

Downtown Highland Park Location

Amenities:

- 450 – 1,000 Sq. Ft. Available
- Building Signage
- Available Paid Parking for Tenants
- Prime Downtown Highland Park Location Located Right off Green Bay Rd
- Classic Natural Brick and Stained-Glass Exterior
- Fully Built Out Restaurant Space Available
- Built in Wet Bar
- FF&E Equipment Available
- Overhead Garage door and Freight Elevator
- VPD of 13,000 at intersection
- Population of 97,000 in a 5-mile radius
- Median Household Income of \$162,000 n a 5-mile Radius
- Seconds away from St. Johns/Central 472 Bus Route

Retail: For LEASE \$12-18 psf MG

Classic Highland Park Units Available

Prime Retail/Office Locations Located in The Heart of Downtown Highland Park: 474 Central Ave



4747 W. Peterson Ave.,
Chicago, IL 60646
P: 773-736-4100
E: info@imperialrealtyco.com
www.imperialrealtyco.com

474 Central Ave., Highland Park, IL 60035

Features Include: 474 Central Ave is a 2 story mixed use building available for lease in the downtown area of Highland Park, Illinois. The site is home to a beautiful fully built out restaurant, 2nd level office spaces, and below grade suites. Tenants will be surrounded by ample neighborhood amenities and will be supported in their business through the active downtown population. With rental rates coming in below market, tenants can find themselves getting into a hot location at a great price. Office Rates \$12-16psf MG, Retail \$18psf MG

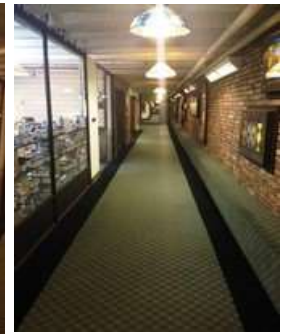
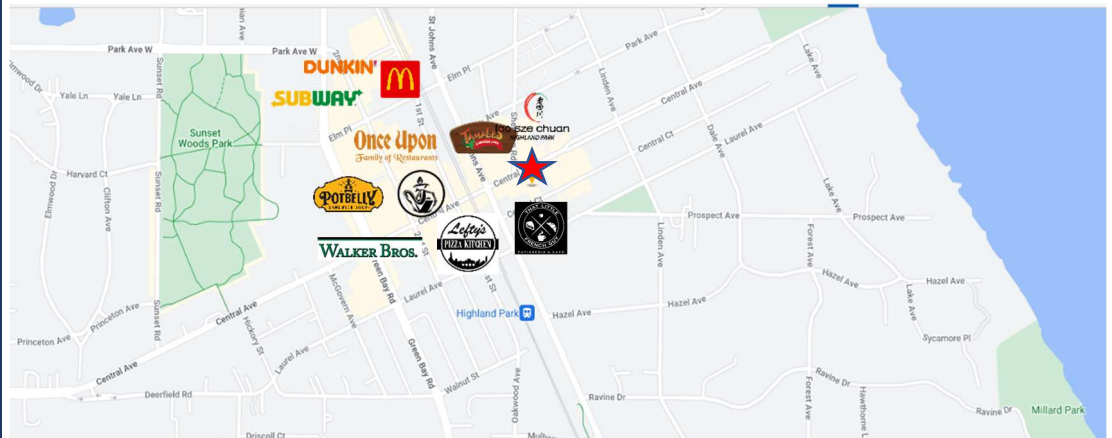
Please call to arrange a private viewing: 773-736-4100 info@imperialrealtyco.com

The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

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*Enter a Great
Market at an
Amazing Rate*



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Additional Information: The building has retained its 1940's charm with beautiful natural brick and stained-glass art along with a charming 3-level glass elevator overlooking Central Avenue and Sheridan Road. Highland Park was named Best of 2015 as the 3rd best cities to live in the North Shore. Downtown Highland Park is home to over 100 retailers including many award-winning dining establishments.

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