

7 Prairie Avenue

Excellent Retail/Office Opportunity in Chicago's North Shore



DEMOGRAPHICS

Population

| | |
|--------|--------|
| 1 Mile | 11,929 |
| 3 Mile | 47,278 |
| 5 Mile | 97,859 |

Average HH Income

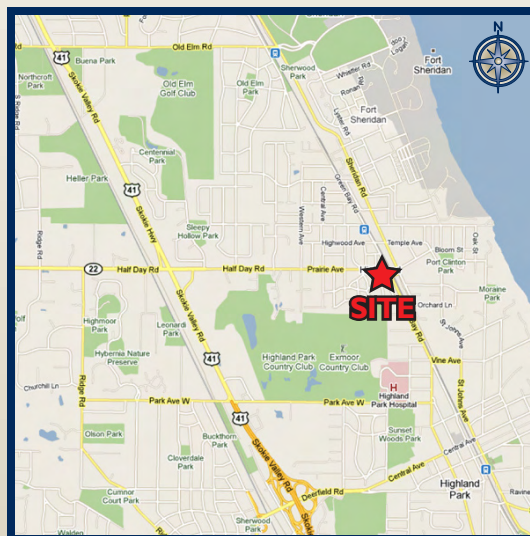
| | |
|--------|-----------|
| 1 Mile | \$122,139 |
| 3 Mile | \$183,083 |
| 5 Mile | \$195,988 |

- 8,100 SF (divisible) free-standing building on a 27,000 SF lot
- High ceilings - ±15'
- 33 parking spaces
- Excellent opportunity for a retail store, office, medical office, restaurant, or showroom
- Traffic Counts:
 - 15,100 VPD on Green Bay Road
 - 11,400 VPD on Sheridan Road
 - 7,000 VPD on Prairie Avenue/Half Day Road/Route 22
- Located 1/2 mile from Highland Park High School with nearly 2,400 students and 150 faculty and staff
- Located less than 1 mile from Highland Park Hospital
- Area co-tenants include Saks Fifth Avenue, Anthropologie, Chico's, Designer Rug Imports, Jordan Joseph Encore, Doris Bridal Boutique, The Antique Shop, Floral Gardens, Walgreens, Sunset Foods, Poeta's Food Mart, Pastificio!, The Bent Fork, Maria's Bakery, Cellar Gate Wine Market, Rosebud Restaurant, Corner Bakery, City Park Grill, Froggy's French Cafe, Gabe's Backstage Lounge, and Bella Via

PRICE REDUCED

New Asking Sale Price: \$1,699,000

New Asking Lease Rate: Mid-Teens



Cyndee Conway

312.254.0719

cconway@sierraus.com

Rob Rowe

312.254.0717

rowe@sierraus.com

640 North LaSalle Boulevard

Suite 410

Chicago, IL 60654

312.422.7745 (fax)

www.SierraUS.com

Project Leasing • Restaurant & Entertainment • Tenant Representation
Urban Retail • Office Brokerage • Asset Management



plat of survey

of
 Lots 3, 4, and 5 in Price's Subdivision according to the plat thereof recorded as Document No. 117082 on May 15, 1908, in the
 south east 1/4 of Section 15, Township 43 North, Range 12 East of the 3rd Principal Meridian, City of Highwood, Lake County, Illinois

