

LOCATED IN THE HEART OF DOWNTOWN BARRINGTON
(WWW.BARRINGTON-IL.GOV)



**9,842 SF ADJOINING RESTAURANT SPACES WITH 4,783 SF BASEMENT
ABILITY TO BE SPLIT AND SOLD/LEASED SEPERATELY!**

DOWNTOWN BARRINGTON

105 S COOK ST, BARRINGTON, IL

5,148 + 4,694 SF (9,842 SF TOTAL)

FOR SALE

CONTACT: RICK SCARDINO rick@metrocre.com 708.921.1044

METRO
COMMERCIAL REAL ESTATE



Currently Under Construction (Mylo Development)

PROPERTY HIGHLIGHTS

- **9,842 SF second generation restaurant (two floors) for sale**
205/207 Park Avenue: 5,148 SF (above ground)
105 S Cook Street: 4,694 SF (above ground)
- **Ideal for restaurant/bar/retail:**
Potential County and Village tax incentives;
Potential for Mixed use with 2nd level for Office or Residential Conversion (supported by the Village)
- **Composed of 2 attached buildings:**
Can be separated or kept together for multi-concepts
- **ADA Compliant Facility throughout, with elevator from first to second floors**

- Sidewalk cafe capability for both Cook St & Park Ave
- Walking distance to METRA train station
- Ample public street parking available

LINK RESOURCES (CLICK ME!)

- [Read More: Village Breaking Ground on Long-Awaited Underpass](#)
- [Read More: Mylo Residential development \(7min walk from the property\)](#)
- [Read More: Village's plan for future Park Avenue Plaza \(community gathering space and al fresco dining spot\)](#)
- [Read More: About Property and the history](#)

DEMOGRAPHICS

[CLICK HERE FOR FULL DEMOGRAPHICS REPORT](#)

TOTAL POPULATION

1 MILES

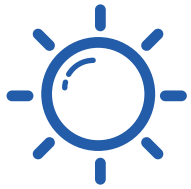
8,713

3 MILES

25,766

5 MILES

89,618



DAYTIME POPULATION

9,574

22,158

70,927



HOUSE HOLDS

3,473

9,453

33,815



AVG HH INCOME

\$228,847

\$249,926

\$215,641

NEAR-BY AREA TENANTS

CONSCIOUS CUP

néktər

BLUEMERCURY

Francesca's



TRAFFIC COUNTS

COUNT

MAIN ST

11,691 VPD

HOUGH ST

16,745 VPD

US-14

20,492 VPD

AERIAL

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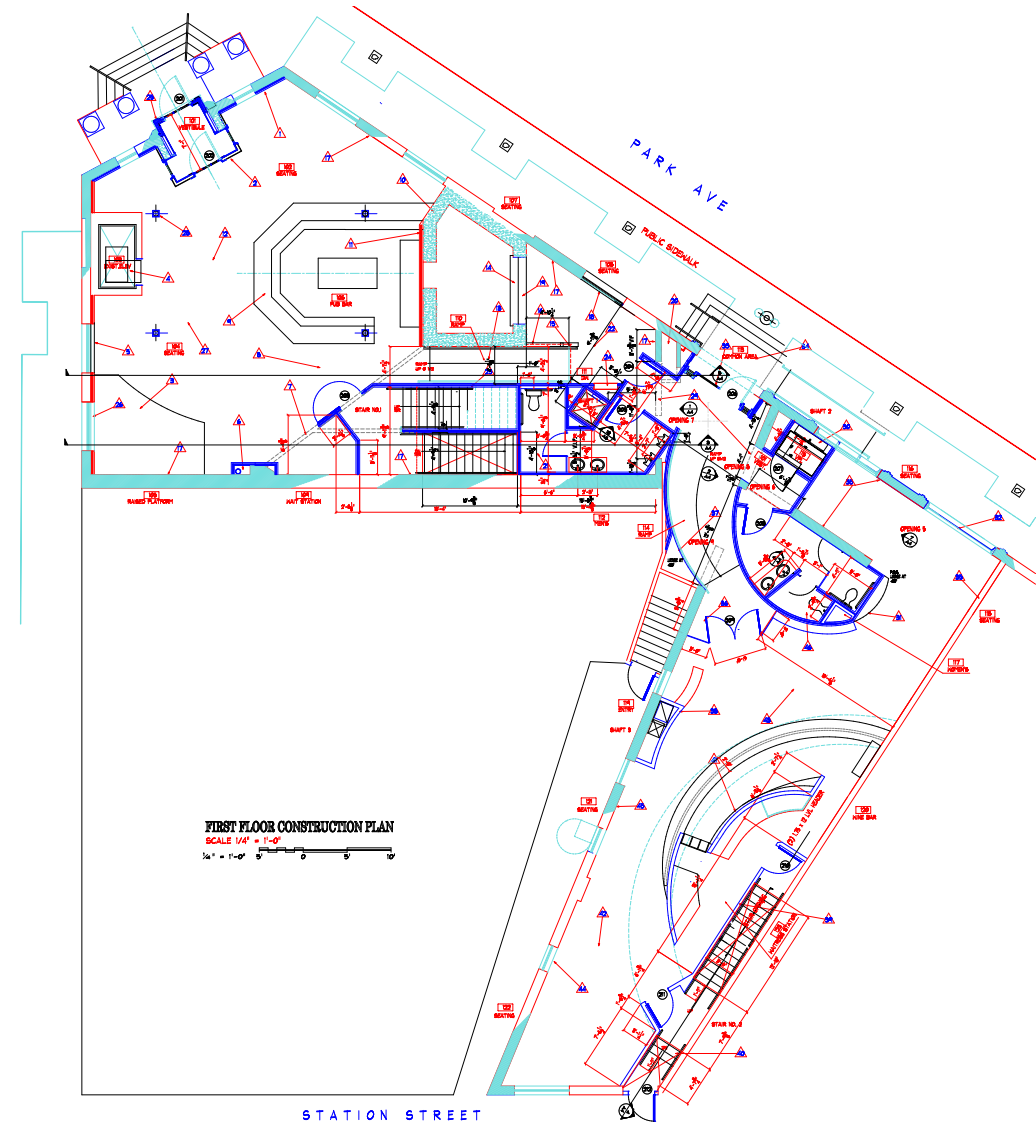
56 Skokie Valley Road
Highland Park, Illinois 60035
www.MetroCRE.com

