

JAMESON.



LEASE OVERVIEW

LEASE RATE: \$18.00 - \$24.00 NNN
AVAIL. SPACE: 969 - 5,875 RSF
YEAR BUILT: 2019
ZONING: MX-2
MARKET: North Shore/Highwood
CROSS STREETS: Green Bay Rd & Mears Pl

AREA TENANTS

- Slyce Pizza
- 210 Live
- Papa Willies BBQ
- Greenwood Restaurant
- Raden Wellness Center
- Washington Gardens
- Walgreens
- Del Rio
- U.S. Bank
- Pastifico
- Domino's Pizza

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PROPERTY DESCRIPTION

Up to 5,875 RSF Available. Space is suitable for retail, medical, office and restaurant uses. New Construction to be completed in mid 2020. Bright/Light Spaces with Huge Storefront Windows. 11-13 ft. Ceilings Throughout. Walk to Highwood Metra Station. Close to Many Shops and Restaurants. Black Iron Chase Available for Restaurant Use. Off Street Parking Available. Attentive/Local Management.

View 360 Degree Virtual Tour:

<http://www.jamesoncommercial.com/listings?propertyId=569522-lease>

PROPERTY HIGHLIGHTS

- New Construction
- Bright/Light Space with Huge Storefront Windows
- 11-13 ft. Ceilings
- Walk to Metra Station
- Close to Many Shops and Restaurants
- Black Iron Available for Restaurant Uses
- Flexible Lease Terms
- Parking Available
- Attentive/Local Management

