For Lease Office/ Retail Space

Amenities:

- 1,500 and 2,500 Available can be combined for a total of 4,000 SF
- Pylon Sign Identity on Skokie Valley Road
- Visibility to Lake Cook Road
- Just off I-94 (Edens Expressway) Hwy. 41
- 15 parking Spaces in Front for Visitors and 8 Parking Spaces in Back for Employees. 7.5/1000 Ratio
- 50,451 Vehicles Per Day on Skokie Valley and Lake Cook Roads
- Bus Route 471 steps away
- Population of 59,086 in a 3 mile radius
- Median Household Income of \$104,360 in a 1mile radius

Space Available in Highland Park, IL

For **LEASE** \$30psf MG

36-40 Skokie Valley Road







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

36-40 Skokie Valley Rd, Highland Park, IL 60035

Features Include: 36 - 40 Skokie Valley Road is a two-store retail building available for lease in Highland Park. The property is conveniently near the intersection of Skokie Valley Road and Lake Cook Road.

The property provides convenient access to I-94 (Edens Expressway) and Highway 41 and serves Chicago's North Shore communities. The property benefits from lower Lake County property taxes then its neighbors south of Lake Cook Road.

- •Niche.com ranked A+, #27 in best places to live in Illinois
- •Has a higher rate of employment than the national average.