scale: 1 inch = 20 feet

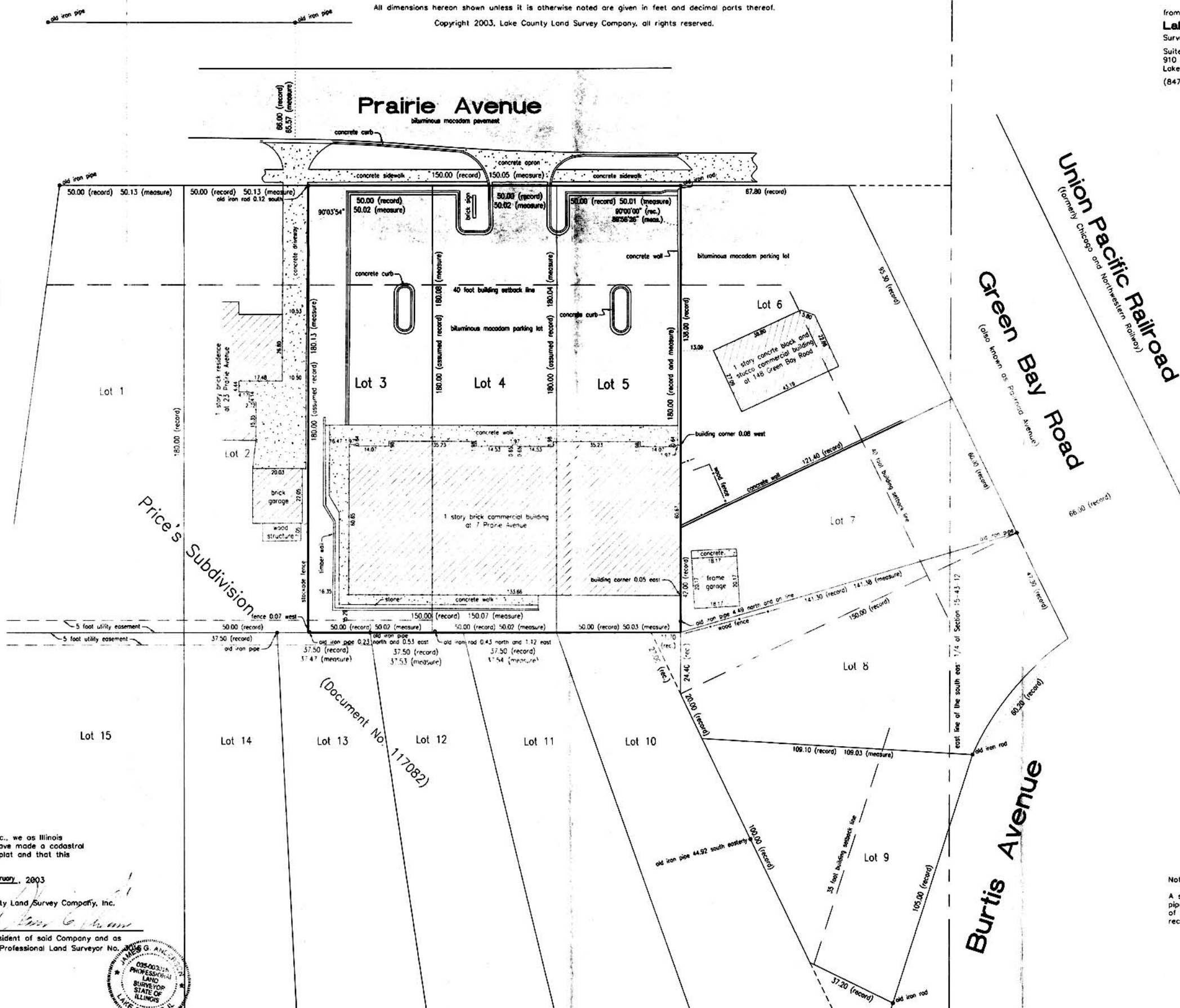
All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.

Copyright 2003, Lake County Land Survey Company, all rights reserved.

for
Carl J. and Mary Schnakenberg
 in care of
Law Offices of Richard L. Swedberg
 Suite 1860
 111 West Washington Street
 Chicago, Illinois, 60602 - 2764

from the office of
Lake County Land Survey Company
 Surveyors and Engineers
 Suite 21
 910 West Sherwood Drive
 Lake Bluff, Illinois, 60044
 (847) 234-8909

Morgan Place
 (formerly known as Burtis Place)



State of Illinois } s.s.
 County of Lake }

In behalf of Lake County Land Survey Company, Inc., we as Illinois
 Professional Land Surveyors do hereby certify that we have made a cadastral
 survey of the property described in the caption of this plat and that this
 plat is a correct representation of said survey.

dated at Lake Bluff, Illinois, this 28th day of February, 2003

Lake County Land Survey Company, Inc.

By *[Signature]*
 as President of said Company and as
 Illinois Professional Land Surveyor No. _____

Attest *[Signature]*
 as Treasurer of said Company



Note:
 A special assessment and right to maintain the water supply
 pipe and sewer passage in, along and under the easterly part
 of side of Lot 5 is granted to Frank May by warranty deed
 recorded on February 10, 1911 as Document No. 133705.

