

RAVINIA BUSINESS DISTRICT

±900 SF RETAIL SPACE WITH 2 PARKING SPOTS
AND FULL BASEMENT



Lease a prime store in the Ravinia Business District of Highland Park. The space includes a full basement and 2 parking spaces in the rear. Great visibility on busy Roger Williams Avenue, across the street from Walgreens. Convenient location only a 3-minute walk from Ravinia Metra Station (UP-N line). Close to Edens Expressway/Route 41 as well. Notable businesses and attractions nearby include the Ravinia Festival venue, Viaggio, Ravinia BBQ & Grill, Ravinia Brewing Company, Happy Sushi, Piero's Pizza, and Abigail's.

LEASE RATE:	\$2,500 Monthly
LEASE TYPE:	Gross
SIZE:	±900 SF (Plus Full Basement)
PARKING:	2 Spaces in Rear
ZONING:	B2 Ravinia Business District



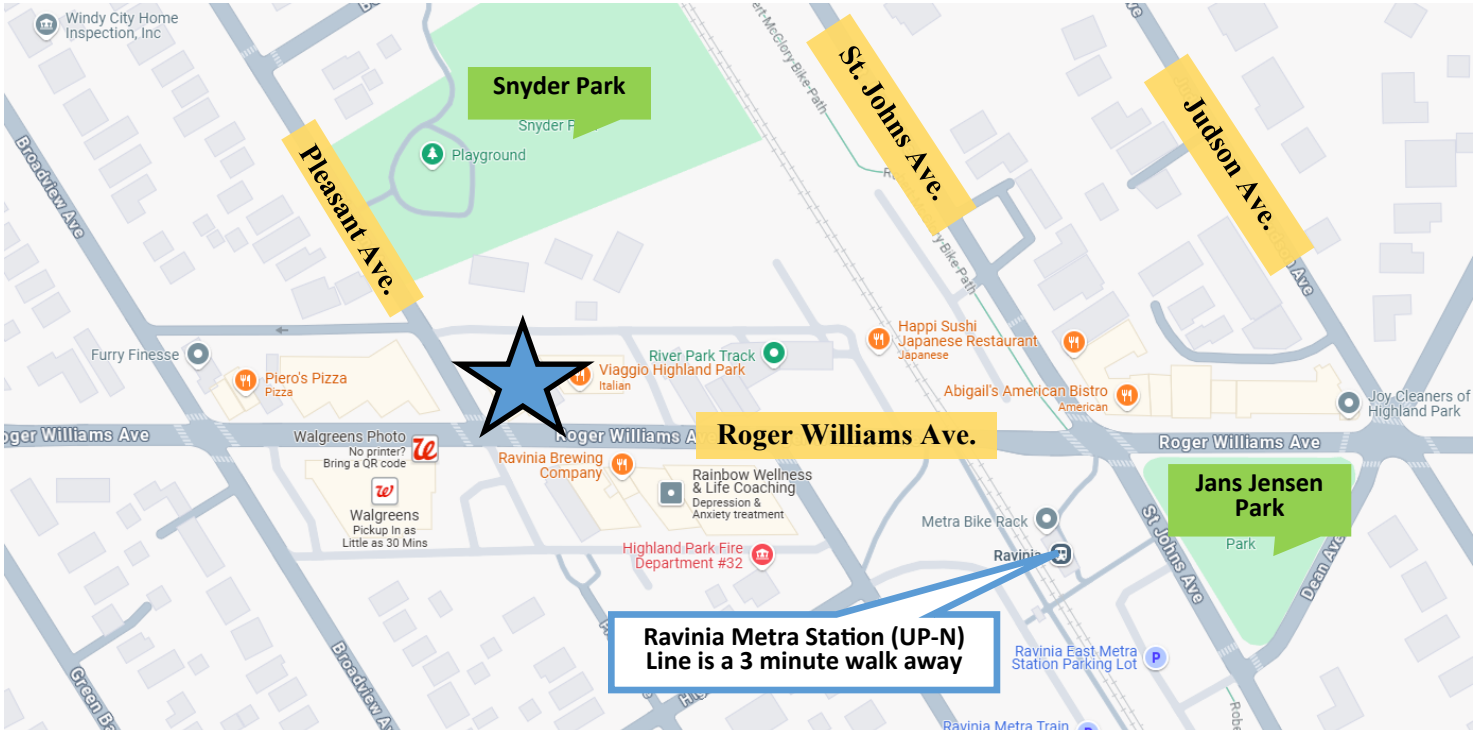
CRAIG WOLF

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STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
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RAVINIA BUSINESS DISTRICT



