



## PROPERTY DESCRIPTION

Prime retail storefront in North Shore Linden Square Neighborhood. In-line retail space offering 925 Sq Ft of finished / flexible space with tenant controlled electric service and HVAC service. Space is 15' x 60' with 12' ceilings. One dedicated parking spot available in the back parking lot and loads of street parking.

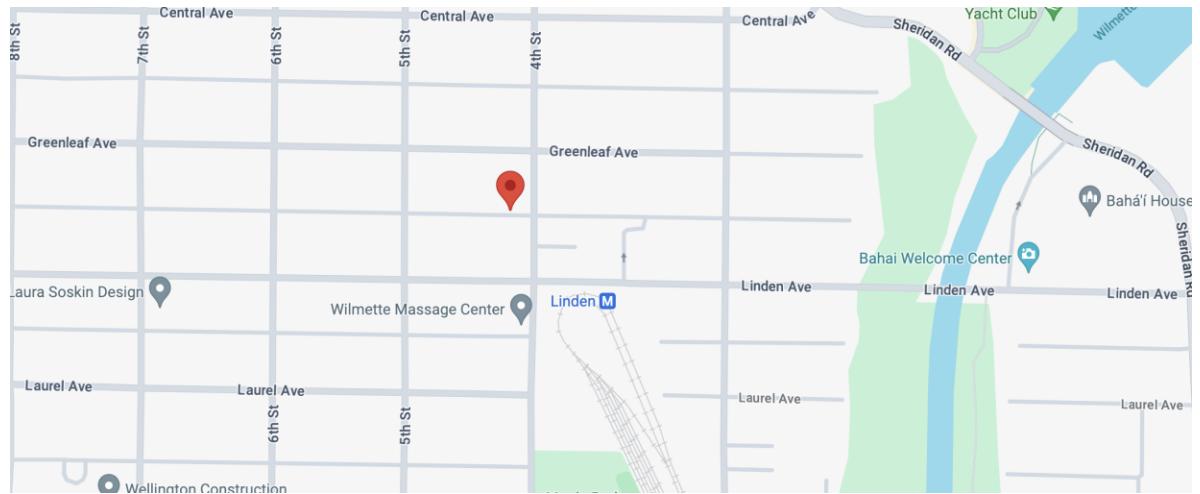
Well maintained and professional managed building with high visibility located  $\frac{1}{2}$  a block from CTA Purple Line and numerous PACE bus lines. Great location in the heart of Linden Square near coffee shop, restaurants, and many service and professional businesses.

## PROPERTY HIGHLIGHTS

- ✓ Prime Retail Location
- ✓ Prestigious North Shore Neighborhood
- ✓ 1 Unit Available for Lease

# FOR LEASE

405.5 Linden Avenue  
Wilmette, IL 60091



## OFFERING SUMMARY

Base Lease Rate

\$31.15 psf + Utilities +  
ProRata RET of \$765.24 / Month (Currently)

Unit  
Size:

