



4,134 SF OF COMMERCIAL SPACE AVAILABLE IN DOWNTOWN ITASCA

ITASCA STATION

125 W ORCHARD ST, ITASCA, IL

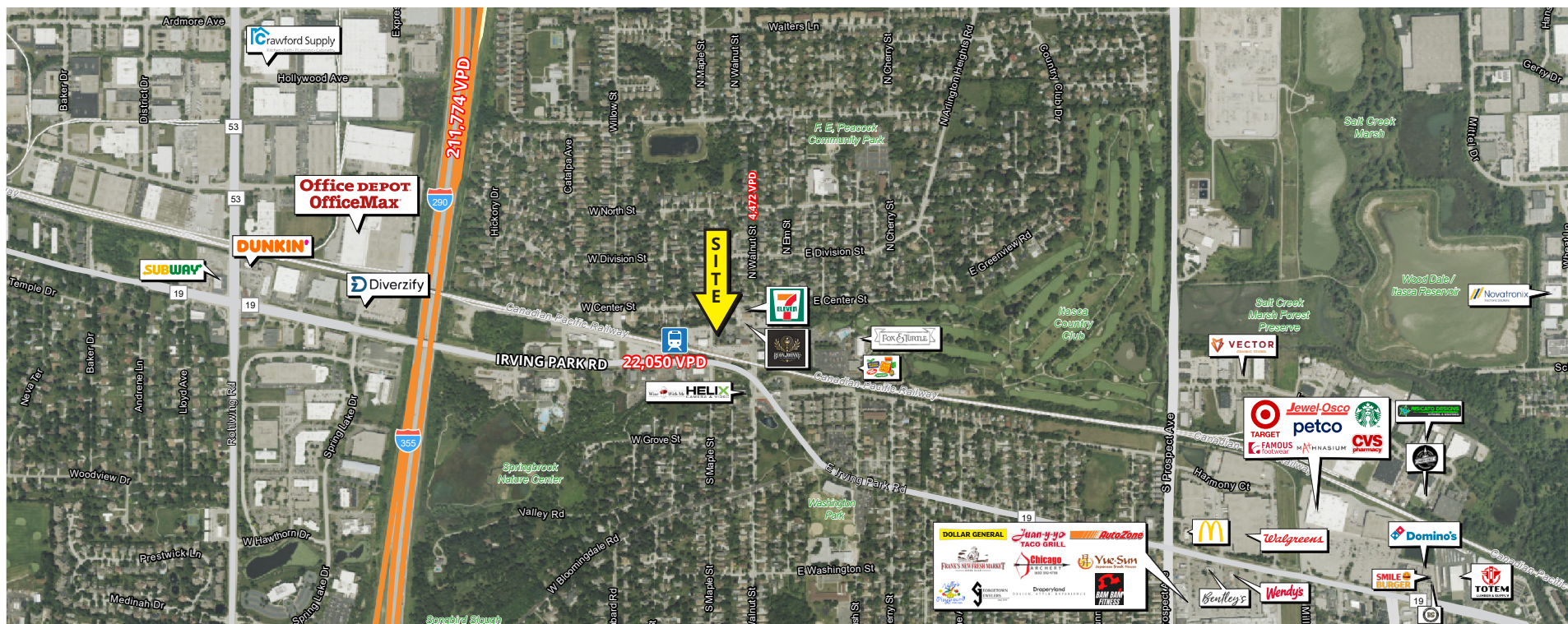
FOR LEASE

CONTACT: HANNAH PERL hperl@metrocre.com 847.849.1026 // **JONATHAN HYMAN** jhyman@metrocre.com 224.365.8144



DEVELOPMENT BY:





PROPERTY HIGHLIGHTS

- 4,134 SF New Construction Retail
- Base of 87 Unit **New Construction** Luxury Residential Building
- Adjacent to Itasca Metra Stop
- **Seeking Restaurant/Café User**
- Easy to Install Black Iron
- Significant Tenant Improvement Dollars Available*
- Large Outdoor Patio (56 Seats)

*Subject to qualifications

NEAR-BY AREA RETAILERS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,006	80,903	210,062
DAYTIME POPULATION	17,166	113,613	287,085
HOUSEHOLDS	2,615	31,606	79,212
AVG HH INCOME	\$171,561	\$132,198	\$128,899

