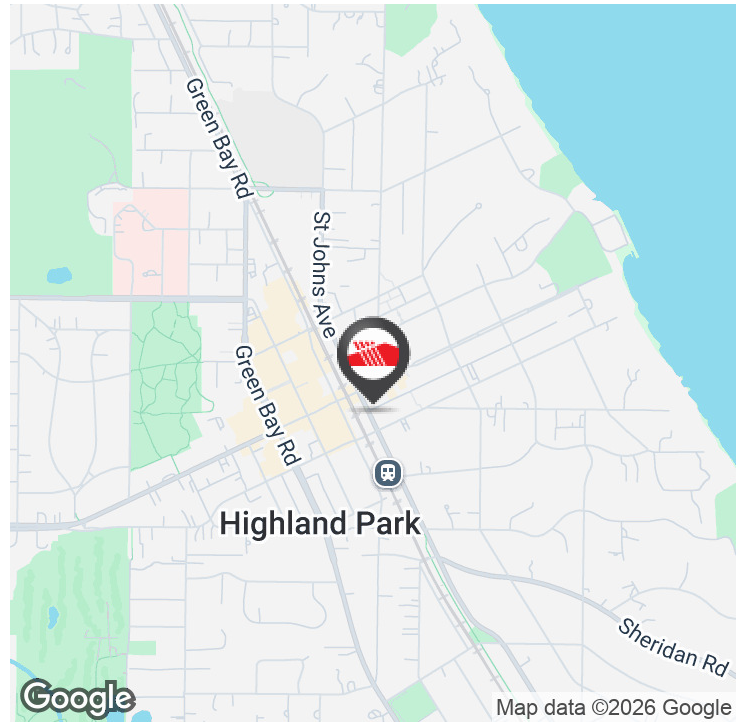




1799 St. Johns
Highland Park, IL 60035



OFFERING SUMMARY

Available SF:	950 SF
Lease Rate:	\$29.50 SF/yr (MG)
Lot Size:	0.39 Acres
Building Size:	17,000 SF
Zoning:	B-5
Market:	north shore

PROPERTY OVERVIEW

Introducing a premier leasing opportunity in the heart of Highland Park, IL. This completely remodeled property boasts an unbeatable location, just steps away from a vibrant array of restaurants, shops, and the local library. Enjoy convenient street parking, with a public parking garage conveniently located across the street. Direct access to the train station ensures easy commutes for both customers and staff, while offering exceptional visibility for your business. This meticulously updated property presents a rare chance to establish your business in a thriving, high-traffic area. Elevate your business to new heights at this prime location, where convenience, visibility, and modern amenities converge for your success. Modified Gross Lease, Tenant responsible for electric, heat, HVAC maintenance with a current tax stop

PROPERTY HIGHLIGHTS

- Recently remodeled interior
- Convenient access to street parking
- Proximity to public parking garage
- Short walk to local restaurants and shops
- Adjacent to the community library
- Immediate access to the train station
- Exceptional visibility for business signage

PETER BIANCHI

O: 847.655.3361

C: 224.578.0947

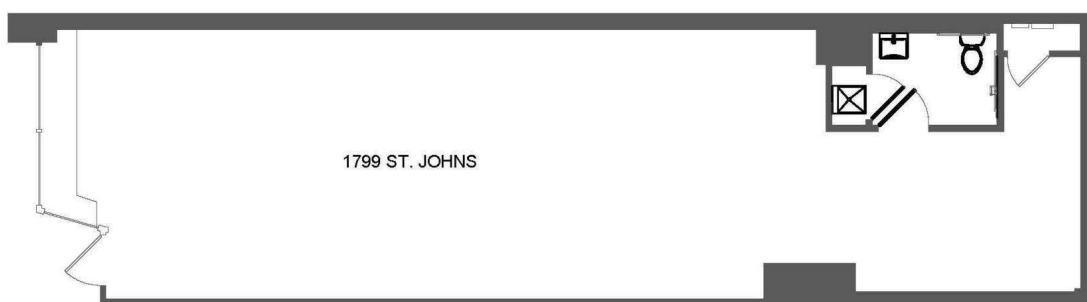
pfb@mcLennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.