925 SF



COLDWELL BANKER  
COMMERCIAL  
REALTY

# INTERIOR PHOTOS

405.5 Linden Avenue  
Wilmette, IL 60091



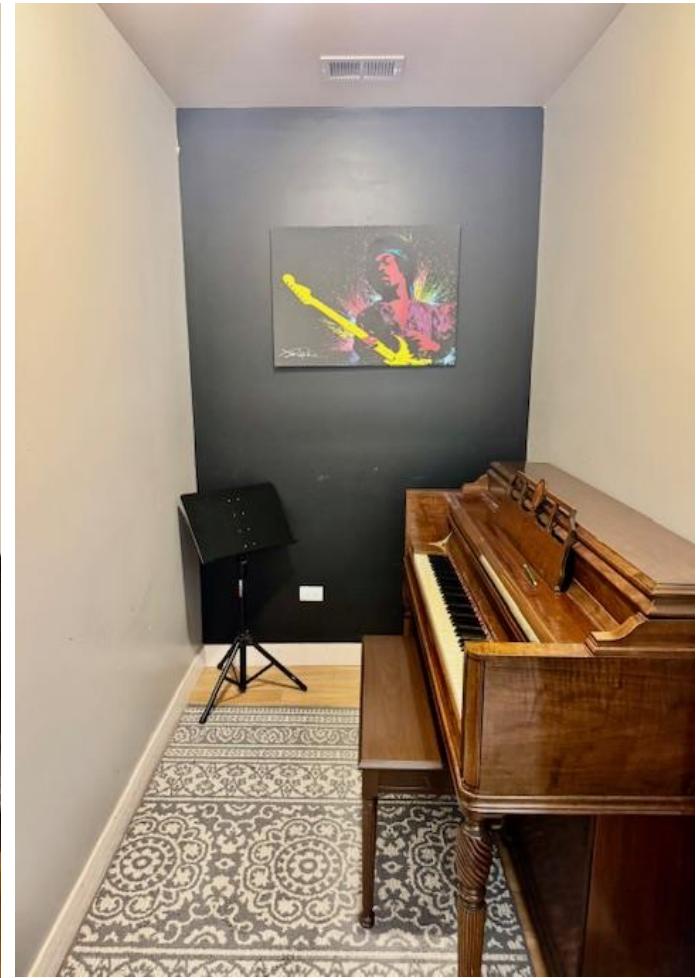
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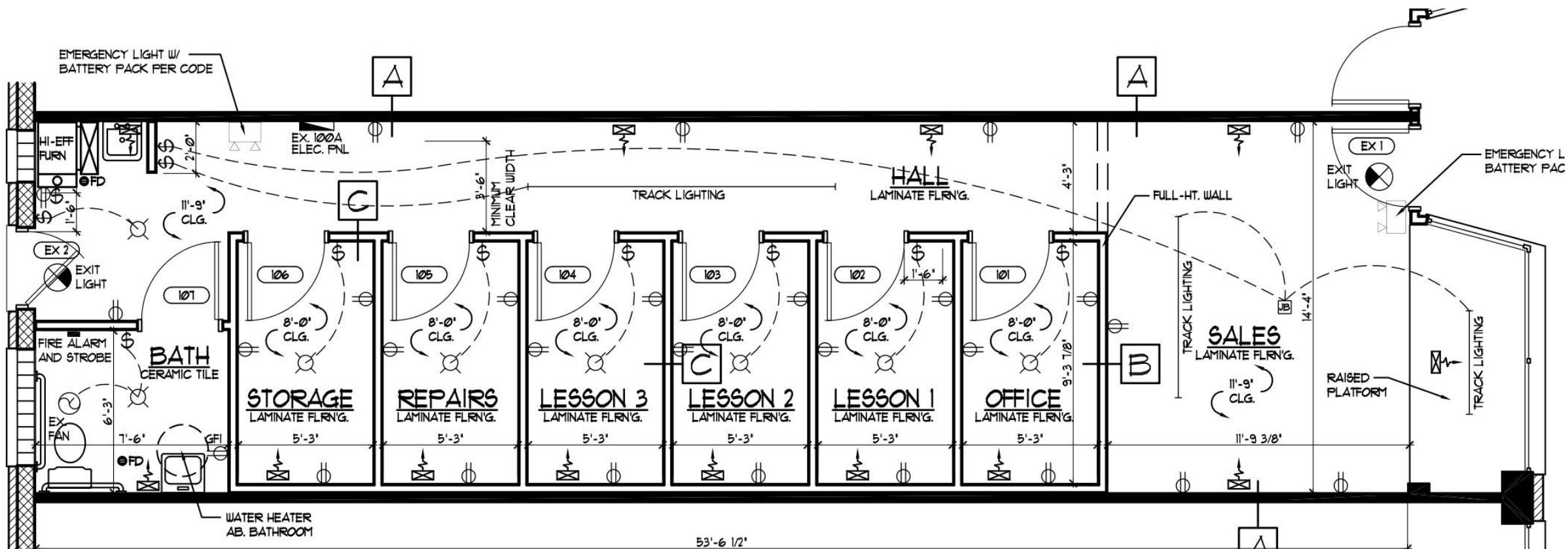
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# Floor Plan

