

**PRIME RETAIL SPACES IN NORTHFIELD**  
**ONE BLOCK WEST OF THE I-94 WILLOW ROAD FULL INTERCHANGE**  
**±1,000—±4,742 SF AVAILABLE**



The perfect location for your business in the heart of Northfield, one of Chicago's most affluent suburbs. These exceptional ground floor retail spaces offer a convenient and highly visible setting just one block west of Eden's Expressway (I-94). A large parking lot is available for customers. Join nearby tenants including Mariano's, Starbucks, Walgreens and more.

<b>LEASE RATE:</b>	\$35 PSF
<b>LEASE TYPE:</b>	NNN
<b>PASS THRU:</b>	\$6 PSF
<b>SIZE:</b>	±1,000-±4,742 SF
<b>ZONING:</b>	V/C—Village Center District

### LOCATION HIGHLIGHTS:

- Prime Northshore location at the main intersection of **Downtown Northfield** (Southwest corner of Happ Road and Orchard Avenue)
- Across the street from The Happ Inn, Three Tarts Bakery, Stormy's Bar and Grill
- Shadow Anchored by Mariano's Grocery Store
- 1 block away from the full interchange at Willow Road
- 8 per 1000 parking – 48 total Parking Stalls
- Directly north of Northfield Village Center



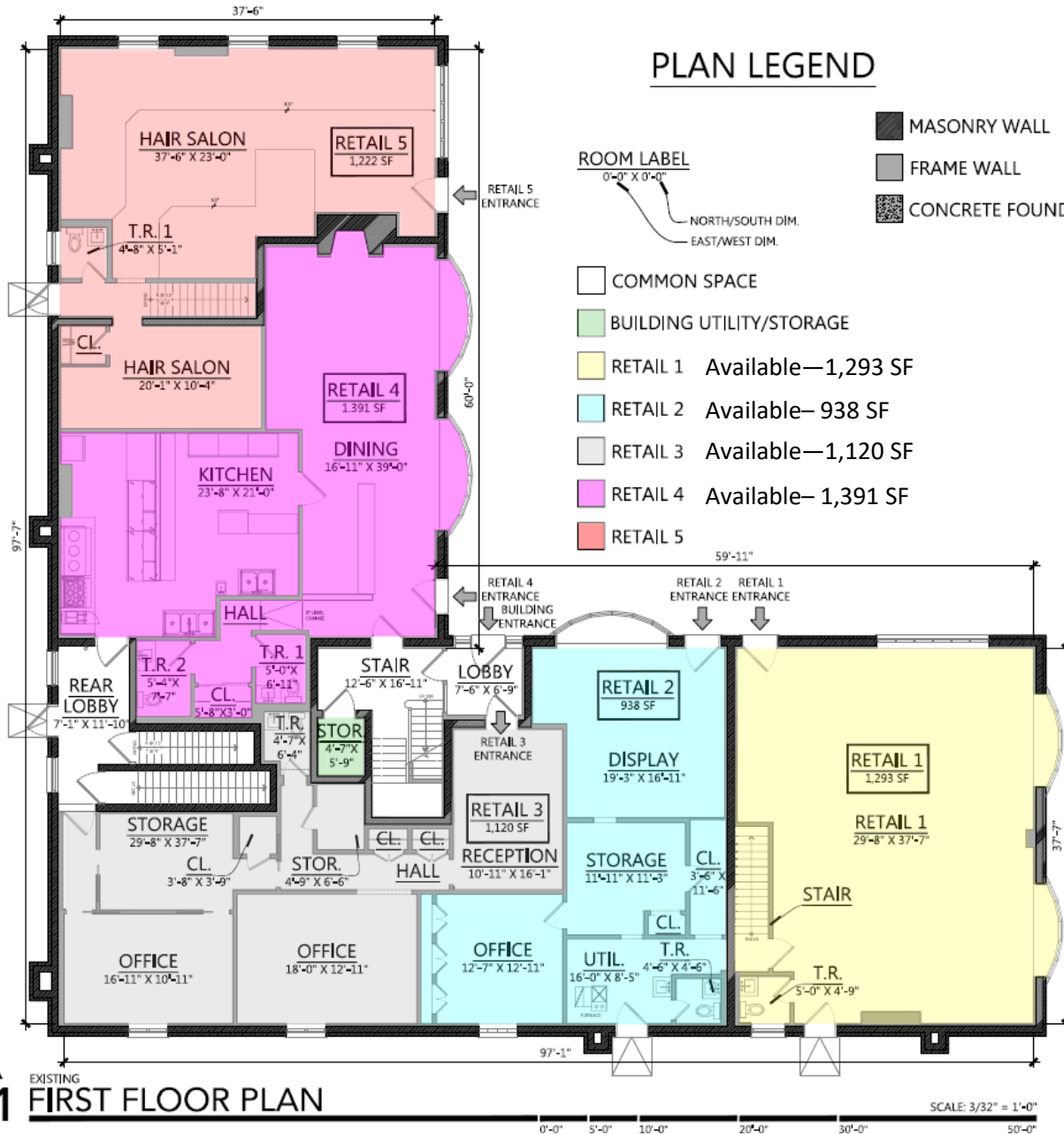
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4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