AREA AND TRANSPORTATION HIGHLIGHTS

- One Block to Highwood Metra Station
- Easily Accessible from Highways

AERIAL & STREET DETAIL

246 Green Bay Rd, Highwood, IL 60040

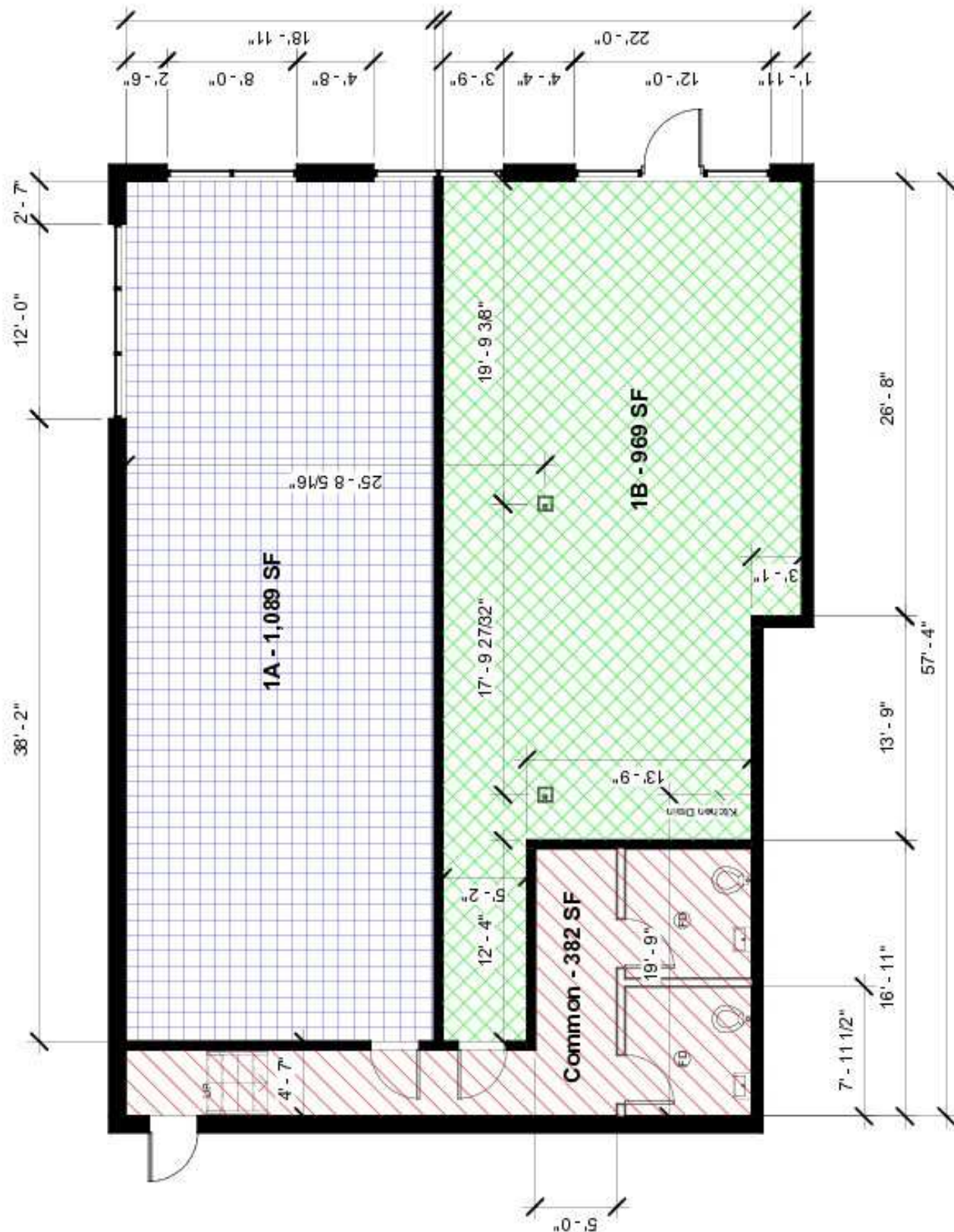


Map data ©2021



FLOOR PLAN - 1A & 1B

246 Green Bay Rd, Highwood, IL 60040



FLOOR PLAN - 2A & 2B

246 Green Bay Rd, Highwood, IL 60040