Order No. 16290
 Field Book C35.2 page 11
 Date February 28, 2003
 File No. 16-3-589

7 Prairie Avenue

Highwood, IL



view of building from across Prairie Avenue



detail of building facade

7 Prairie Avenue

Highwood, IL



view of interior (used as showroom) facing north



view of interior (used as showroom) facing east

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 42.19963/-87.8085

| 7 Prairie Ave. Highwood, IL | | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------------|--|-----------|-----------|-----------|
| POPULATION | 2010 Estimated Population | 11,929 | 47,278 | 97,859 |
| | 2015 Projected Population | 12,290 | 47,220 | 97,276 |
| | 2000 Census Population | 10,511 | 45,011 | 94,899 |
| | 1990 Census Population | 10,886 | 44,749 | 91,644 |
| | Historical Annual Growth 1990 to 2010 | 0.5% | 0.3% | 0.3% |
| | Projected Annual Growth 2010 to 2015 | 0.6% | - | -0.1% |
| HOUSEHOLDS | 2010 Est. Households | 4,210 | 16,480 | 33,937 |
| | 2015 Proj. Households | 4,311 | 16,409 | 33,665 |
| | 2000 Census Households | 3,805 | 15,980 | 33,323 |
| | 1990 Census Households | 4,037 | 15,738 | 31,811 |
| | Historical Annual Growth 1990 to 2010 | 0.2% | 0.2% | 0.3% |
| | Projected Annual Growth 2010 to 2015 | 0.5% | -0.1% | -0.2% |
| AGE | 2010 Est. Population 0 to 9 Years | 12.1% | 12.5% | 12.5% |
| | 2010 Est. Population 10 to 19 Years | 13.5% | 14.2% | 14.5% |
| | 2010 Est. Population 20 to 29 Years | 15.8% | 9.9% | 8.6% |
| | 2010 Est. Population 30 to 44 Years | 18.1% | 16.7% | 16.6% |
| | 2010 Est. Population 45 to 59 Years | 20.0% | 24.3% | 25.4% |
| | 2010 Est. Population 60 to 74 Years | 12.9% | 15.7% | 15.5% |
| | 2010 Est. Population 75 Years Plus | 7.6% | 6.6% | 6.9% |
| | 2010 Est. Median Age | 36.4 | 41.2 | 42.1 |
| MARITAL STATUS & SEX | 2010 Est. Male Population | 49.9% | 49.1% | 48.8% |
| | 2010 Est. Female Population | 50.1% | 50.9% | 51.2% |
| | 2010 Est. Never Married | 27.9% | 20.0% | 19.1% |
| | 2010 Est. Now Married | 50.7% | 65.0% | 66.3% |
| | 2010 Est. Separated or Divorced | 15.1% | 9.7% | 9.3% |
| | 2010 Est. Widowed | 6.3% | 5.3% | 5.3% |
| INCOME | 2010 Est. HH Income \$200,000 or More | 12.6% | 23.9% | 26.7% |
| | 2010 Est. HH Income \$150,000 to \$199,999 | 8.8% | 13.5% | 14.8% |
| | 2010 Est. HH Income \$100,000 to \$149,999 | 13.9% | 19.8% | 20.5% |
| | 2010 Est. HH Income \$75,000 to \$99,999 | 12.9% | 10.8% | 10.1% |
| | 2010 Est. HH Income \$50,000 to \$74,999 | 15.7% | 11.1% | 10.4% |
| | 2010 Est. HH Income \$35,000 to \$49,999 | 12.6% | 7.7% | 6.3% |
| | 2010 Est. HH Income \$25,000 to \$34,999 | 9.8% | 5.1% | 4.1% |
| | 2010 Est. HH Income \$15,000 to \$24,999 | 7.9% | 4.6% | 3.9% |
| | 2010 Est. HH Income \$0 to \$14,999 | 5.8% | 3.5% | 3.2% |
| | 2010 Est. Average Household Income | \$122,139 | \$183,083 | \$195,988 |
| | 2010 Est. Median HH Income | \$78,623 | \$124,341 | \$136,280 |
| | 2010 Est. Per Capita Income | \$44,393 | \$64,707 | \$68,948 |
| 2010 Est. Number of Businesses | 760 | 2,611 | 7,109 | |
| 2010 Est. Total Number of Employees | 7,499 | 24,984 | 98,716 | |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 42.19963/-87.8085