1799 St. Johns
Highland Park, IL 60035



FLOOR PLAN

PETER BIANCHI

O: 847.655.3361

C: 224.578.0947

pfb@mclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.

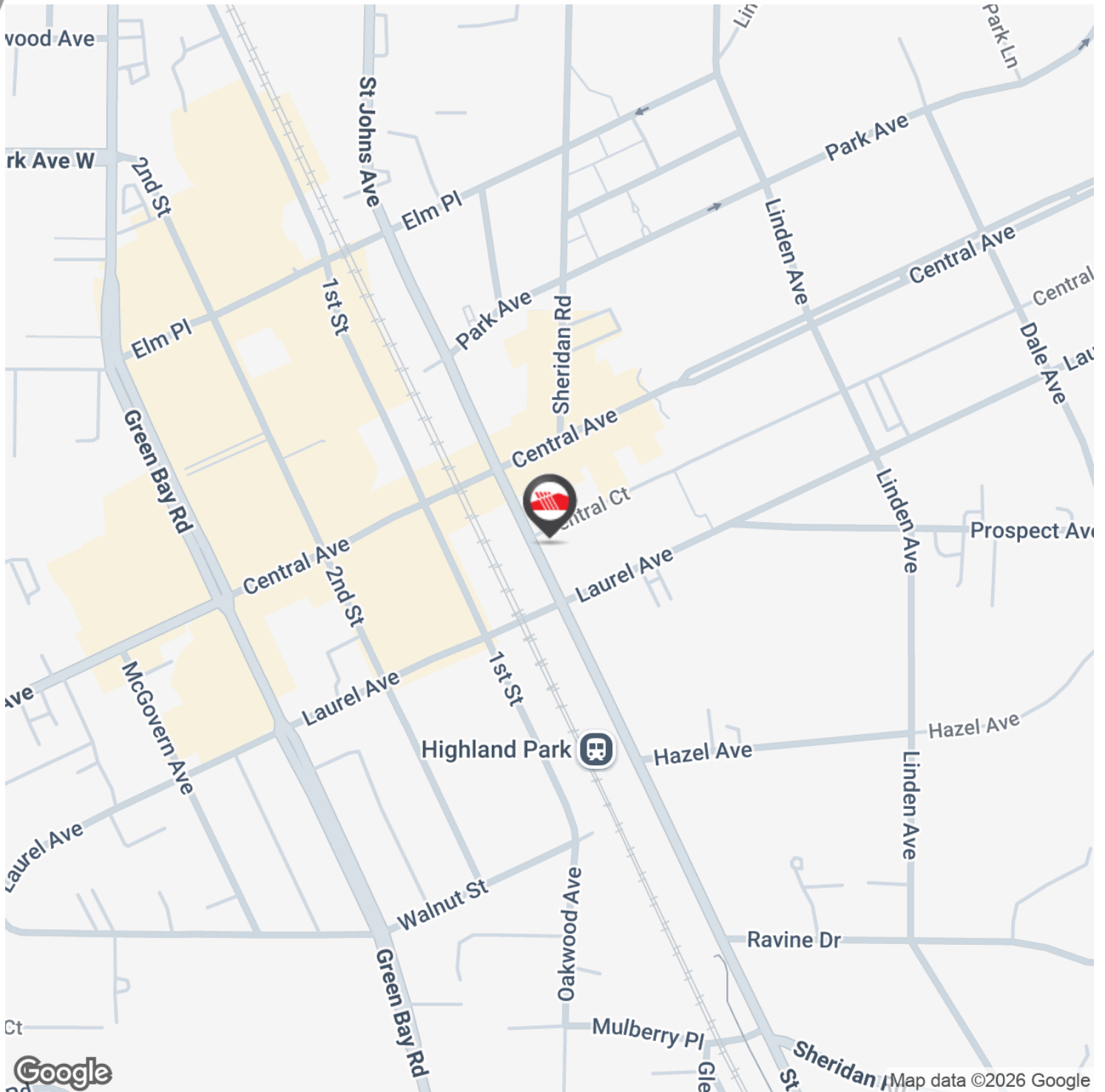
25 N. Northwest Highway | Park Ridge, IL 60016 | 847.825.0011 | www.mclennancos.com





1799 St. Johns

Highland Park, IL 60035



PETER BIANCHI

O: 847.655.3361

C: 224.578.0947

pfb@mclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.

