

RETAIL PROPERTY FOR LEASE

HIGHLAND, IL - AVAILABLE FREESTANDING RESTAURANT

12571 STATE ROUTE 143, HIGHLAND, IL 62249



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Presented By:

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**Jeff Eisenberg
& associates**



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,861 SF
Lease Rate:	Negotiable
Lot Size:	0.5 Acres
Parking Spaces:	30
Zoning:	Commercial
Traffic Count:	7,950



PROPERTY OVERVIEW

The 1,861 SF Building for lease is located at 12571 State Route 143, which is located between the O'Reilly Auto Parts to the North and the McDonalds to the South. The traffic count along State Route 143 is approximately 7,950 cars per day. Complimentary businesses nearby include Wal-Mart Supercenter, AT&T, Walgreens, McDonalds, Jimmy John's, Burger King, O'Reilly Auto and additional shopping centers and other commercial properties.

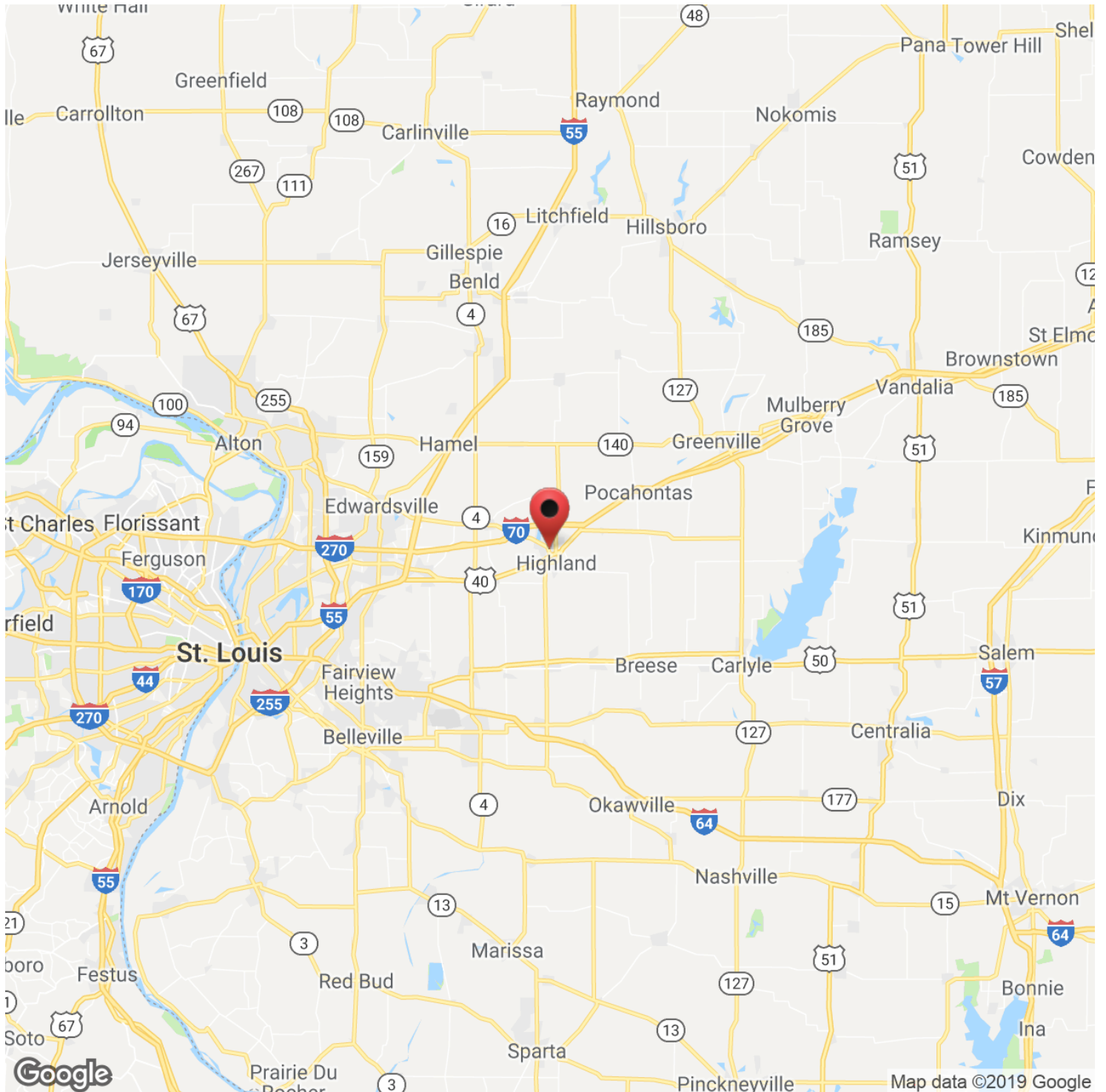
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LOCATION MAP