7 Prairie Ave.

Highwood, IL

| | | 1 Mile | 3 Miles | 5 Miles |
|---|--|-----------|-----------|-----------|
| RACE | 2010 Est. White Population | 88.9% | 91.9% | 92.3% |
| | 2010 Est. Black Population | 3.5% | 2.3% | 2.2% |
| | 2010 Est. Asian & Pacific Islander | 4.3% | 4.4% | 4.7% |
| | 2010 Est. American Indian & Alaska Native | 0.5% | 0.2% | 0.2% |
| | 2010 Est. Other Races Population | 2.8% | 1.2% | 0.7% |
| HISPANIC | 2010 Est. Hispanic Population | 4,621 | 8,354 | 11,873 |
| | 2010 Est. Hispanic Population Percent | 38.7% | 17.7% | 12.1% |
| | 2015 Proj. Hispanic Population Percent | 41.5% | 21.3% | 15.6% |
| | 2000 Hispanic Population Percent | | | |
| EDUCATION (Adults 25 or Older) | 2010 Est. Adult Population (25 Years or Older) | 7,938 | 32,116 | 66,590 |
| | 2010 Est. Elementary (0 to 8) | 14.2% | 5.7% | 3.7% |
| | 2010 Est. Some High School (9 to 11) | 6.8% | 3.1% | 2.5% |
| | 2010 Est. High School Graduate (12) | 17.0% | 10.8% | 10.3% |
| | 2010 Est. Some College (13 to 16) | 14.7% | 14.5% | 13.9% |
| | 2010 Est. Associate Degree Only | 2.6% | 3.2% | 3.4% |
| | 2010 Est. Bachelor Degree Only | 23.5% | 32.3% | 34.3% |
| | 2010 Est. Graduate Degree | 21.3% | 30.5% | 32.0% |
| HOUSING | 2010 Est. Total Housing Units | 4,503 | 17,486 | 36,116 |
| | 2010 Est. Owner Occupied Percent | 52.8% | 74.7% | 80.2% |
| | 2010 Est. Renter Occupied Percent | 40.7% | 19.5% | 13.8% |
| | 2010 Est. Vacant Housing Percent | 6.5% | 5.7% | 6.0% |
| HOMES BUILT BY YEAR | 2000 Homes Built 1999 to 2000 | 1.5% | 1.5% | 1.6% |
| | 2000 Homes Built 1995 to 1998 | 1.9% | 3.7% | 5.1% |
| | 2000 Homes Built 1990 to 1994 | 1.2% | 3.2% | 3.9% |
| | 2000 Homes Built 1980 to 1989 | 8.2% | 9.8% | 10.7% |
| | 2000 Homes Built 1970 to 1979 | 12.7% | 12.8% | 14.3% |
| | 2000 Homes Built 1960 to 1969 | 17.5% | 20.8% | 18.8% |
| | 2000 Homes Built 1950 to 1959 | 17.5% | 21.7% | 23.1% |
| | 2000 Homes Built Before 1949 | 39.5% | 26.4% | 22.7% |
| | | | | |
| HOME VALUES | 2000 Home Value \$1,000,000 or More | 6.0% | 8.4% | 9.6% |
| | 2000 Home Value \$500,000 to \$999,999 | 14.4% | 25.4% | 26.2% |
| | 2000 Home Value \$400,000 to \$499,999 | 6.4% | 14.3% | 16.0% |
| | 2000 Home Value \$300,000 to \$399,999 | 18.6% | 19.9% | 19.1% |
| | 2000 Home Value \$200,000 to \$299,999 | 34.2% | 22.8% | 21.8% |
| | 2000 Home Value \$150,000 to \$199,999 | 14.1% | 6.3% | 5.0% |
| | 2000 Home Value \$100,000 to \$149,999 | 5.0% | 2.2% | 1.6% |
| | 2000 Home Value \$50,000 to \$99,999 | 0.9% | 0.5% | 0.4% |
| | 2000 Home Value \$25,000 to \$49,999 | 0.5% | 0.2% | 0.2% |
| | 2000 Home Value \$0 to \$24,999 | - | 0.1% | 0.1% |
| | 2000 Median Home Value | \$343,441 | \$452,046 | \$471,597 |
| | 2000 Median Rent | \$788 | \$852 | \$887 |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 42.19963/-87.8085