405.5 Linden Ave., Wilmette, IL



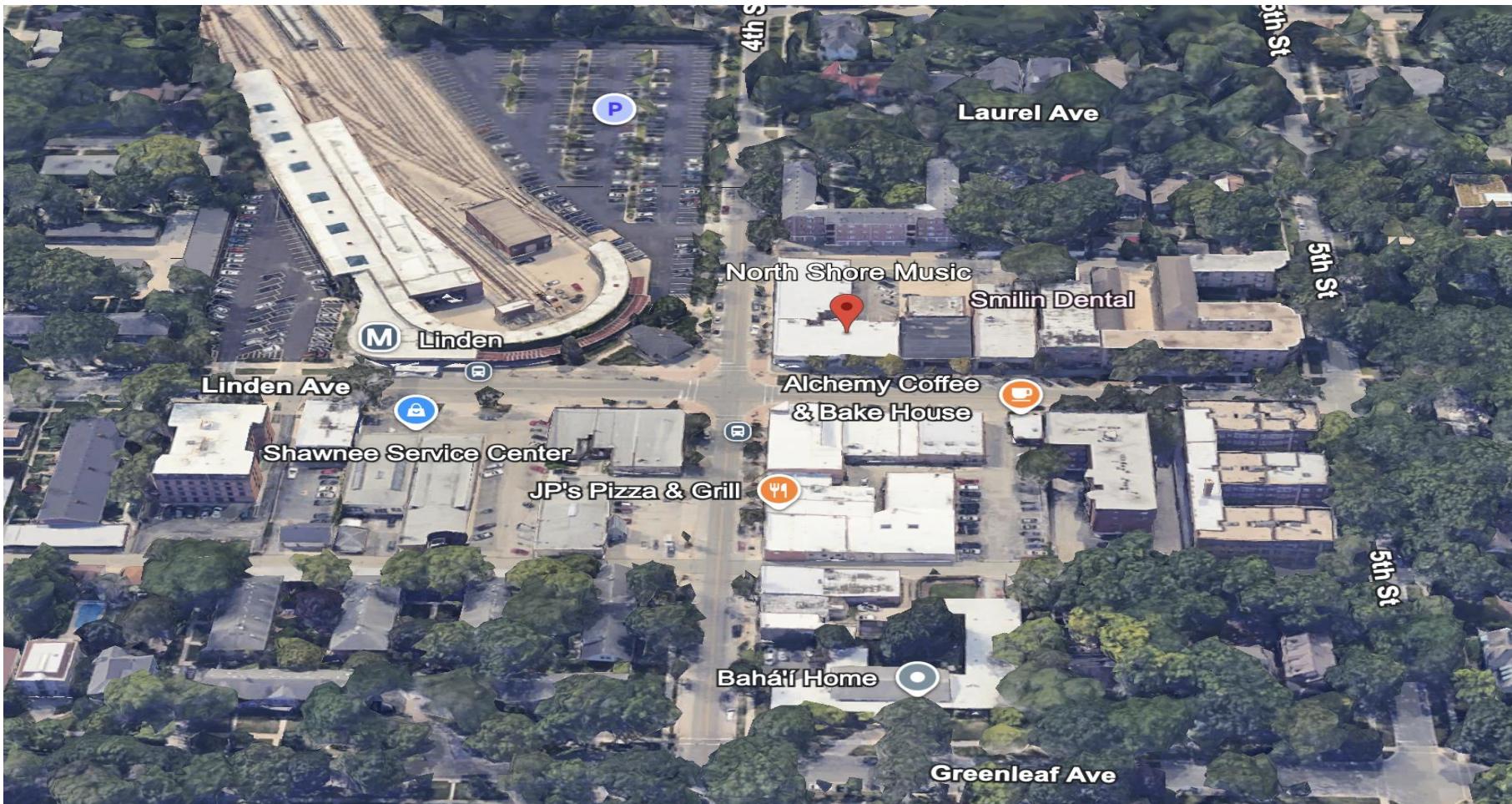
2  
A20 FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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# AERIAL MAP

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# DEMOGRAPHICS

## POPULATION

WILMETTE	
Total Population	28,170
Average Age	45.4
Average Age (Male)	40.2
Average Age (Female)	42.7

## HOUSEHOLDS & INCOME

Total Households	9,985
# of Persons per HH	2.8
Average HH Income	\$173,967
Average House Value	\$839,312



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