



3,500 SF RETAIL SPACE

FOR LEASE

6821 DEMPSTER STREET | MORTON GROVE, IL



MIDWEST
EQUITY



PROPERTY OVERVIEW

The Shops at Sawmill Station is a new-construction, multi-tenant retail center located in the heart of Morton Grove, approximately 16 miles northwest of downtown Chicago.

Positioned at the signalized intersection of Dempster Street and Waukegan Road, the property offers exceptional visibility and accessibility within one of the North Shore’s most established and affluent trade areas.

The available ±3,500 SF former Aspen Dental suite provides a turnkey second-generation retail space with modern construction, strong frontage, and co-tenancy with nationally recognized brands including Starbucks, Chipotle, and American Family Care.

Surrounded by a dense retail corridor and a large residential base, this location presents an outstanding opportunity for medical, dental, or service-oriented users seeking a high-traffic suburban Chicago location.



PROPERTY DETAILS	
Address	6801-6841 Dempster Street Morton Grove, IL 60053
Building Size	11,624 SF
Space Available	3,500 SF
Year Built	2020/2021
CAM	\$2.82 PSF
Insurance	\$1.08 PSF
Property Taxes	\$30.76 PSF
Lease Rate	Undisclosed

6821 Dempster Street | Morton Grove, IL 60053

PROPERTY PHOTOS



150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

midwestequity.net



AERIAL MAP





AERIAL MAP





SITE PLAN





CHICAGO OVERVIEW

Morton Grove is located within the highly desirable North Shore submarket of the Chicago MSA, one of the most economically diverse and stable metropolitan areas in the United States. The region benefits from a central geographic location, world-class infrastructure, and a highly skilled labor force, making it a premier hub for both businesses and residents. The metro area's extensive corporate presence, strong healthcare systems, and affluent suburban communities continue to drive demand for retail, medical, and service-oriented real estate.



47% of Chicago's population is under the age of 35



35 Fortune 500 headquarters in Chicago or neighboring cities



Nearly 52M people visit Chicago annually

HIGHLIGHTS	
Population	9.7M
Average Household Income	~\$90,000
Workforce	4.9M
Companies	3,5000
Schools	300+
Colleges & Universities	60+

TOP EMPLOYERS	EMPLOYEES
Walgreens Boots Alliance	210,000
Boeing	140,000
United Airlines	75,000
Advocate Health	31,700
Northwestern Medicine	31,600



DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
	Daytime Population	16,578	171,980	455,692
	2025 Population	15,684	153,455	411,455
	Population Growth Rate	0.00%	-0.10%	-0.30%
	2025 Median Age	43.8	44.6	43.9
	2025 Total Households	5,786	59,798	162,282
	Household Growth Rate	0.40%	0.30%	0.10%
	2024 Average Household Income	\$122,004	\$148,064	\$157,179
	Daily Traffic Count: 41,300 VPD			

FOR INFORMATION, CONTACT:

Tiffany Earl Williams, J.D.
319.368.3248
TiffanyWilliams@MidwestEquity.net
Licensed Realtor in the State of Iowa

Carter Collis
847.943.7212
CarterCollis@MidwestEquity.net
Licensed Realtor in the State of Iowa