| 7 Prairie Ave. Highwood, IL | | 1 Mile | 3 Miles | 5 Miles |
|----------------------------------|--|----------|----------|----------|
| LABOR FORCE | 2010 Est. Labor: Population Age 16+ | 9,525 | 37,182 | 76,821 |
| | 2010 Est. Civilian Employed | 65.6% | 63.9% | 62.7% |
| | 2010 Est. Civilian Unemployed | 5.8% | 5.2% | 5.1% |
| | 2010 Est. in Armed Forces | 0.8% | 0.8% | 0.6% |
| | 2010 Est. not in Labor Force | 27.8% | 30.1% | 31.6% |
| | 2010 Labor Force: Males | 49.6% | 48.5% | 48.1% |
| | 2010 Labor Force: Females | 50.4% | 51.5% | 51.9% |
| OCCUPATION | 2000 Occupation: Population Age 16+ | 5,521 | 22,053 | 45,190 |
| | 2000 Mgmt, Business, & Financial Operations | 15.5% | 24.8% | 26.7% |
| | 2000 Professional & Related | 21.3% | 28.9% | 29.9% |
| | 2000 Service | 22.8% | 11.1% | 8.2% |
| | 2000 Sales and Office | 26.1% | 27.7% | 28.7% |
| | 2000 Farming, Fishing, and Forestry | - | - | - |
| | 2000 Construction, Extraction, & Maintenance | 6.9% | 3.6% | 3.0% |
| | 2000 Production, Transport, & Material Moving | 7.4% | 3.9% | 3.5% |
| | 2000 Percent White Collar Workers | 62.9% | 81.4% | 85.3% |
| 2000 Percent Blue Collar Workers | 37.1% | 18.6% | 14.7% | |
| TRANSPORTATION TO WORK | 2000 Drive to Work Alone | 66.2% | 70.8% | 72.1% |
| | 2000 Drive to Work in Carpool | 14.6% | 8.1% | 6.4% |
| | 2000 Travel to Work by Public Transportation | 9.5% | 11.5% | 11.3% |
| | 2000 Drive to Work on Motorcycle | - | 0.1% | - |
| | 2000 Walk or Bicycle to Work | 5.6% | 2.9% | 2.5% |
| | 2000 Other Means | 0.3% | 0.6% | 0.5% |
| | 2000 Work at Home | 3.7% | 6.1% | 7.2% |
| TRAVEL TIME | 2000 Travel to Work in 14 Minutes or Less | 32.2% | 27.6% | 26.0% |
| | 2000 Travel to Work in 15 to 29 Minutes | 33.6% | 29.8% | 29.8% |
| | 2000 Travel to Work in 30 to 59 Minutes | 22.9% | 28.1% | 29.8% |
| | 2000 Travel to Work in 60 Minutes or More | 11.2% | 14.5% | 14.3% |
| | 2000 Average Travel Time to Work | 24.9 | 27.1 | 27.1 |
| CONSUMER EXPENDITURE | 2010 Est. Total Household Expenditure | \$343 M | \$1.84 B | \$4.00 B |
| | 2010 Est. Apparel | \$16.7 M | \$90.2 M | \$197 M |
| | 2010 Est. Contributions & Gifts | \$25.0 M | \$151 M | \$334 M |
| | 2010 Est. Education & Reading | \$10.7 M | \$63.6 M | \$141 M |
| | 2010 Est. Entertainment | \$19.4 M | \$105 M | \$230 M |
| | 2010 Est. Food, Beverages & Tobacco | \$52.5 M | \$270 M | \$584 M |
| | 2010 Est. Furnishings & Equipment | \$15.6 M | \$86.5 M | \$189 M |
| | 2010 Est. Health Care & Insurance | \$23.5 M | \$122 M | \$264 M |
| | 2010 Est. Household Operations & Shelter & Utilities | \$103 M | \$555 M | \$1.21 B |
| | 2010 Est. Miscellaneous Expenses | \$5.47 M | \$28.2 M | \$61.0 M |
| | 2010 Est. Personal Care | \$4.91 M | \$25.9 M | \$56.3 M |
| | 2010 Est. Transportation | \$65.8 M | \$341 M | \$738 M |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.