

1899

2ND STREET
HIGHLAND PARK



PROPERTY OVERVIEW

BUILDING SPECIFICATIONS:

ADDRESS: 1899 2nd Street, Highland Park

PROPERTY TYPE: Freestanding 2-story

AVAILABLE: 4,000 SF

LEASE RATE: Negotiable

LEASE STRUCTURE: NNN

PROPERTY DESCRIPTION:

Situated in the heart of downtown Highland Park, this premier property offers a rare opportunity to join a highly curated retail and wellness environment. The building has been updated with all-new mechanicals, providing a robust, modern infrastructure ideal for specialized incoming practices. Opening soon at the property is national contrast therapy brand, Sweathouz, creating immediate foot traffic and highly complementary co-tenancy.

The property currently features 4,000 square feet of flexible availability to accommodate a variety of operational needs. The second floor boasts a stunning 7,000-square-foot, fully built-out med spa, complete with high-end finishes and dedicated procedure rooms ready for immediate transition. A first floor, 4,000-square-foot suite is delivered in pristine shell condition, offering a blank canvas for a custom, brand-specific build-out flagship presence in one of the North Shore's most desirable downtowns.



PROPERTY HIGHLIGHTS:

- Premiere Downtown Highland Park Location
- Flagship Practice Opportunity
- Free Parking
- Curated Co-Tenancy
- Capitalized, Motivated Ownership
- Shell Space

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PROPERTY PHOTOS



AESTHETIC BEAUTY LOUNGE



SITE PLAN - 1ST FLOOR



RETAILER AERIAL



LOCATION OVERVIEW

Positioned along one of Highland Park's primary commercial corridors, 1899 2nd Street presents a rare opportunity to lease a fully improved medical facility in a dominant trade area. This 2-story freestanding asset offers exceptional visibility, convenient access, and strong daily traffic counts, making it ideal for medical users seeking both operational efficiency and brand presence.

Located within a strong retail and medical corridor in Highland Park, the property benefits from established neighboring businesses, dense residential rooftops, and consistent traffic patterns. The standalone configuration provides operational independence, enhanced signage control, and a professional healthcare setting that supports long term growth.

HIGHLAND PARK

Highland Park is a well-established community in Lake County located approximately 25 miles north of Downtown Chicago, with a population of approximately 30,000 residents. The city is known for its attractive residential neighborhoods, highly regarded school districts, and a vibrant, walkable downtown district anchored by locally owned dining, retail, and professional services. Highland Park benefits from excellent regional connectivity via the Metra Union Pacific North commuter rail line, providing direct access to downtown Chicago and surrounding North Shore communities. The community also offers access to Lake Michigan beaches and numerous parks, supporting recreational use and enhancing overall quality of life. Strong household incomes, long-term residency, and consistent demand for healthcare and service-oriented uses contribute to the area's long-term stability and overall investment appeal.

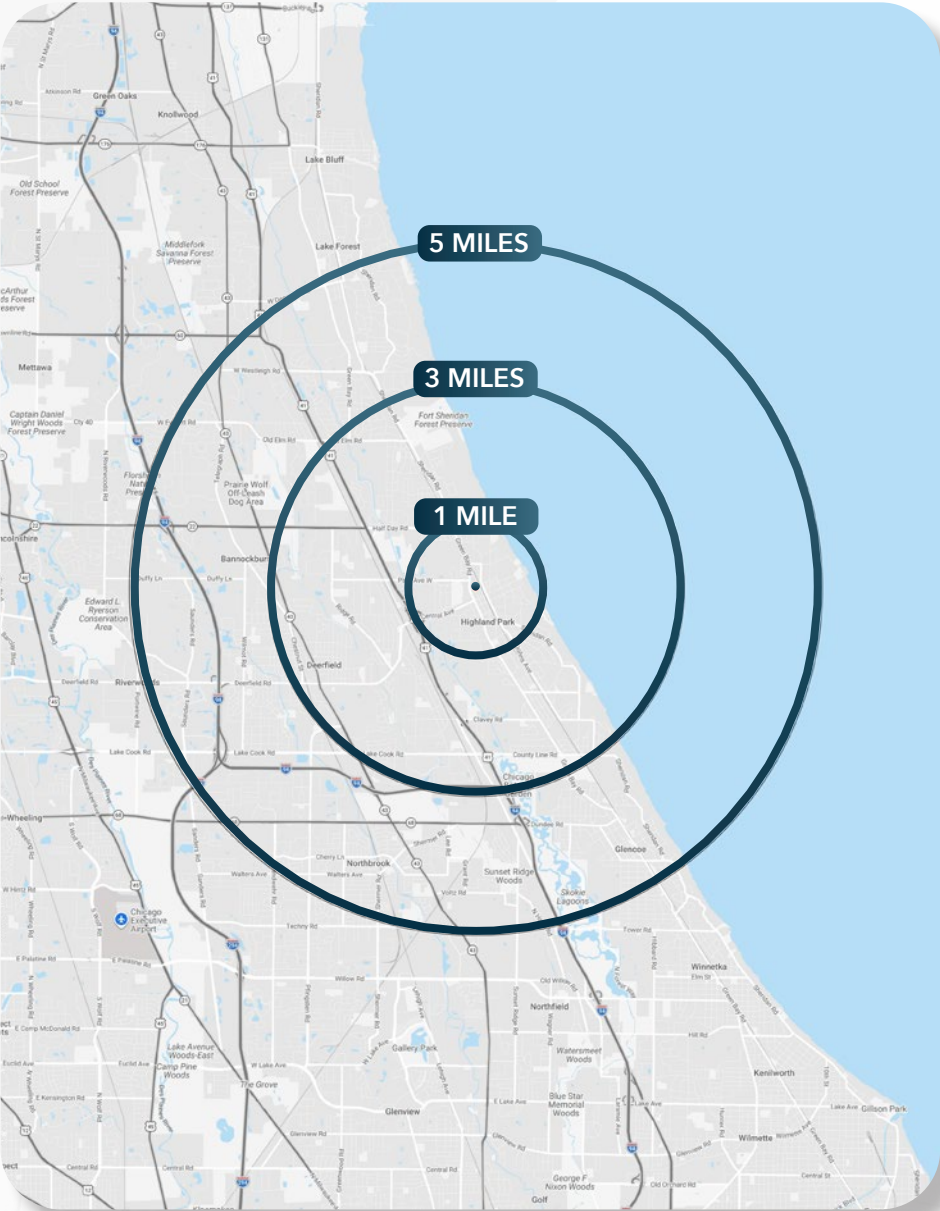


DEMOGRAPHICS

1 MILE

3 MILES

5 MILES



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