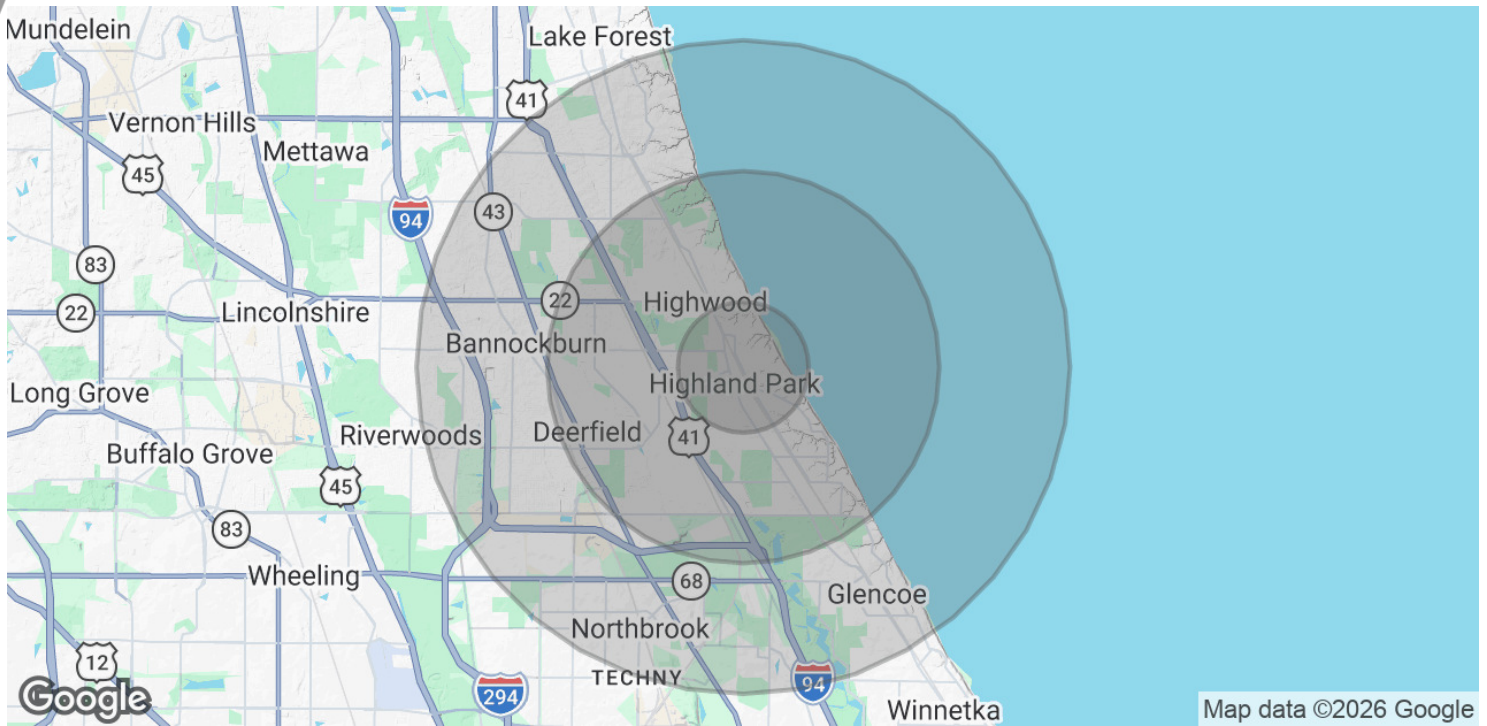
25 N. Northwest Highway | Park Ridge, IL 60016 | 847.825.0011 | www.mclennancos.com





1799 St. Johns

Highland Park, IL 60035



Map data ©2026 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,633	47,469	100,681
Average Age	47.8	46.1	45.2
Average Age (Male)	48.6	45.1	44.3
Average Age (Female)	47.9	47.0	45.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,079	18,295	37,393
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$196,225	\$232,673	\$256,335
Average House Value	\$534,891	\$651,950	\$772,407

2023 American Community Survey (ACS)

PETER BIANCHI

O: 847.655.3361

C: 224.578.0947

pfb@mclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.