### Floor Plan



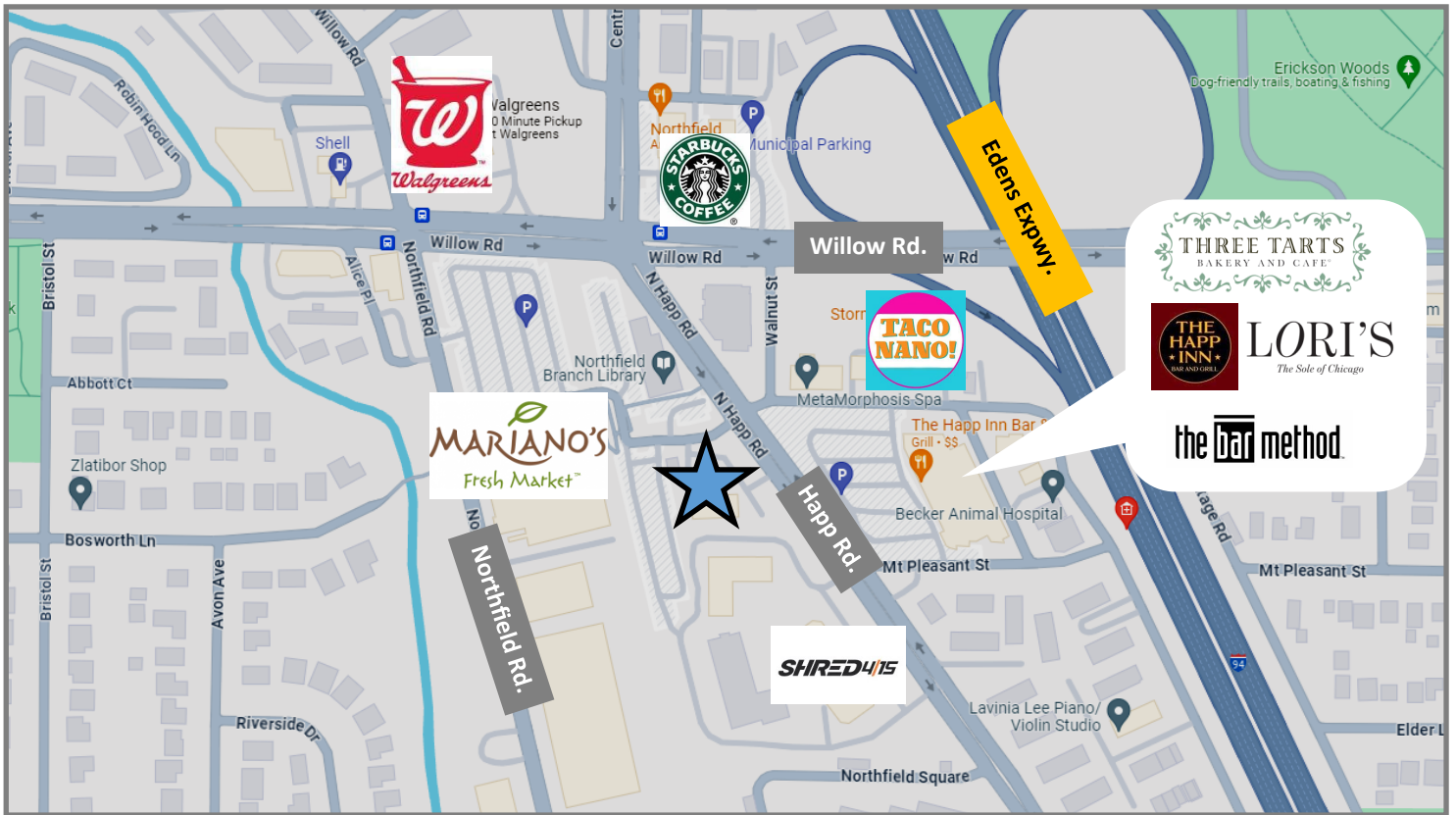
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### NEARBY BUSINESSES



### DEMOGRAPHICS

2023 Estimates via Costar Research

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



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