

## PRIME DOWNTOWN HIGHLAND PARK NEWLY GUT RENOVATED RETAIL SPACE FOR LEASE ±2,750 SF



Position your business in the heart of Highland Park with this clean and bright retail space. The interior is newly gut renovated with 11-foot ceilings and there is a partial basement for storage. The location has 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. Neighboring businesses include Naturepedic, Pets 4 Life Animal Hospital, Ross Cosmetics, Gordon Aveda Hair Salon, Blue Mercury, Café Dacha, Beanstalk and more. This is an outstanding opportunity to establish your business in one of the North Shore's premier commercial corridors.

<b>LEASE RATE:</b>	\$9,000 Monthly
<b>LEASE TYPE:</b>	GROSS
<b>SIZE:</b>	2,750 SF



**CRAIG WOLF**

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**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

### PRIME DOWNTOWN HIGHLAND PARK



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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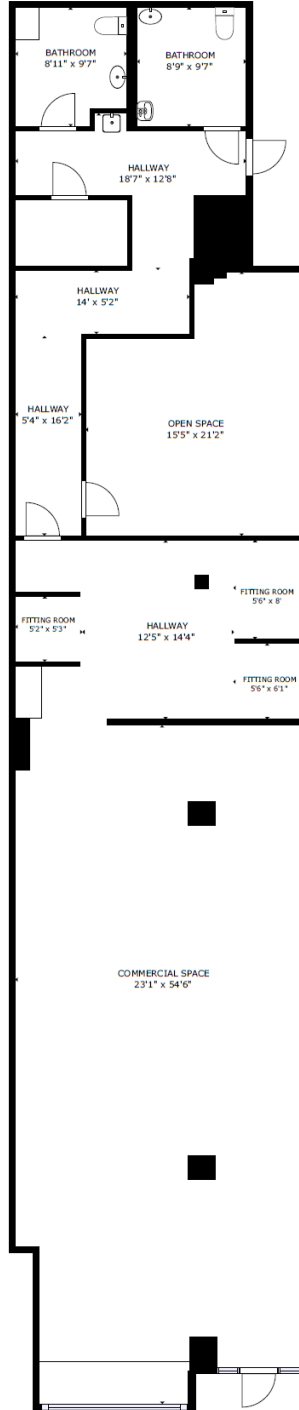
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# STRAUSS

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647 CENTRAL AVE.  
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## Floor Plan



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