

LOCATED IN THE HEART OF DOWNTOWN BARRINGTON
(WWW.BARRINGTON-IL.GOV)



**9,842 SF ADJOINING RESTAURANT SPACES WITH 4,783 SF BASEMENT
ABILITY TO BE SPLIT AND SOLD/LEASED SEPERATELY!**

DOWNTOWN BARRINGTON

105 S COOK ST, BARRINGTON, IL

**5,148 + 4,694 SF (9,842 SF TOTAL)
FOR SALE**

CONTACT: RICK SCARDINO rick@metrocre.com 708.921.1044

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COMMERCIAL REAL ESTATE



Currently Under Construction (Mylo Development)

PROPERTY HIGHLIGHTS

- **9,842 SF second generation restaurant (two floors) for sale**

205/207 Park Avenue: 5,148 SF (above ground)

105 S Cook Street: 4,694 SF (above ground)

- Ideal for restaurant/bar/retail:

Potential County and Village tax incentives;

Potential for Mixed use with 2nd level for Office or Residential Conversion
(supported by the Village)

- Composed of 2 attached buildings:

Can be separated or kept together for multi-concepts

- **ADA Compliant Facility throughout, with elevator from first to second floors**

- Sidewalk cafe capability for both Cook St & Park Ave
- Walking distance to METRA train station
- Ample public street parking available

LINK RESOURCES (CLICK ME!)

- **Read More:** Village Breaking Ground on Long-Awaited Underpass
- **Read More:** Mylo Residential development (7min walk from the property)
- **Read More:** Village's plan for future Park Avenue Plaza (community gathering space and al fresco dining spot)
- **Read More:** About Property and the history

DEMOGRAPHICS

[CLICK HERE FOR FULL DEMOGRAPHICS REPORT](#)