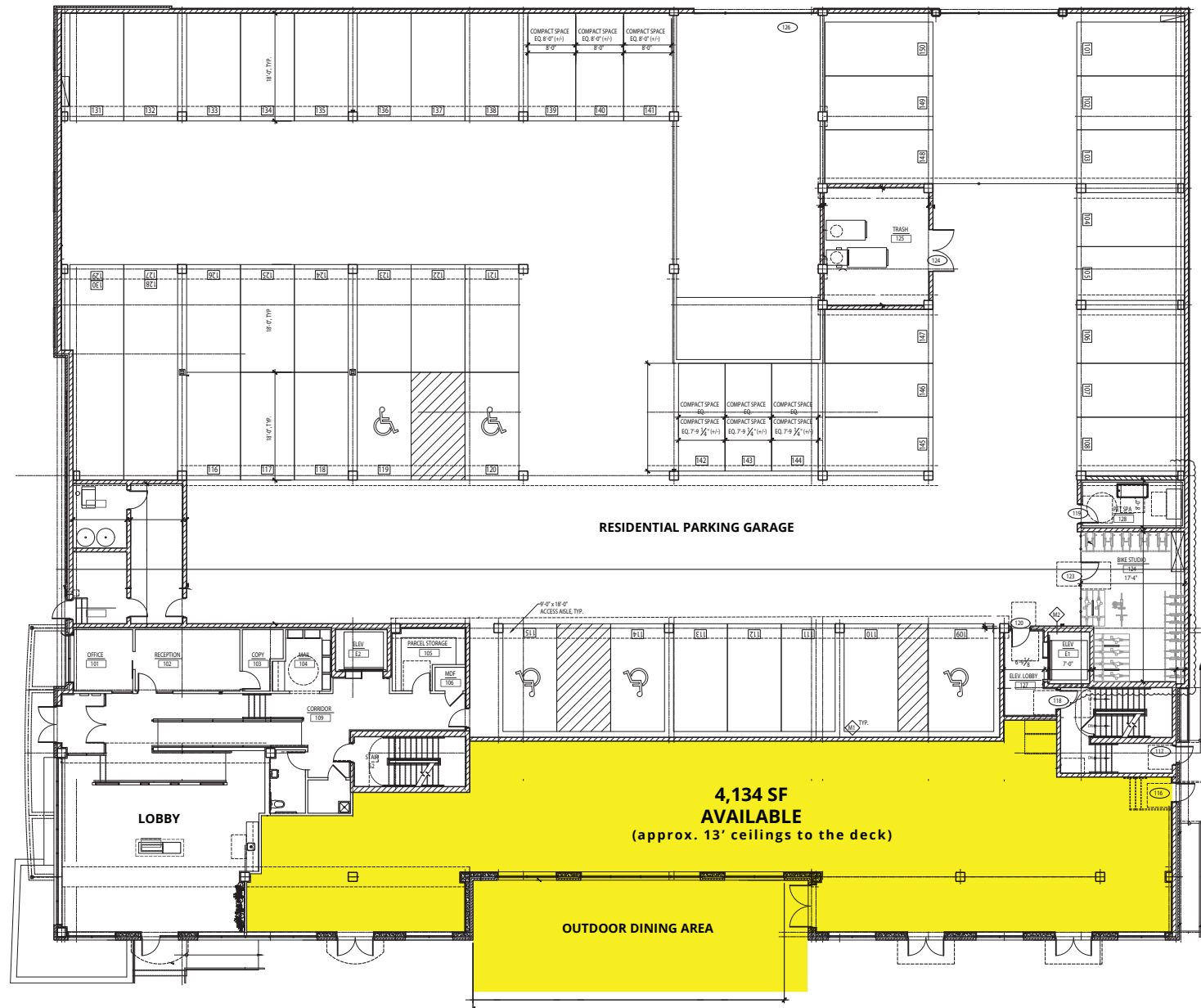
TRAFFIC COUNTS

IRVING PARK RD	22,050 VPD
WALNUT ST	4,472 VPD

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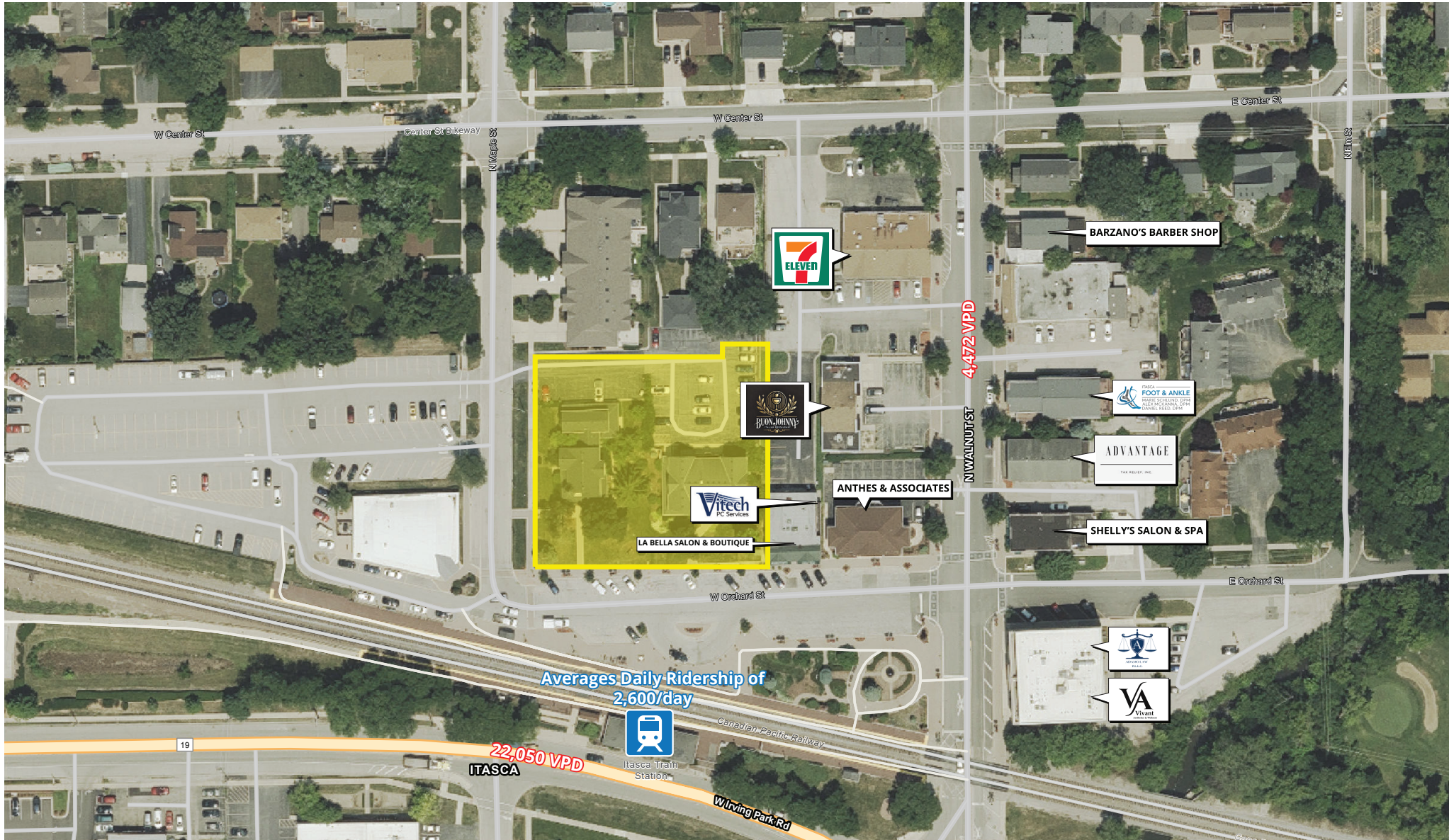
SITE PLAN



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AERIAL



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 **HOLLADAY
