

MILLENNIUM PROPERTIES R/E



Lakeside Congregation School & Religious Facility on 5.6 Acres

1221 Lake Cook Road

Highland Park, IL

\$3,450,000



MPIREALESTATE.COM

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Lakeside Congregation: Religious Facility, School or Redevelopment Site



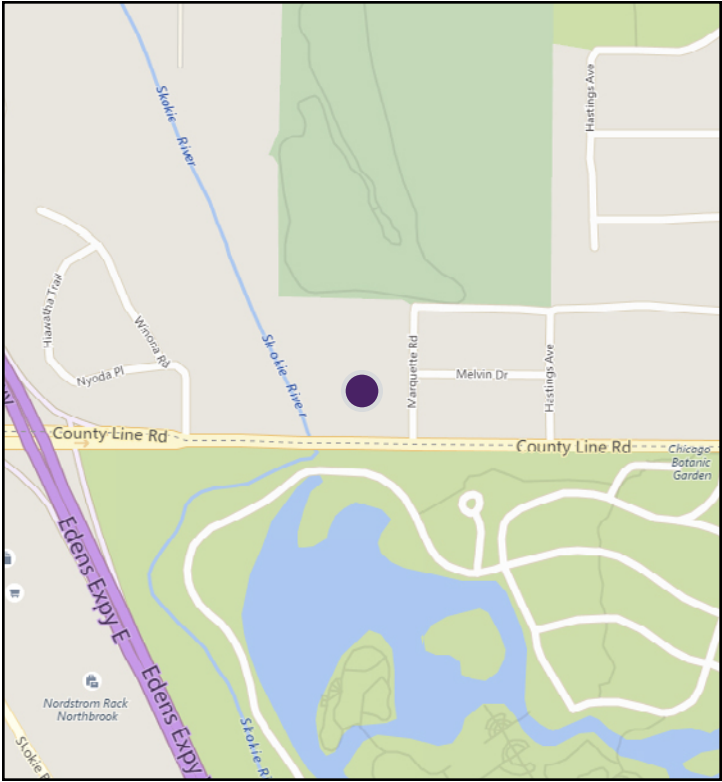
Property Highlights

- 30,000 SF religious facility
- Built out with 400+ seat worship area, social hall, classrooms, offices and commercial kitchen
- Potential for school or religious organization to use as-is
- Potential residential redevelopment – 20 homes under current zoning
- Northmoor Golf course frontage
- Opportunity to increase redevelopment site to 6.35 acres
- Close to Chicago Botanic Garden, Metra, shopping and dining
- Just off Edens (I-94), Skokie Hwy.
- Land Area: 5.6 acres
- Zoning: R5, moderate density

Property Overview

The Lakeside Congregation is a 30,000 square foot religious facility on a 5.6 acre campus. The facility is built-out with a worship area with upwards of 400 seats, a social hall, several different gathering places. There is also a school facility including classrooms, offices and a commercial kitchen. The property has great potential for a new religious organization or a school to move into the existing facility with minimal changes. The large site also offers a unique opportunity to redevelop a large site in Highland Park. Under the current zoning, up to 20 homes can be built on the site; there is also an opportunity to increase the size of the site to 6.35 acres. Highland Park is an affluent suburb located in approximately 25 miles north of Chicago in the heart of the North Shore. This residential community has a number of vibrant commercial districts with shopping, restaurants and more. Across from the Chicago Botanic Gardens, this property is convenient to Skokie Hwy., the Braeside Metra, Ravinia, shopping and dining.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	4,849	54,970	134,948
Growth 2018-2023	0.58%	0.01%	(0.13%)
Households	1,883	20,905	50,344
Median Income	\$124,173	\$142,906	\$136,143



Lakeside Congregation: *Religious Facility, School or Redevelopment Site*



400+ Seat Sanctuary



400+ Seat Sanctuary



Lobby/Gathering Space



Library/Study Room

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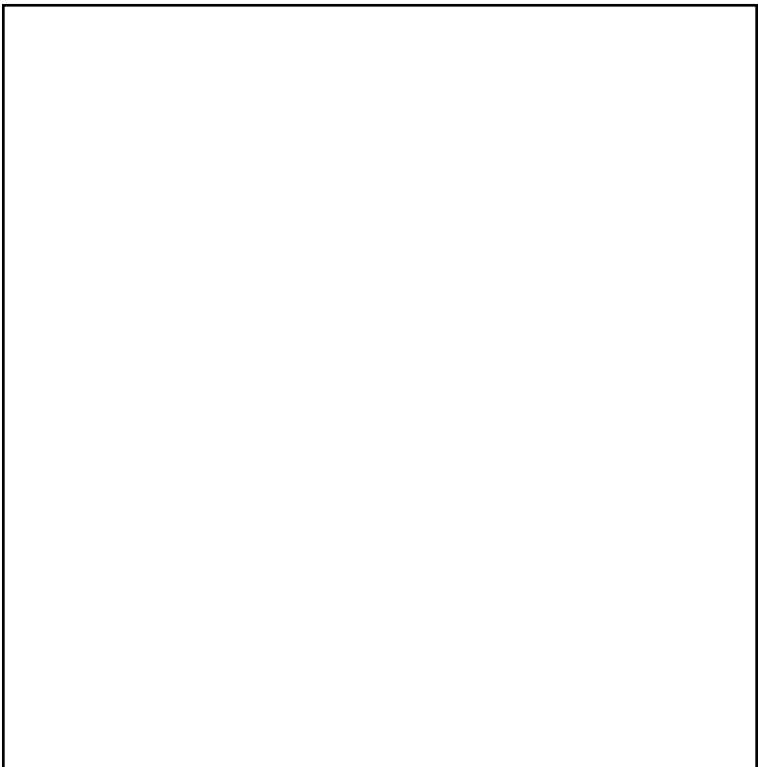
Social Hall/Meeting Room



