

For Lease

500 Sq. Ft. Commercial/Office Space

514 Hillgrove Avenue, Unit #102, Western Springs, IL

Lease Rate \$1,850 per month



- 2025 new masonry construction
- Separately metered utilities
- C-1 Commercial Zoning
- Block from Western Springs Metra station
- Mixed use building
- 8' 6" ceiling height
- Great Western Springs location
- Tenant controlled central HVAC
- On site ownership
- First floor space
- Ample street parking
- Private restroom
- Fully sprinklered

Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2025 Households	4,937	39,974	99,161
2025 Population	15,248	109,493	264,165
2025 Avg HH Income	\$207,173	\$166,286	\$137,928

CHOPP
COMMERCIAL
PROPERTIES

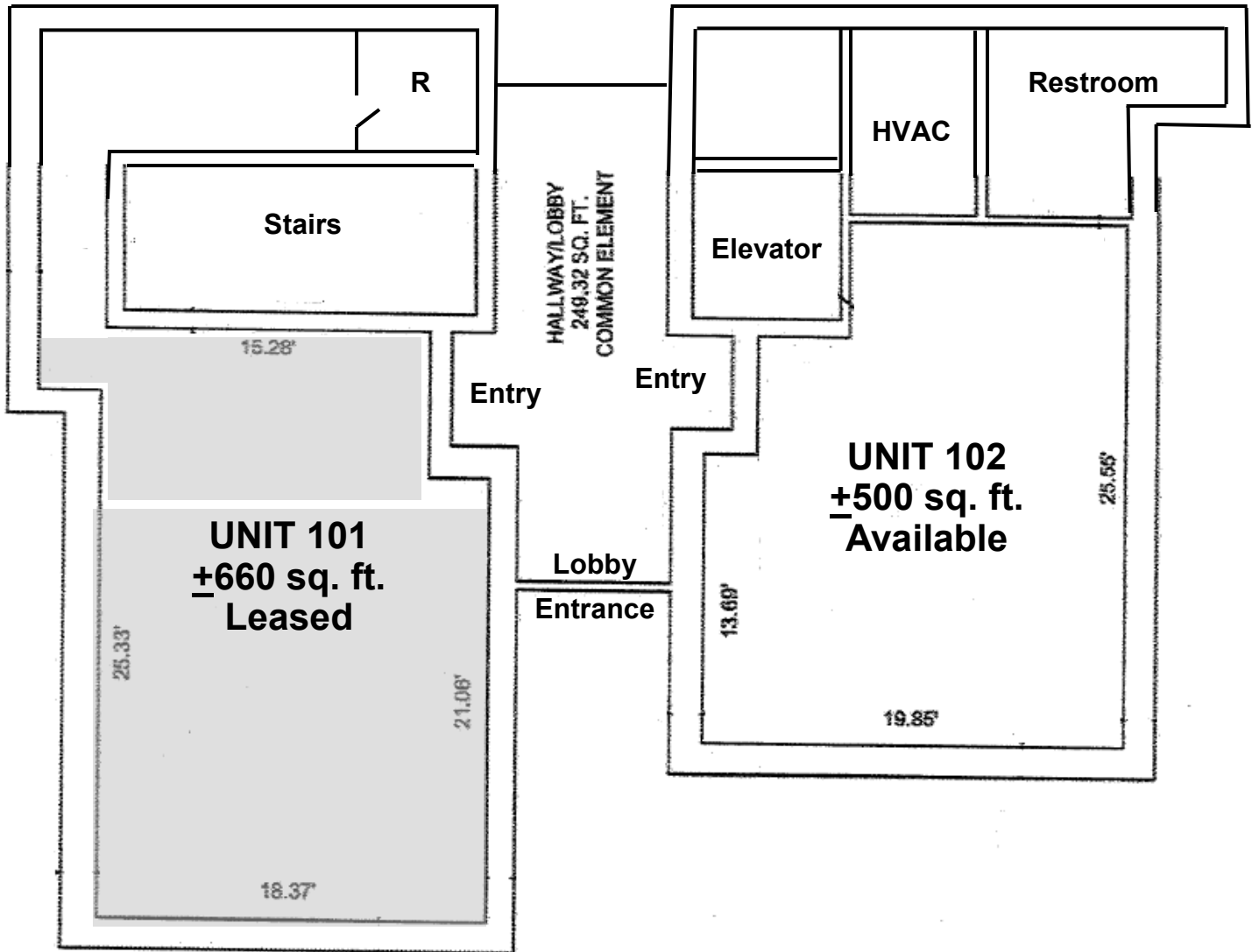
Exclusively Offered by:
Daniel Chopp
(708) 387-2640
dan@choppcommercial.com

All information herein is from sources deemed reliable but not guaranteed accurate.
Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.

Floor Plan

514 Hillgrove Avenue, Western Springs, IL

NOTE: DRAWING NOT TO SCALE.



Exclusively Offered by:
Daniel Chopp
(708) 387-2640
dan@choppcommercial.com

All information herein is from sources deemed reliable but not guaranteed accurate.
Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.

Interior Photos

514 Hillgrove Avenue, Unit #102, Western Springs, IL



Exclusively Offered by:
Daniel Chopp
(708) 387-2640
dan@choppcommercial.com

All information herein is from sources deemed reliable but not guaranteed accurate.
Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.