

# 538 W. Chestnut Street

Winnetka, IL | 60093

## For Lease

Retail Property



- ▶ ±2,154 SF available on the corner of Chestnut & Elm Street
- ▶ Additional ±4,013 SF in the basement
- ▶ High ceiling heights on both the ground and basement levels
- ▶ Excellent corner exposure
- ▶ Dedicated parking available
- ▶ 2 blocks away from the Winnetka Metra train station
- ▶ Located in Winnetka, ranked #2 best small towns to live in the U.S. by 24/7 Wall Street
- ▶ Neighboring tenants include Starbucks, Charles Schwab, Citibank, Chase, BMO Harris Bank, Tocco & Peet's Coffee

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Estimated Population	8,949	58,930	180,602
Adj. Daytime Demographics	9,729	69,740	232,328
Estimated Households	3,077	21,084	66,671
Estimated Average Household Income	\$293,271	\$245,398	\$183,017

#### DOUG RENNER

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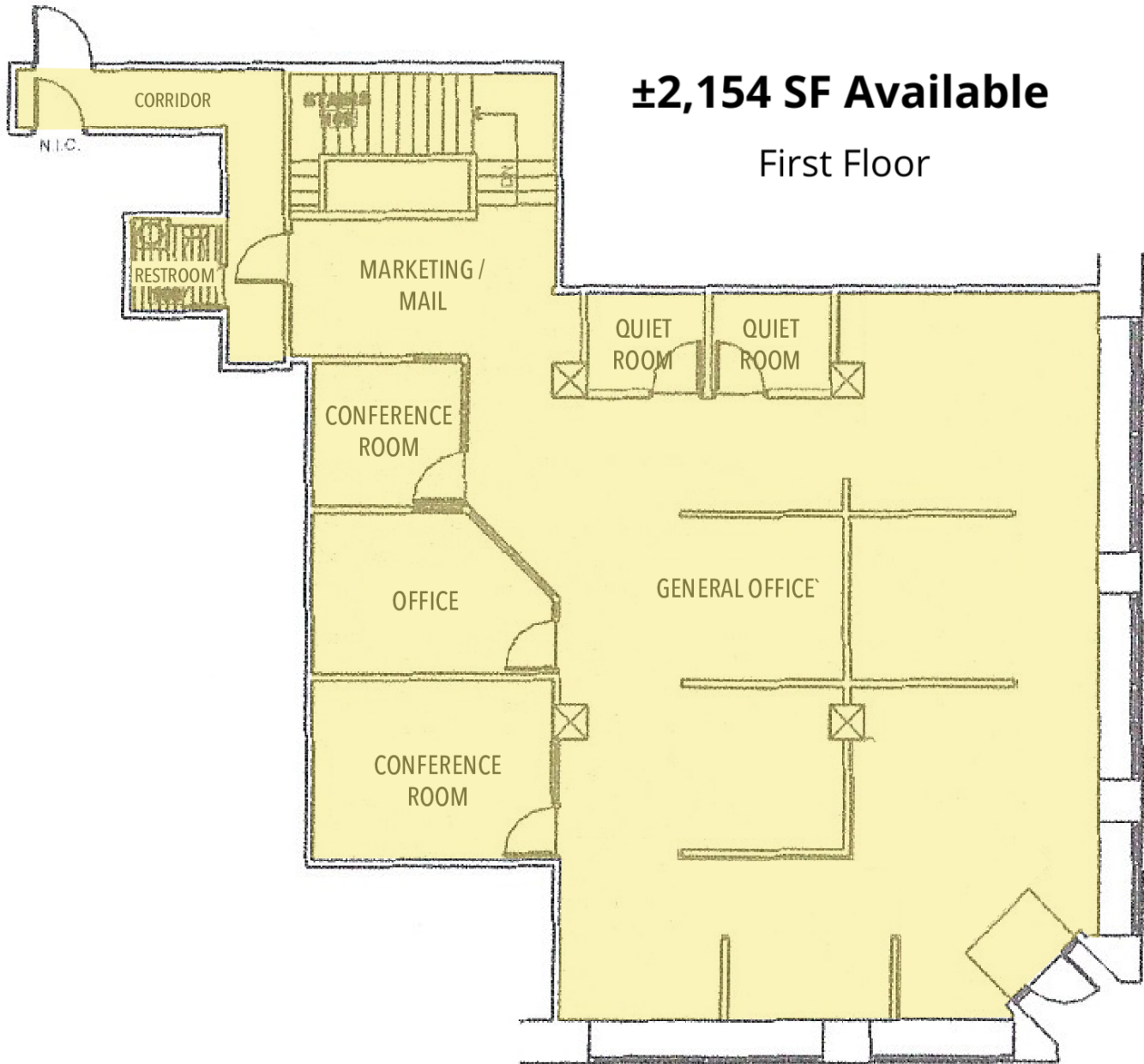
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**±2,154 SF Available**

