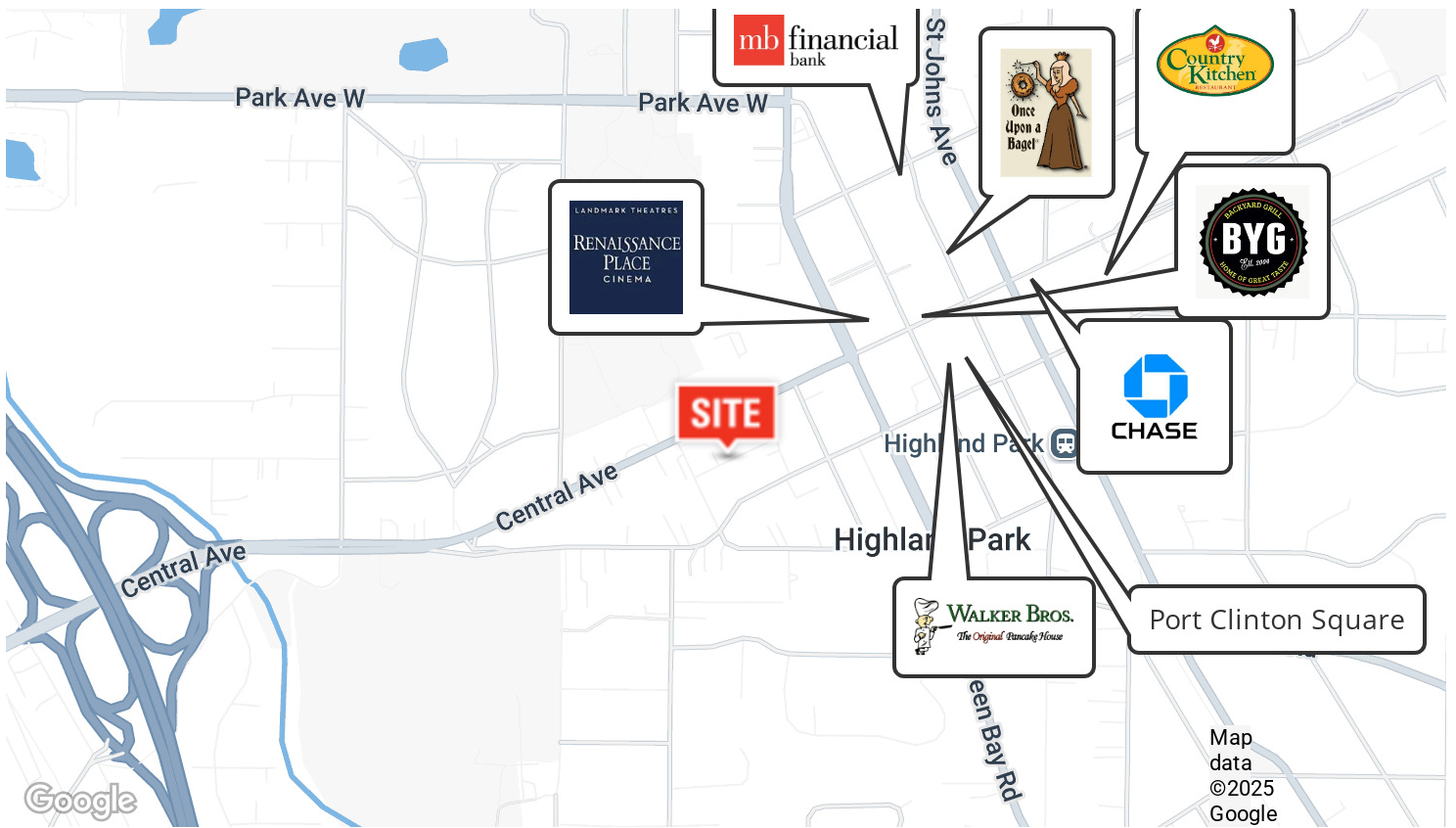


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# AERIAL & STREET DETAIL

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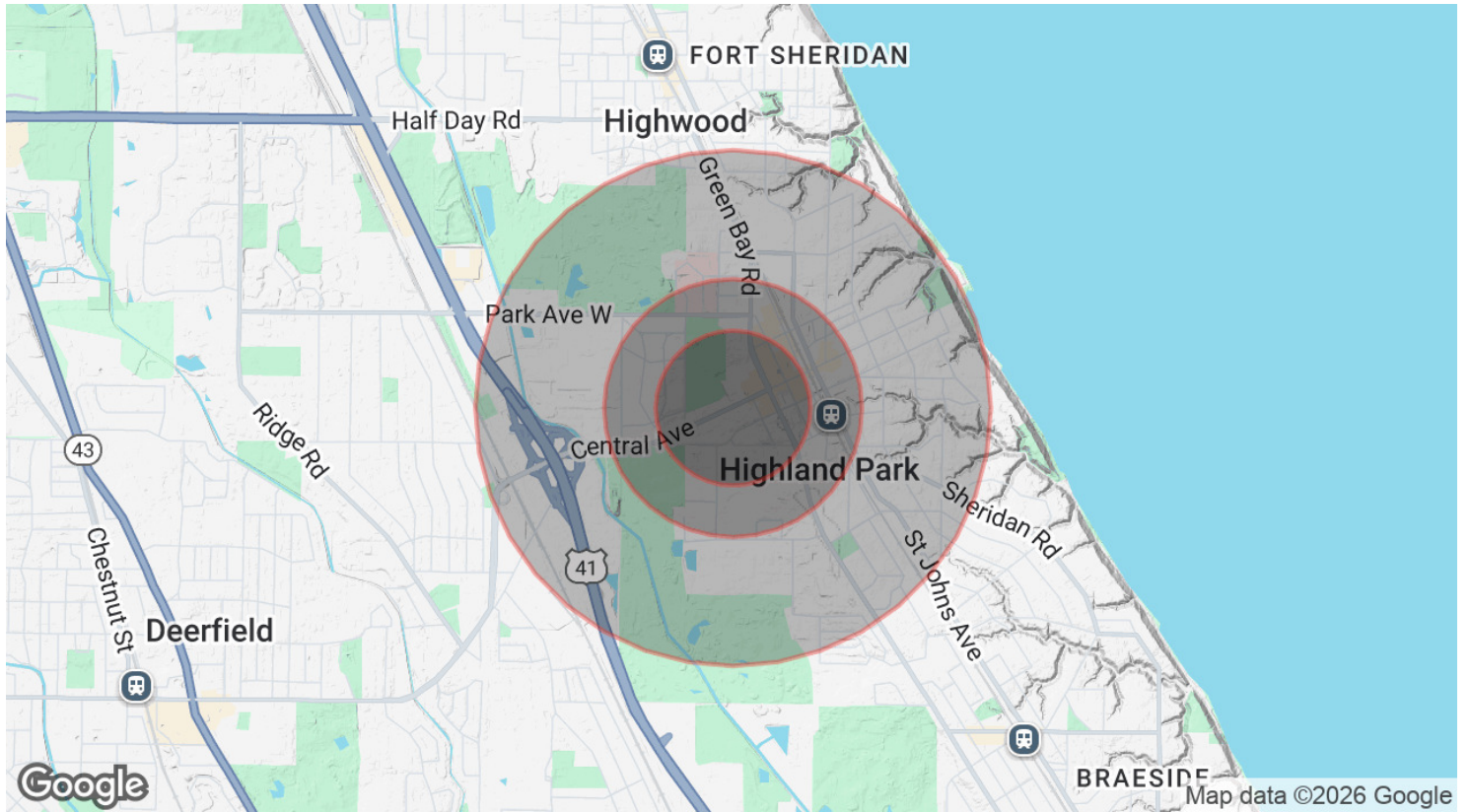
\$35.00 SF/yr



# DEMOGRAPHICS MAP & REPORT

806 Central Ave, Highland Park, IL 60035

\$35.00 SF/yr



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,628	3,378	9,470
Average Age	49	47	46
Average Age (Male)	46	45	44
Average Age (Female)	51	49	48

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	836	1,597	4,062
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$158,306	\$176,990	\$197,246
Average House Value	\$643,293	\$676,507	\$752,303

Demographics data derived from AlphaMap