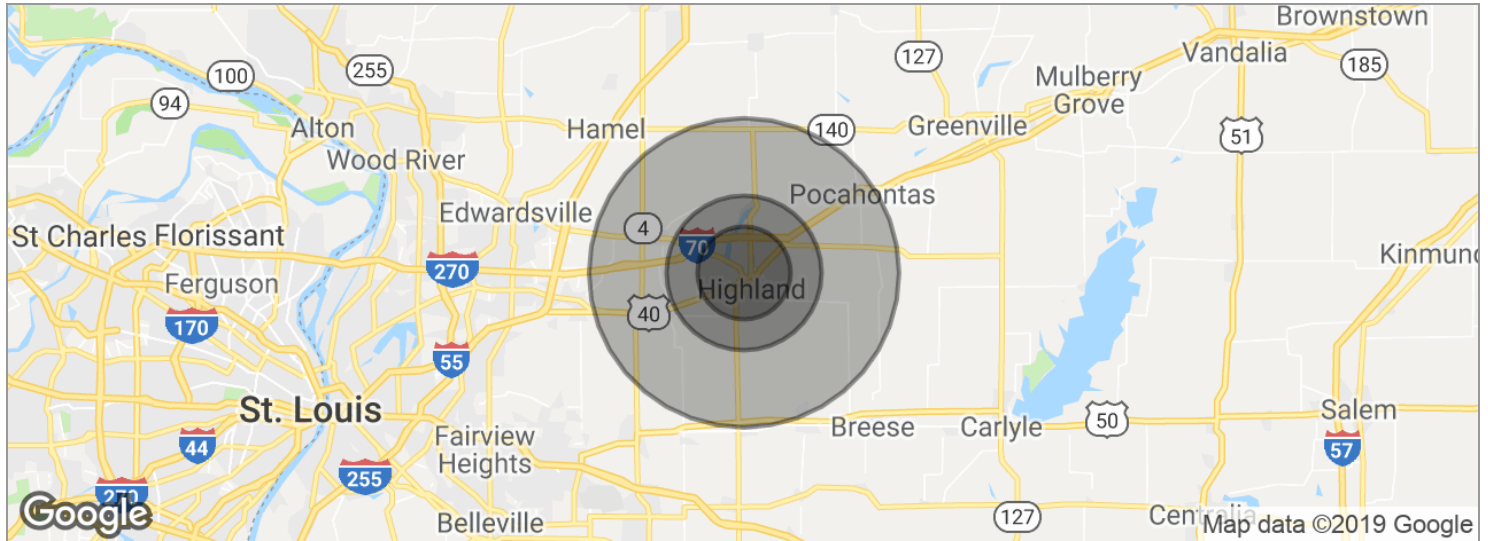
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DEMOGRAPHICS MAP



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	14,761	18,523	34,505
Median age	39.8	40.2	40.6
Median age (Male)	40.5	40.8	40.4
Median age (Female)	39.4	39.8	40.6

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	6,042	7,428	13,358
# of persons per HH	2.4	2.5	2.6
Average HH income	\$70,197	\$73,252	\$75,813
Average house value	\$164,812	\$168,118	\$175,746

** Demographic data derived from 2010 US Census*

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