

For Sale

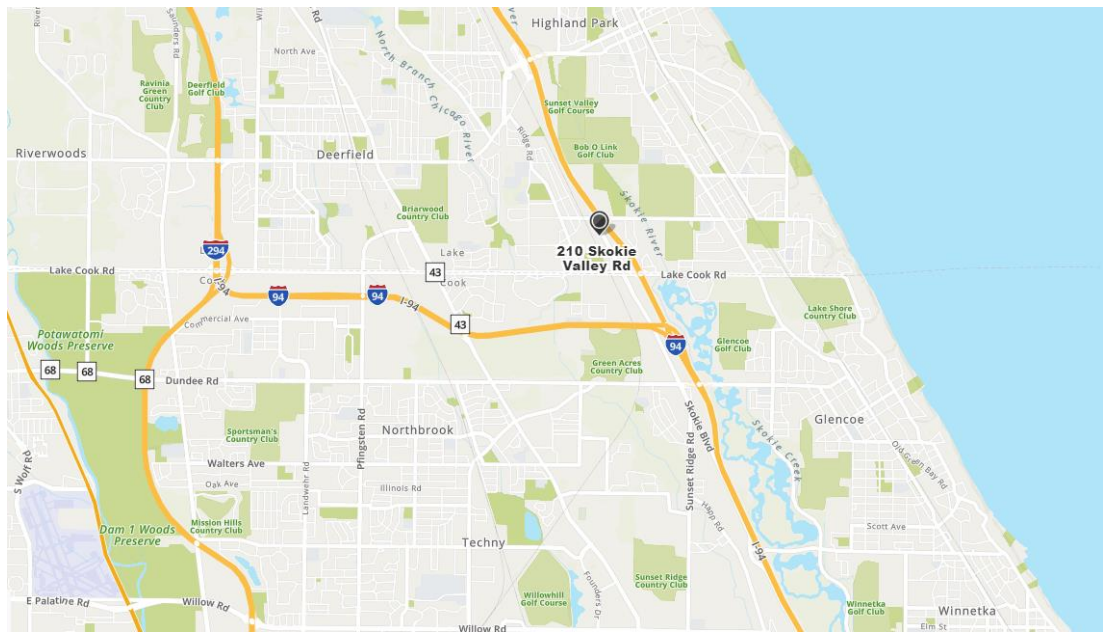
Beautiful 2-Story Office Building

**Save Big On
Your Lease
By Owning**

*Ideal Owner User Building in Low Tax
Lake County with Covered Parking*

Summary:

- Medical & Office Suites
- 17,500 sqft Building
- Large Multi-Tenant Pylon
- Ample Parking (Heated Garage, Covered & Uncovered Spaces)
- High Visibility Location
- Easy Access to Rt 41 & I-94
- Elevator Building (recently modernized)
- New Landscaping and Common Area Improvements in 2021
- ADA Compliant
- Strong Cash Flow
- 13 Commercial Units Occupied by a Range of Tenants
- 2nd Floor Units Have Heated Floors
- Parking Area & 2nd Floor is Sprinklered



4747 W. Peterson Ave.,
Chicago, IL 60646
P: 773-736-4100
www.imperialrealtyco.com

210 Skokie Valley Road, Highland Park, IL 60035

Features Include: 210 Skokie Valley is a professional office building located in Highland Park just north of Lake Cook Road and south of Clavey Road. The property has covered parking and elevator access to the second floor private offices. The population in a 3 mile radius is 59,548 with a median household income of \$118,579 and an average household size of 2.60.

Please call for additional detail: Jason Lander

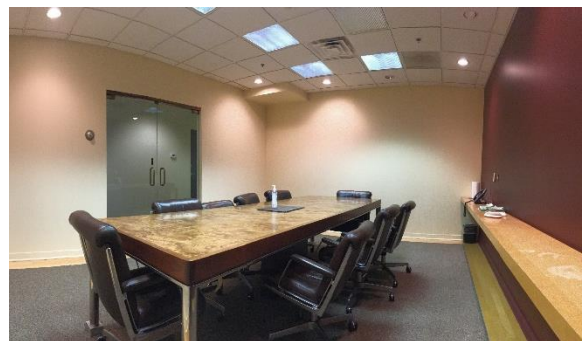
773-816-5500

jlander@imperialrealtyco.com

FOR SALE Owner Occupant Will Leaseback or Vacate

Market:

- Nearly 20,000 Vehicles Pass the Property Daily
- Pace Bus #471 Serves the Property (With Service to Highland Park Metra Station)
- Numerous Dining Options (Mizrahi Grill, Jimmy John's, Burger King, McDonald's) Within Walking Distance
- LA Fitness Across the Street
- 1-Mile Drive to Northmoor Country Club, Sunset Valley Golf Club, Bob O'Link Golf Club & Deer Creek Racquet Club
- Population of 131,900 in 5-mile radius (growing) from 48,882 Households
- Average Household Income of \$174,462 with \$2.3B Consumer Spending
- Highly Educated Trade Area with Over 84% College Educated and 35% with Advanced Degrees (more than Bachelor's)



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Additional Information: Highland Park consistently ranks as one of the nation's best towns to live, one of the nation's top beach towns and one of the best cities to live and work in Illinois. Downtown Highland Park is home to over 100 retailers including many award-winning dining establishments. The average travel time to work in Highland Park is 21.4% greater than the Illinois average and 30.8% greater than the national average. The number of people who take public transportation in Highland Park is 332.8% greater than the Illinois average and 564.6% greater than the National average. The Park District of Highland Park, founded in 1909, operates and manages over 650 acres of land in 44 park areas, and offers approximately 2,800 recreation and seasonal programs. Facilities include an indoor ice arena, tennis and racquetball complex, two recreation centers, a nature center, an 18-hole golf course, driving range, adventure mini-golf, aquapark, beaches, boat launch ramp and yacht club on Lake Michigan, a designated Dog Beach, and two additional dog exercise areas.

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