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FIRST FLOOR

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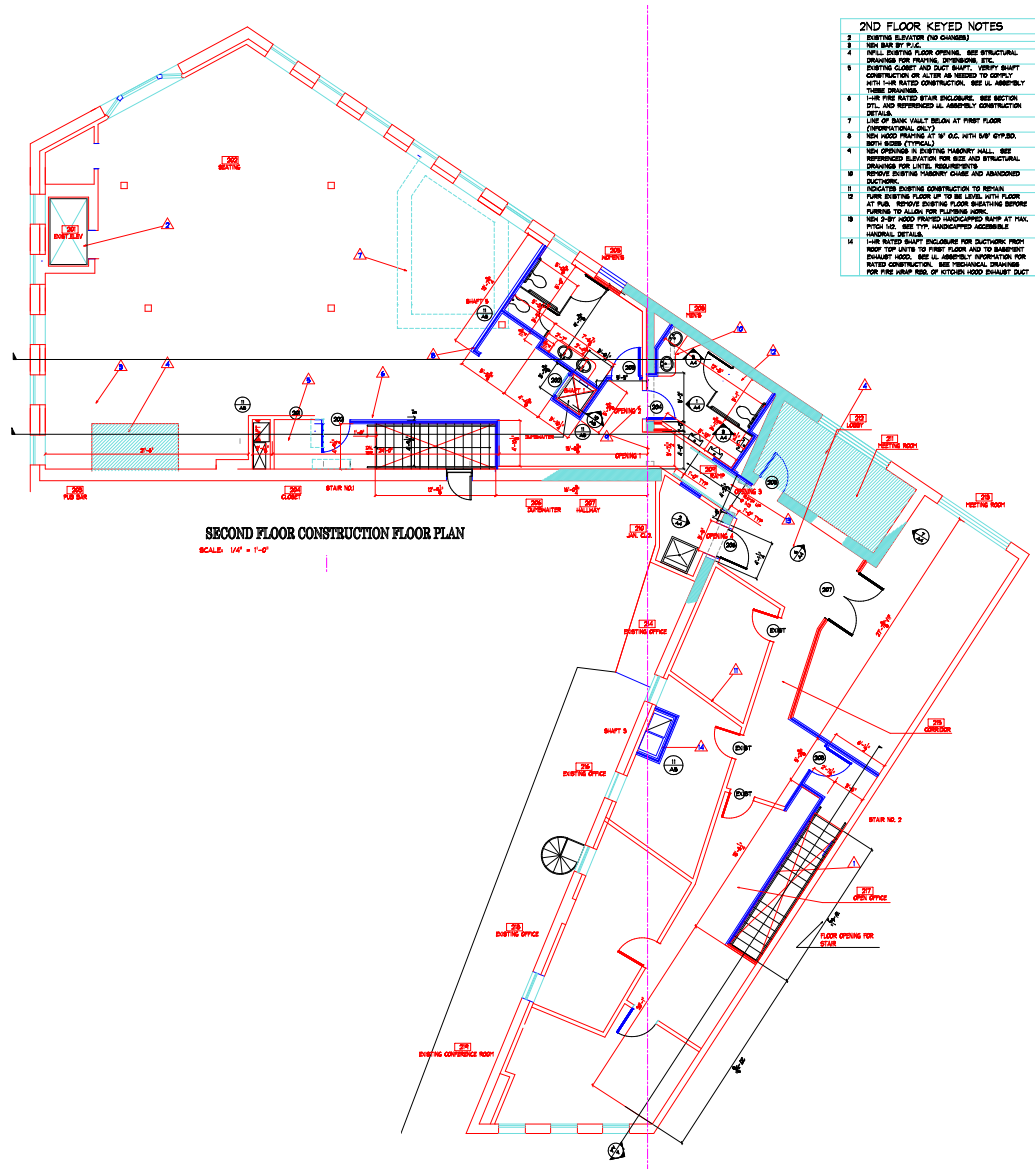
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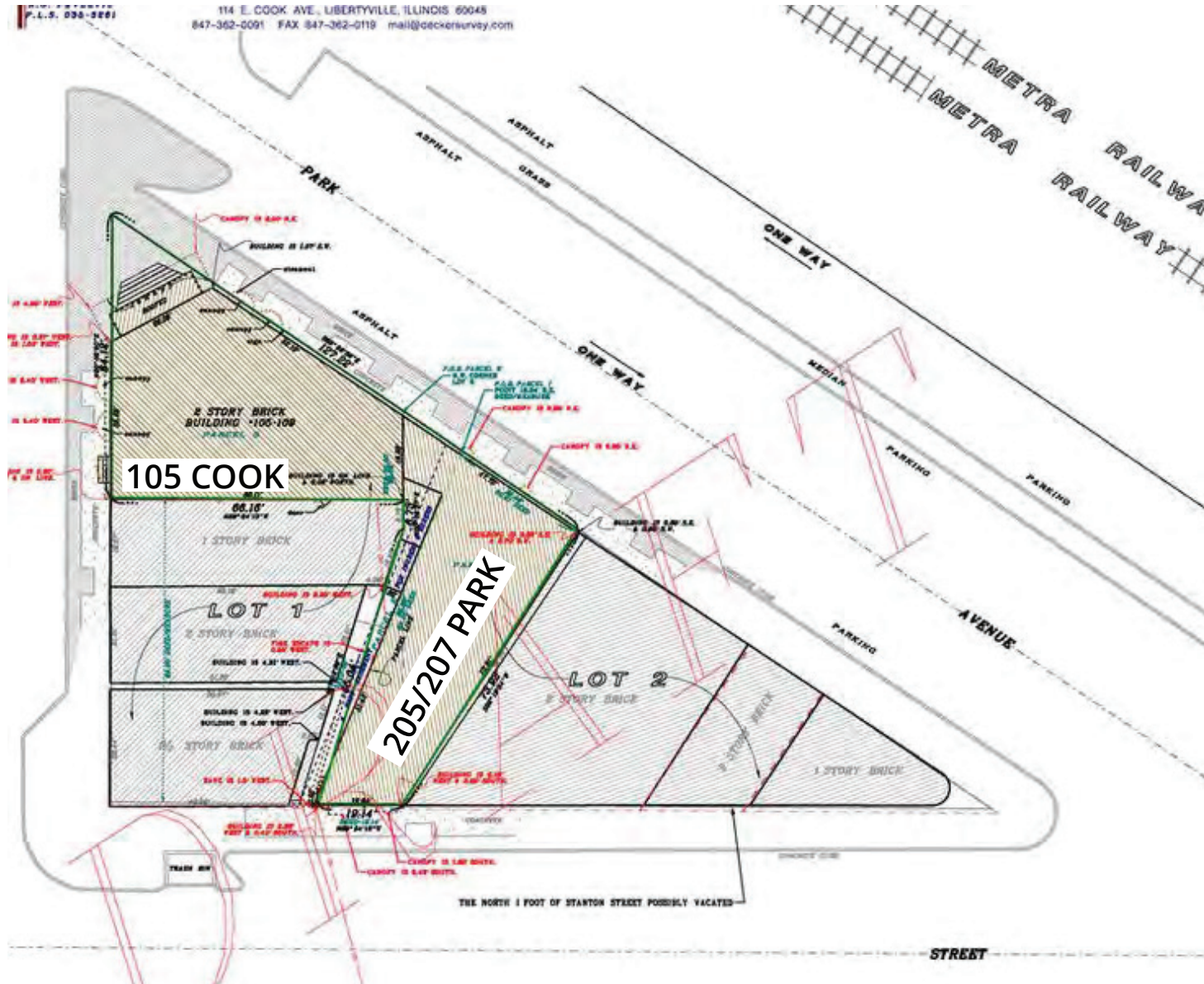
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SURVEY

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APPROVED PARK AVENUE PLAZA

105 S COOK ST, BARRINGTON, IL

FOR SALE



(PROPOSED CONSTRUCTION START - FALL/WINTER 2025)

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APPROVED PARK AVENUE PLAZA

105 S COOK ST, BARRINGTON, IL

FOR SALE



PARK AVE PLAZA | VIEW FROM INTERNAL SIDEWALK LOOKING NORTHWEST



PARK AVE PLAZA | VIEW FROM COOK LOOKING EAST



PARK AVE PLAZA | VIEW FROM STATION LOOKING NORTHWEST

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