PROPERTIES**

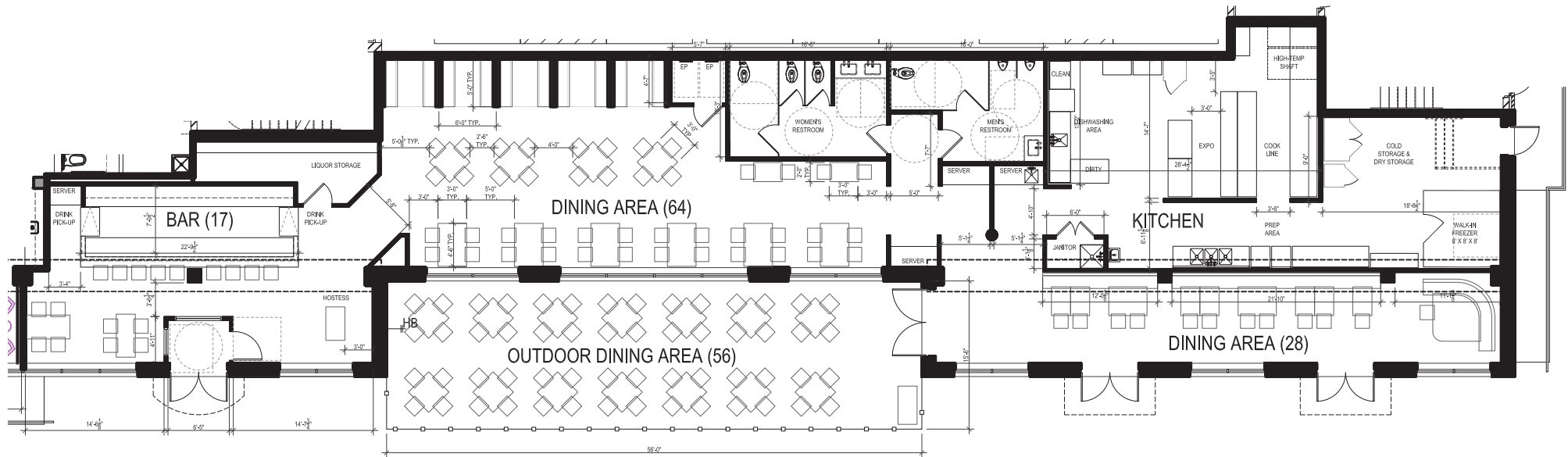
56 Skokie Valley Road
Highland Park, Illinois 60035
www.MetroCRE.com

 **METRO**
COMMERCIAL REAL ESTATE

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"PROPOSED" RESTAURANT LAYOUT



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