

PRIME RETAIL SPACE IN NORTHFIELD
ONE BLOCK WEST OF THE I-94 WILLOW ROAD FULL INTERCHANGE
±1,120 SF TO ±3,449 SF AVAILABLE



The perfect location for your business in the heart of Northfield, one of Chicago's most affluent suburbs. Highly visible building, conveniently located just one block west of Eden's Expressway (I-94). A large parking lot is available for customers. Nearby businesses include various restaurants, Starbucks, and Walgreens. Conveniently located to Village Hall, the Post Office and Library.

LOCATION HIGHLIGHTS:

LEASE RATE:	\$60 PSF
LEASE TYPE:	NNN
SIZE:	±1,120 SF—±3,449 SF
ZONING:	V/C—Village Center District

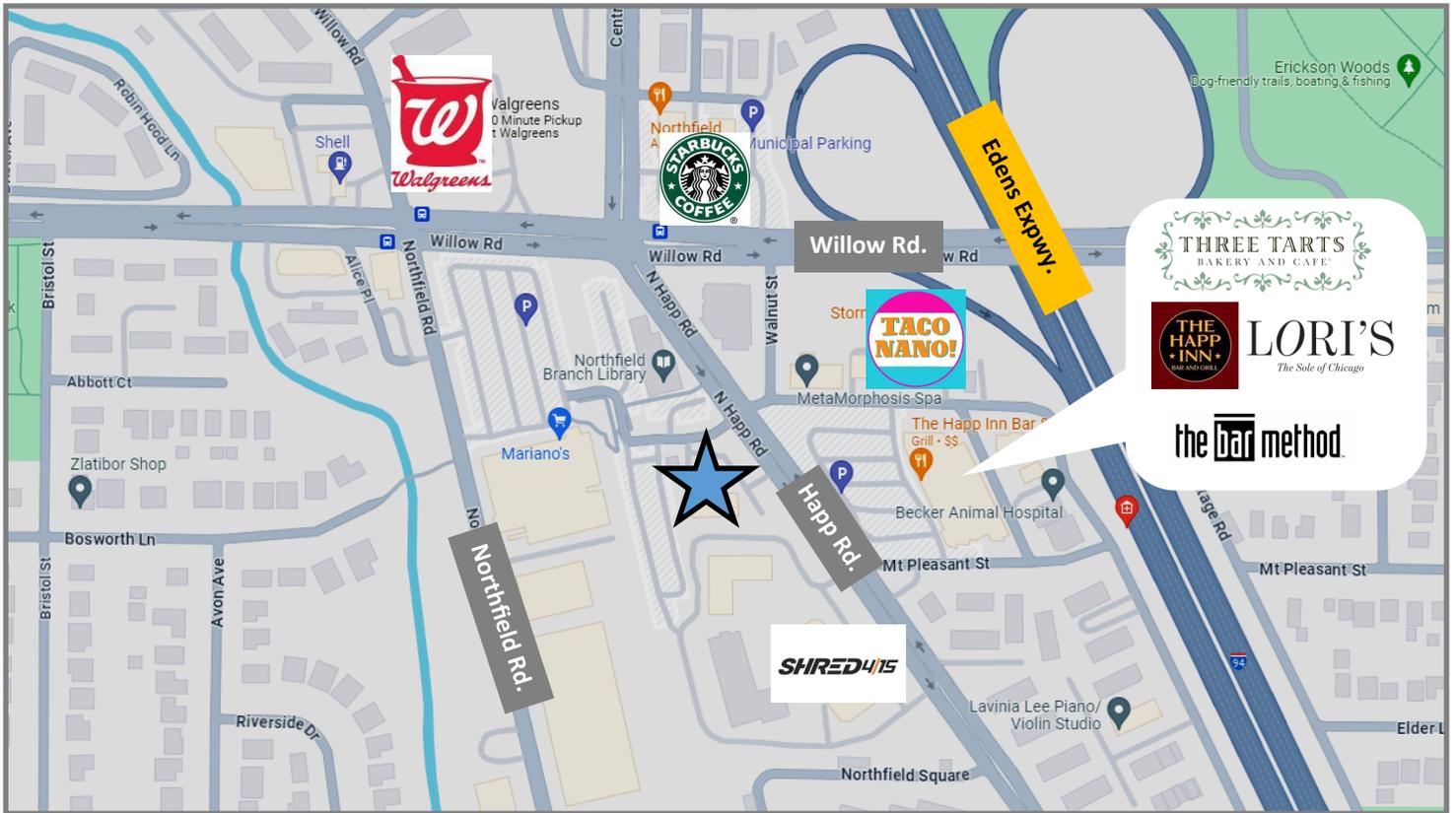
- Prime Northshore location at the main intersection of **Downtown Northfield** (Southwest corner of Happ Road and Orchard Avenue)
- Located in a restaurant corridor, across the street from The Happ Inn, Three Tarts Bakery, Stormy's Bar and Grill
- 1 block away from I-94 full interchange at Willow Rd.
- 8 per 1000 parking – 48 total parking stalls
- Directly north of Northfield Village Center

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NEARBY BUSINESSES



DEMOGRAPHICS

2023 Estimates via Costar Research

	1 mile	2 miles	3 miles
Population	5,110	30,905	73,739
Median Age	48.4	46.6	45.5
Bachelor's Degree or Higher	75%	75%	75%
Median Home Value	\$688,508	\$723,174	\$737,288
Households	2,002	11,395	27,334
Avg Household Size	2.6	2.7	2.7
Avg Household Vehicles	2	2	2
Avg Household Income	\$175,102	\$183,092	\$177,463
Median Household Income	\$147,674	\$158,130	\$148,048

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