First Floor

First Floor Site Plan

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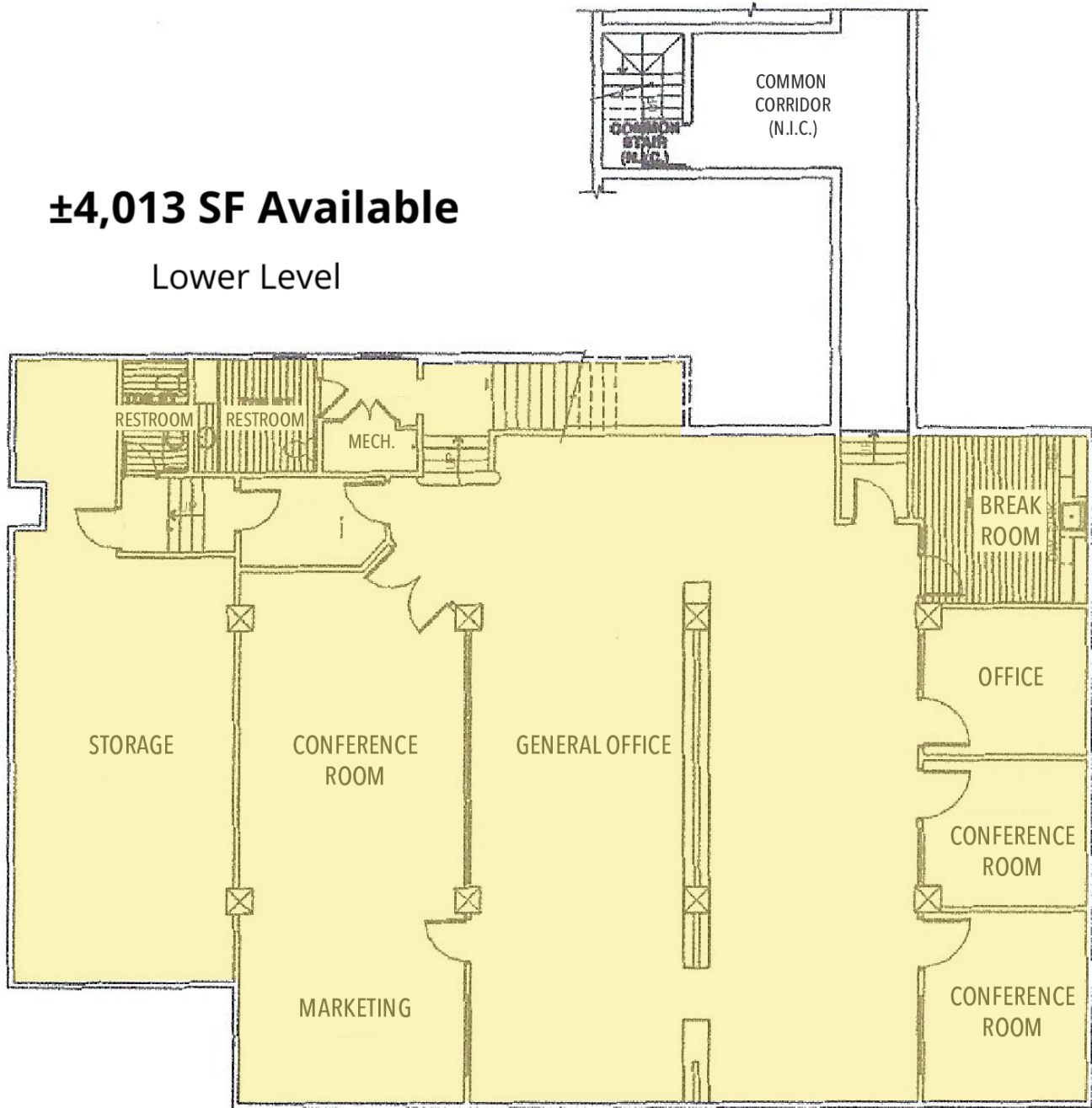
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**±4,013 SF Available**

Lower Level



Basement Site Plan

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Grand Food Center

9,150 VPD



538 W. Chestnut

Ellen's on Elm

2,500 VPD



Community House Winnetka

Fred's Garage

Original Greenbay Cafe

Mitch's Cookies

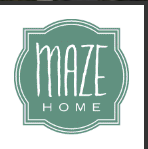


Peet's Coffee & Tea



Winnetka Village Hall

Cafe Fleurette



Hometown Coffee & Juice

Winnetka Public Library

Google

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