

For LEASE \$19 psf NNN

Retail Space Available for Lease

Phenomenal Roadside Visibility

Amenities:

- 1,460 Sq. Ft.
- Exterior Signage Available
- 19-car Private Parking Lot
- Steps Away From 2 Major City Parking Lots
- High Visibility at the Corner of Elm Place and First Street
- Minutes from the I-94 (Edens Expressway) and Highway 41
- 7 Minute Walk to Union Pacific North Line
- Metra Station just 1 Block South
- Daily Traffic Count of Approximately 12,800 cars
- Population of Approximately 30,000 in a 3-mile radius
- Bus Route 472 Highly Accessible

Prime Retail Center Situated in Downtown Highland Park: 1954 1st Street



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

1954 1st Street, Highland Park, IL 60035

Features Include: 1930 – 1964 First Street is a retail center available for lease at the southwest corner of Elm Place and First Street in downtown Highland Park. Great high traffic retail space. Join nearby retailers: [Green Living Design, TechCare, Mane Cutters, Highland Park Cleaners and Mail Boxes Etc]. Elm Place and First Street are home to many restaurants and small shops serving the affluent Highland Park clientele. Indian Trail Elementary School, Elm Place Middle School and Highland Park High School are a short walk from the center.

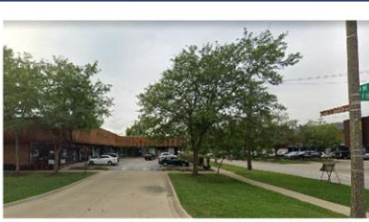
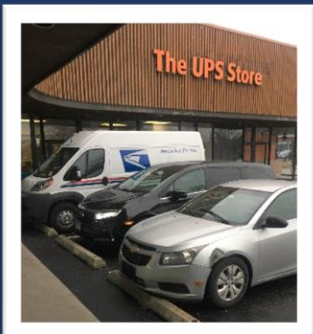
Please call to arrange a private viewing: 773-736-4100 info@imperialrealtyco.com

The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

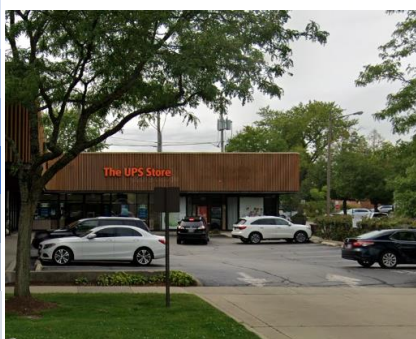
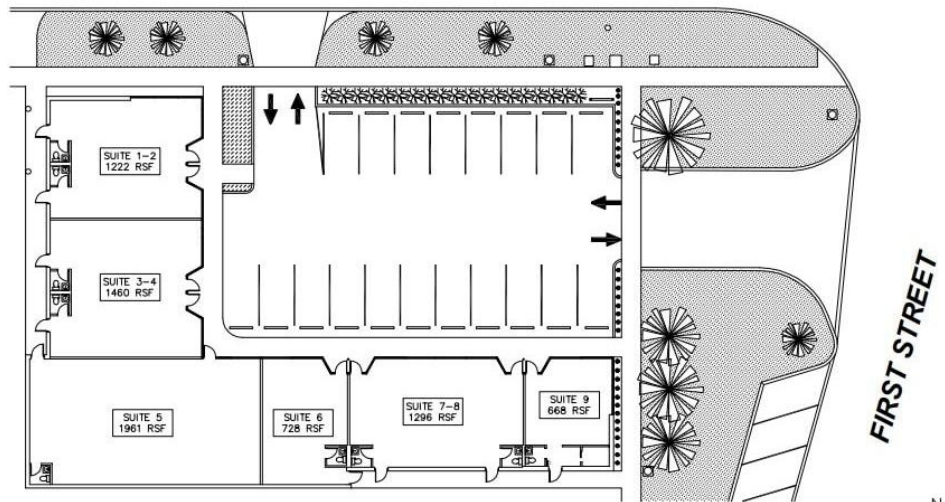
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700 – 2,700 Sq. Ft. of Retail Space Available

Nearby Major Retailers:
McDonalds & Walgreens



ELM PLACE



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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 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.



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