Social Hall/Meeting Room



Social Hall/Meeting Room



Social Hall/Meeting Room

Lakeside Congregation: *Religious Facility, School or Redevelopment Site*



Classroom



Classroom



Classroom



Classroom

Lakeside Congregation:

Religious Facility, School or Redevelopment Site



Office



Office

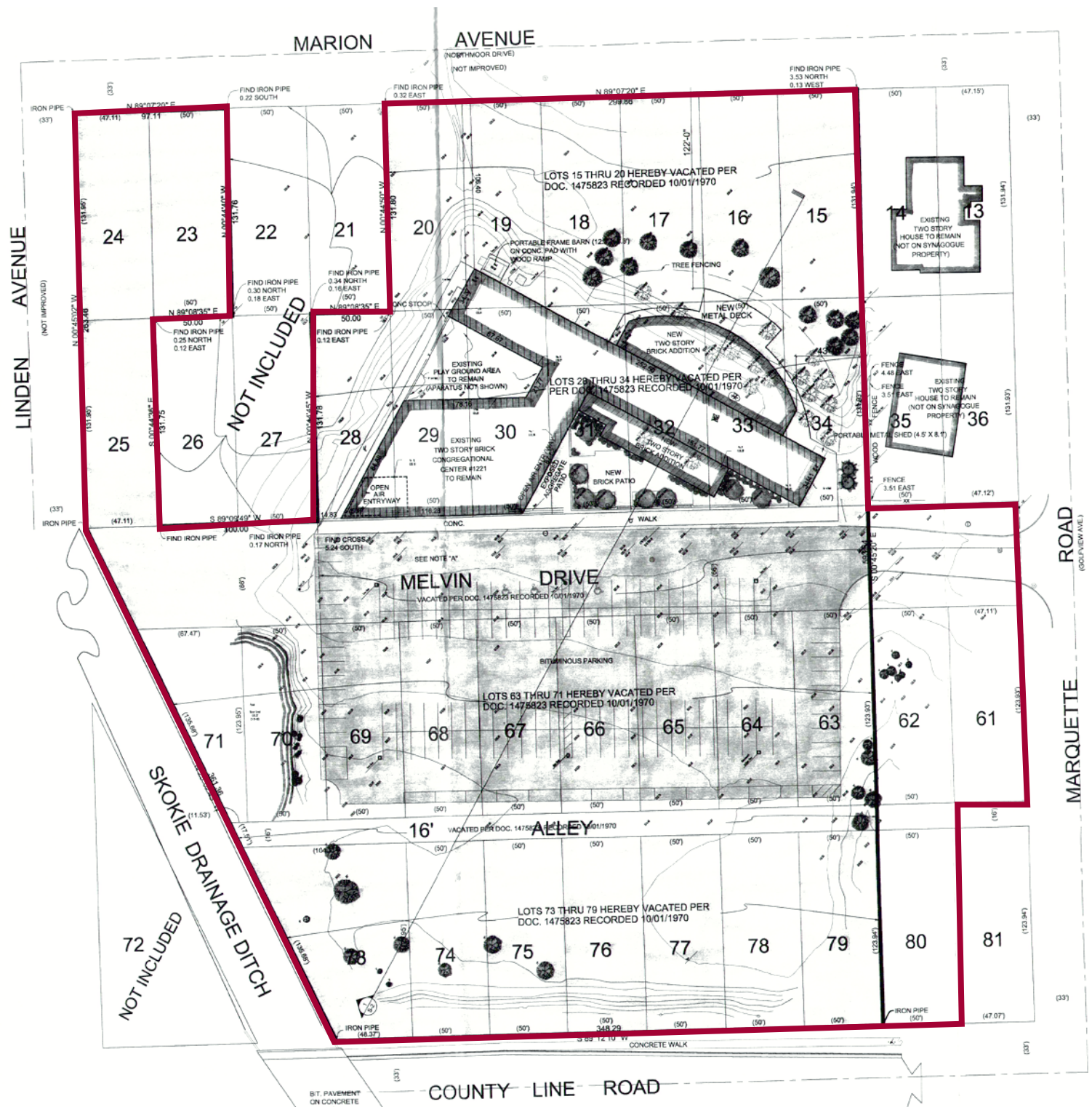


Commercial Kitchen



Commercial Kitchen

Lakeside Congregation: Survey of Site



Lakeside Congregation: Aerial of Site



Area Demographics:

