

For Lease

660 Sq. Ft. Commercial/Office Space

514 Hillgrove Avenue, Unit #101, Western Springs, IL

Lease Rate \$2,150 per month



- 2025 new masonry construction
- Separately metered utilities
- C-1 Commercial Zoning
- Block from Western Springs Metra station
- Mixed use building
- Lease with option to purchase
- 8' 6" ceiling height
- Fully sprinklered

- Great Western Springs location
- Tenant controlled central HVAC
- On site ownership
- First floor space
- Ample street parking
- Private restroom
- Potential owner financing

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

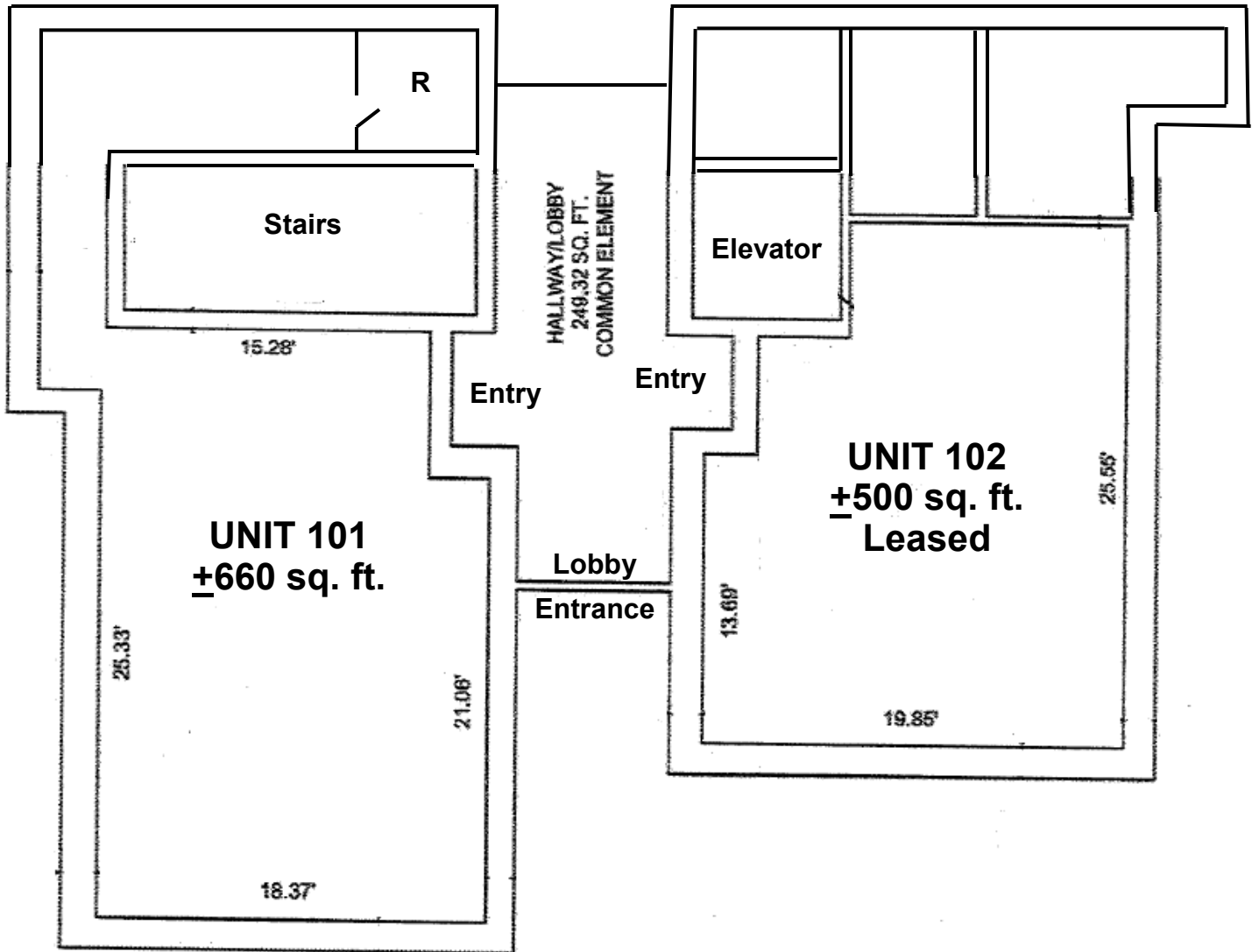


Exclusively Offered by:
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(708) 387-2640
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Floor Plan

514 Hillgrove Avenue, Western Springs, IL

NOTE: DRAWING NOT TO SCALE.



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Interior Photos

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