

PRIME DOWNTOWN HIGHLAND PARK

±2,750 SF RETAIL SPACE FOR LEASE

AVAILABLE JAN 1, 2025



Lease a storefront in the heart of Highland Park, currently operating as a clothing shop. Available January 1, 2025, this space boasts great visibility with 21 feet of frontage along bustling Central Ave, which sees a traffic count of 15,300 vehicles daily. The area is highly walkable, with the Metra station just a few blocks away, making it a prime location for attracting foot traffic. Inside, you'll find a bright and clean space featuring a 9.5-foot ceiling, dressing rooms, and a partial basement perfect for storage. Neighboring businesses include Naturepedic, Pets 4 Life Animal Hospital, Ross Cosmetics, Gordon Aveda Hair Salon, Blue Mercury, Café Dacha, Beanstalk and more.

LEASE RATE:	\$9,000 Monthly (Gross)
SIZE:	2,750 SF
DATE AVAILABLE:	January 1, 2025



CRAIG WOLF

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PRIME DOWNTOWN HIGHLAND PARK

±2,750 SF RETAIL FOR LEASE



Downtown Highland Park is pedestrian, bike and vehicle friendly with plenty of free parking. It is located less than 1 mile away from Lake Michigan beaches and walking distance to Metra North Line Station.

According to the City of Highland Park, the Central Business District is approximately 106 acres, home to about 450 businesses, and has a daytime population of close to 9,000. Within a 1.5 mile radius of the downtown the consumer population is 22,155, within a 4 mile radius it increases to 71,084, within a 7.5 mile radius it increases to 216,737, and within a 10 mile radius the consumer population increases to 519,900. Source: enjoyhighlandpark.com

Traffic Counts

Central Avenue—15,300 Vehicles per Day

Green Bay Road—6,800 Vehicles per Day

Walk Score

678 Central Avenue
Very Walkable

Walk Score
86

Transit Score
38

Bike Score
59

Demographics



Populations and People

Total Population

30,176

P1 | 2020 Decennial Census



Families and Living Arrangements

Total Households

12,095

DP02 | 2022 American Community Survey 5-Year Estimates



Income and Poverty

Median Household Income

\$159,567

S1901 | 2022 American Community Survey 5-Year Estimates



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Neighboring Tenants



Highly Walkable Downtown



Open Retail Space



Dressing Rooms



Bright and Clean



Tall Windows



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