Highland Park Area

Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	4,877	54,974	134,766
2018 Estimate	4,849	54,970	134,948
2010 Census	4,654	54,089	133,250
Growth 2018-2023	0.58%	0.01%	(0.13%)
Growth 2010-2018	4.19%	1.63%	1.27%
2018 Population Hispanic Origin	232	2,953	9,843
Households:			
2023 Projection	1,896	20,915	50,271
2018 Estimate	1,883	20,905	50,344
2010 Census	1,789	20,510	49,698
Growth 2018 - 2023	0.69%	0.05%	(0.15%)
Growth 2010 - 2018	5.25%	1.93%	1.30%
Owner Occupied	1,684	17,956	42,808
Renter Occupied	199	2,949	7,536
2018 Average Household Income	\$160,262	\$169,316	\$164,611
2018 Median Household Income	\$124,173	\$142,906	\$136,143
2018 Households by Income:			
Less than \$25,000	158	1,754	4,344
\$25,000 - \$50,000	203	2,205	5,480
\$50,000 - \$75,000	175	1,720	4,707
\$75,000 - \$100,000	185	1,596	4,046
\$100,000 - \$125,000	227	2,020	4,886
\$125,000 - \$150,000	109	1,616	3,833
\$150,000 - \$200,000	228	2,687	6,295
Greater than \$200,000	596	7,307	16,752
Businesses and Employment:			
Total Number of Businesses	969	5,044	10,723
Total Number of Employees	9,216	52,312	135,711

Area Demographics:

Highland Park Area

Consumer Spending (2018) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	70,992	818,305	1,940,794
Total Apparel	3,740	44,023	105,365
Women's Apparel	1,615	19,012	45,198
Men's Apparel	850	9,950	23,801
Girl's Apparel	264	3,137	7,572
Boy's Apparel	171	2,009	4,862
Infant Apparel	121	1,405	3,432
Footwear	719	8,511	20,500
Total Entertainment, Hobbies & Pets	5,031	57,680	136,109
Entertainment	726	9,033	21,392
Audio & Visual Equipment/Service	2,225	25,160	59,650
Reading Materials	356	4,001	9,344
Pets, Toys, Hobbies	1,723	19,485	45,723
Personal Items	5,926	67,895	160,002
Total Food & Alcohol	17,398	199,512	476,704
Food at Home	8,853	100,714	242,405
Food Away From Home	7,149	82,616	196,196
Alcoholic Beverages	1,395	16,182	38,104
Total Household	12,603	145,285	343,547
House Maintenance & Repair	2,207	24,313	57,744
Household Equipment & Furnishings	4,491	51,729	122,460
Household Operations	4,087	47,544	112,451
Housing Costs	1,818	21,699	50,892
Total Health Care	4,079	45,311	107,396
Medical Services	2,413	27,206	64,428
Prescription Drugs	1,289	13,933	33,055
Medical Supplies	376	4,172	9,914
Total Education & Day Care	6,306	75,063	176,843
Education	3,889	46,526	109,848
Fees & Admissions	2,417	28,537	66,995

Area Demographics:

Highland Park Area

Consumer Spending (2023) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	77,574	888,723	2,102,129
Total Apparel	3,970	46,405	110,802
Women's Apparel	1,724	20,159	47,812
Men's Apparel	909	10,550	25,166
Girl's Apparel	270	3,177	7,656
Boy's Apparel	174	2,030	4,905
Infant Apparel	135	1,585	3,853
Footwear	758	8,905	21,410
Total Entertainment, Hobbies & Pets	5,174	58,994	138,767
Entertainment	746	9,233	21,807
Audio & Visual Equipment/Service	2,296	25,802	60,981
Reading Materials	364	4,088	9,514
Pets, Toys, Hobbies	1,767	19,870	46,465
Personal Items	6,298	71,812	168,726
Total Food & Alcohol	19,014	216,612	516,221
Food at Home	9,677	109,363	262,697
Food Away From Home	7,859	90,227	213,587
Alcoholic Beverages	1,478	17,023	39,937
Total Household	13,127	150,783	355,492
House Maintenance & Repair	2,297	25,144	59,568
Household Equipment & Furnishings	4,584	52,524	123,964
Household Operations	4,352	50,645	119,415
Housing Costs	1,893	22,470	52,545
Total Health Care	4,522	50,057	118,341
Medical Services	2,685	30,107	71,108
Prescription Drugs	1,421	15,337	36,296
Medical Supplies	416	4,613	10,937
Total Education & Day Care	6,962	82,040	192,631
Education	4,468	52,761	124,125
Fees & Admissions	2,494	29,280	68,506