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RENDERINGS

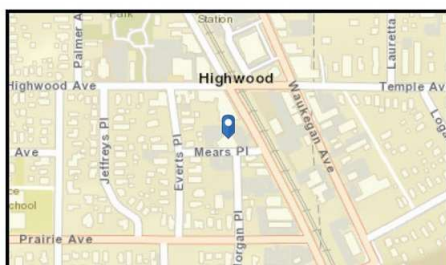
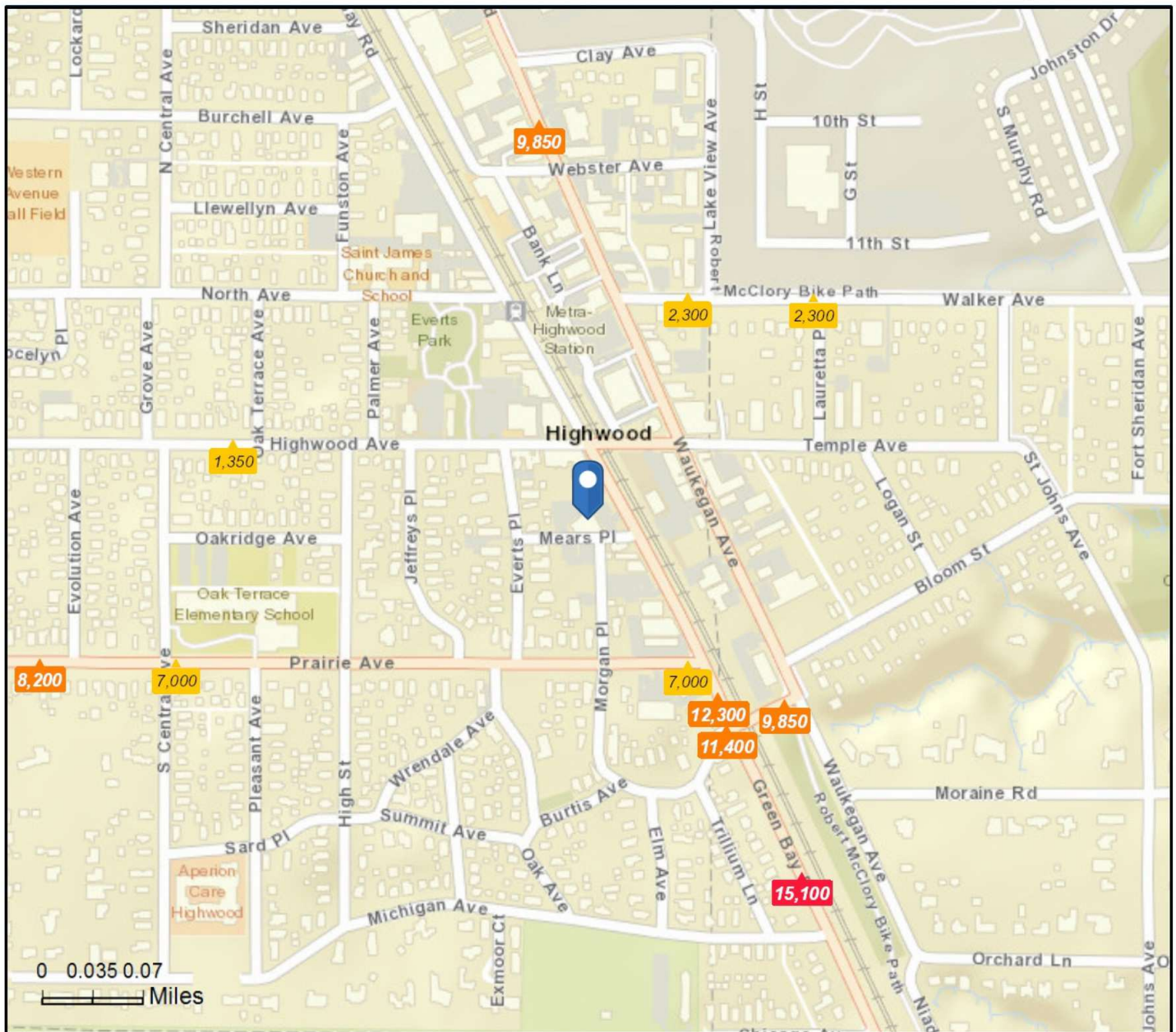
246 Green Bay Rd, Highwood, IL 60040



TRAFFIC COUNT MAP

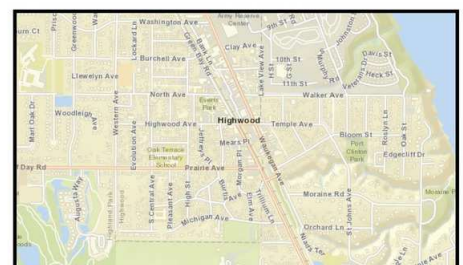
246 Green Bay Rd, Highwood, IL 60040

Longitude: -87.80988



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q2 2019).