The Ravinia Business District, located along Roger Williams Avenue in Highland Park, Illinois, offers a charming and walkable neighborhood filled with diverse restaurants, unique retailers, medical providers, and service businesses. It is closely tied to the nearby Ravinia Metra station and the renowned Ravinia Festival, a world-class performing arts venue that attracts over 500,000 visitors each summer. The district has a mix of small businesses, high-end services, and popular dining spots, creating a friendly, eclectic atmosphere. In addition, a weekly farmers market takes place in the summer, further enhancing the neighborhood’s community feel. The district is conveniently located near the Chicago Botanic Garden and offers a great place for dining before or after enjoying events at the Ravinia Festival, which hosts a wide range of concerts from June to September. Sources: enjoyhighlandpark.com and Wikipedia.com

Walk Score

- 597 Roger Williams has a Walk Score of 70 out of 100. This location is Very Walkable so most errands can be accomplished on foot.
- 597 Roger Williams is a 3-minute walk from the UP-N Union Pacific North at the Ravinia Stop.
- Nearby parks include Snyder Park and Jans Jensen Park.

Demographics

	Populations and People
	Total Population 30,176 <i>P1 2020 Decennial Census</i>
	Families and Living Arrangements
	Total Households 12,095 <i>DP02 2022 American Community Survey 5-Year Estimates</i>
	Income and Poverty
	Median Household Income \$159,567 <i>S1901 2022 American Community Survey 5-Year Estimates</i>



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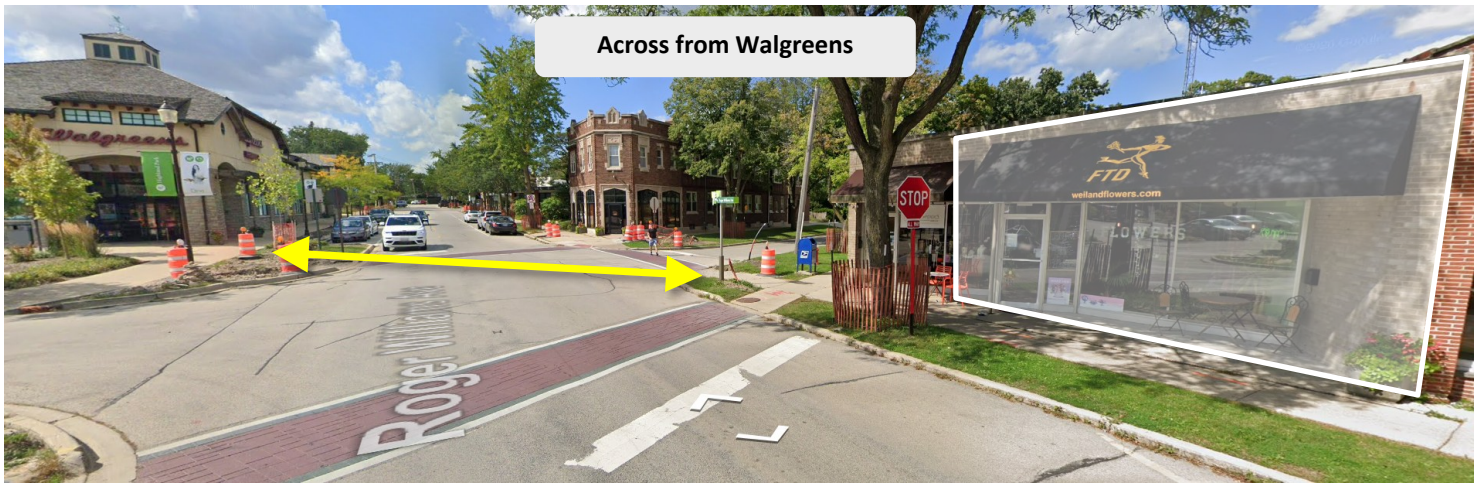
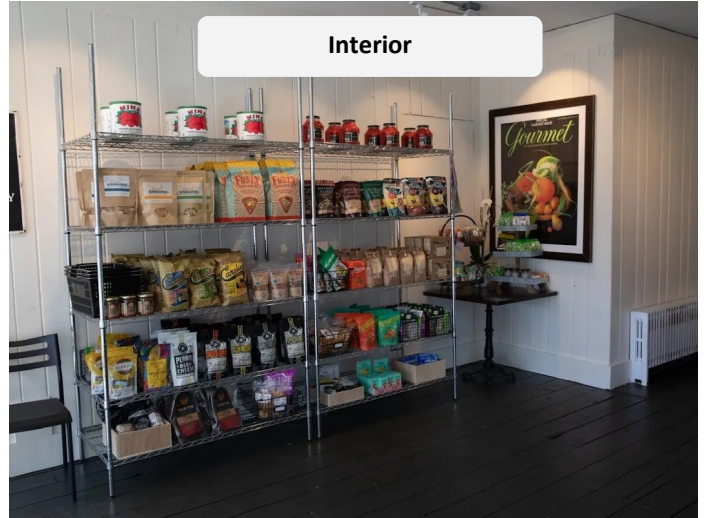
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