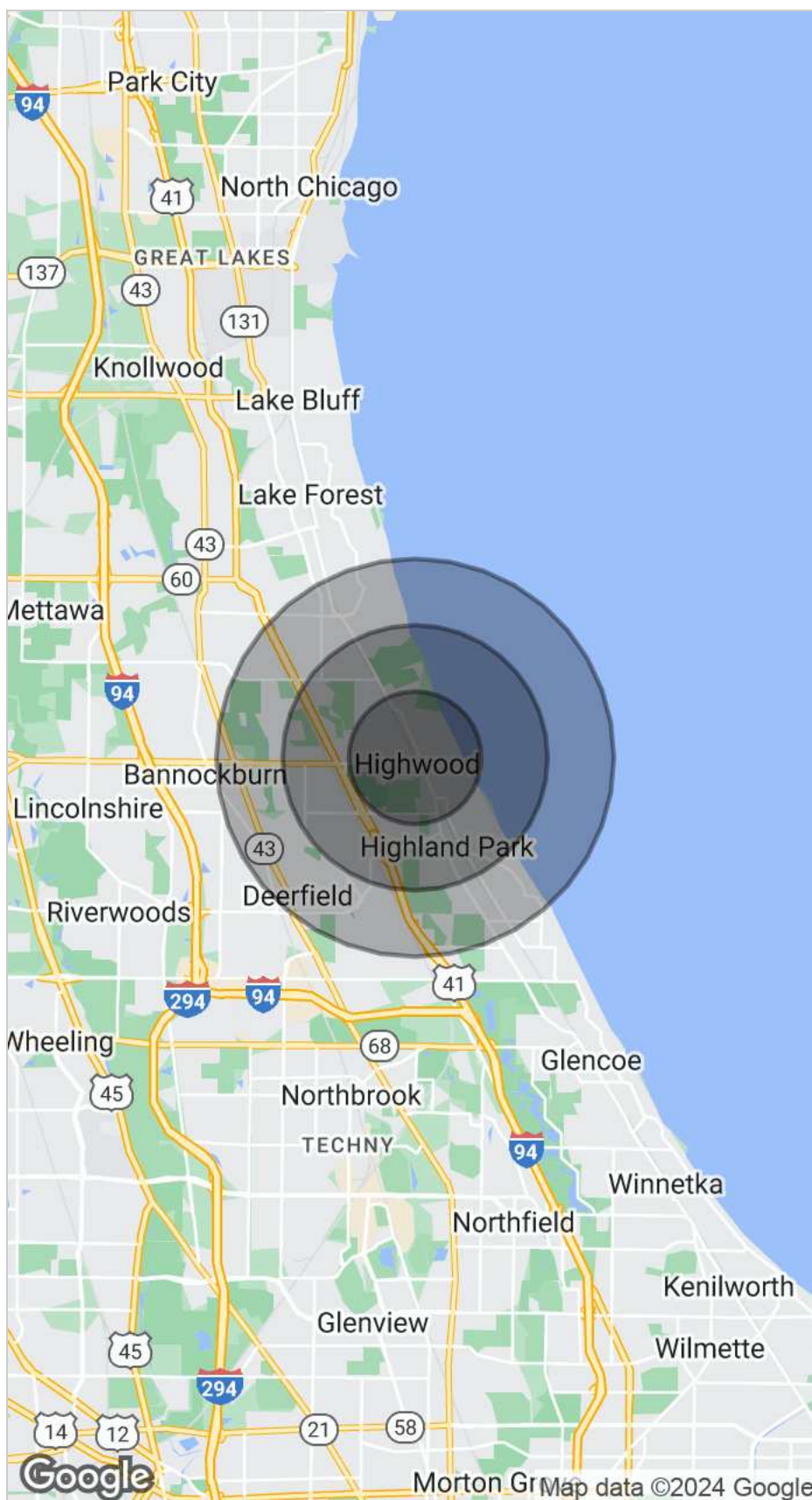
DEMOGRAPHICS MAP

246 Green Bay Rd, Highwood, IL 60040

2010 STATISTICS

POPULATION
(total)1 MILE
10,9032 MILES
25,3013 MILES
45,211HOUSEHOLDS
(total)1 MILE
3,7852 MILES
9,3823 MILES
16,675AVG. INCOME
(per household)1 MILE
\$111,2062 MILES
\$136,2793 MILES
\$166,425

MEDIAN AGE

1 MILE
38.52 MILES
41.43 MILES
42.9

DEMOGRAPHICS REPORT

246 Green Bay Rd, Highwood, IL 60040

AGE

1 MILE

2 MILES

3 MILES

MEDIAN AGE

38.3

41.6

43.0

(male)

MEDIAN AGE

40.5

42.1

43.3

(female)

HOUSEHOLDS

1 MILE

2 MILES

3 MILES

PERSONS PER HH

2.9

2.7

2.7

AVG. HOUSE VALUE

\$495,468

\$534,820

\$602,061