1 MILES

3 MILES

5 MILES

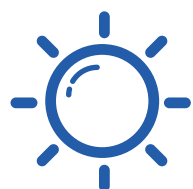


TOTAL POPULATION

8,713

25,766

89,618



DAYTIME POPULATION

9,574

22,158

70,927



HOUSE HOLDS

3,473

9,453

33,815



AVG HH INCOME

\$228,847

\$249,926

\$215,641

NEAR-BY AREA TENANTS

CONSCIOUS CUP

Francesca's



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BLUEMERCURY

TRAFFIC COUNTS

COUNT

MAIN ST

11,691 VPD

HOUGH ST

16,745 VPD

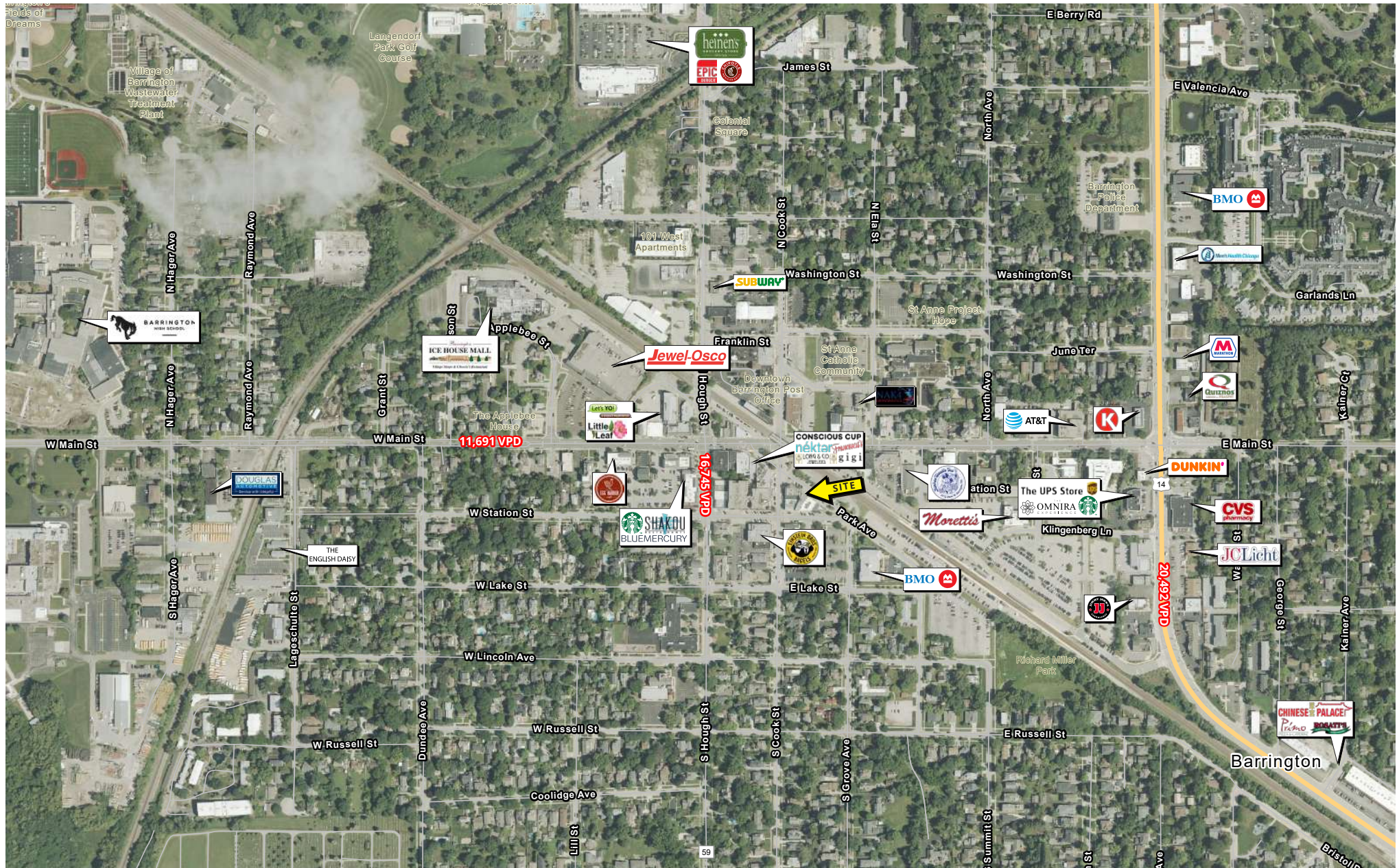
US-14

20,492 VPD

AERIAL

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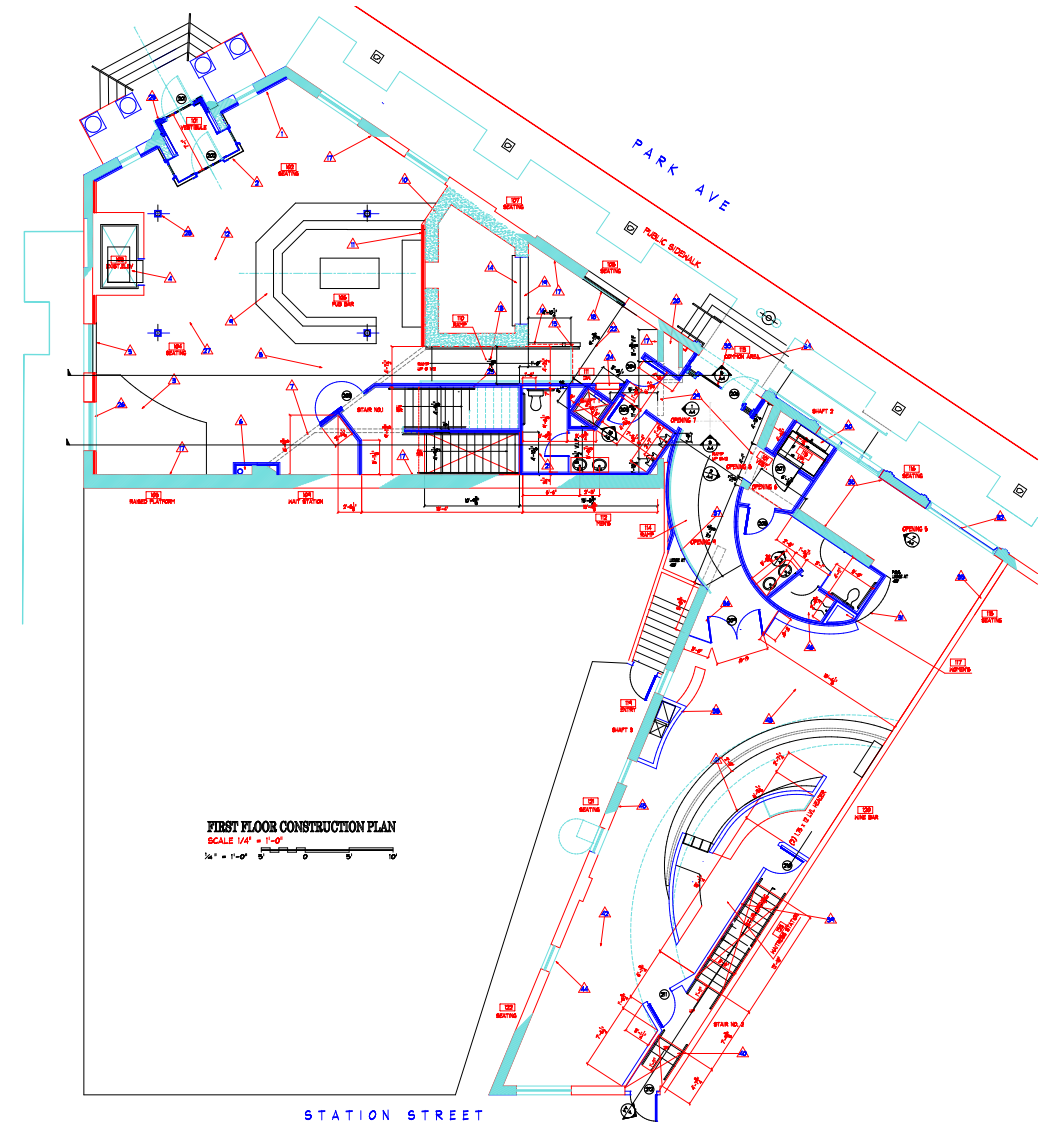
56 Skokie Valley Road
Highland Park, Illinois 60035
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FIRST FLOOR

105 S COOK ST, BARRINGTON, IL

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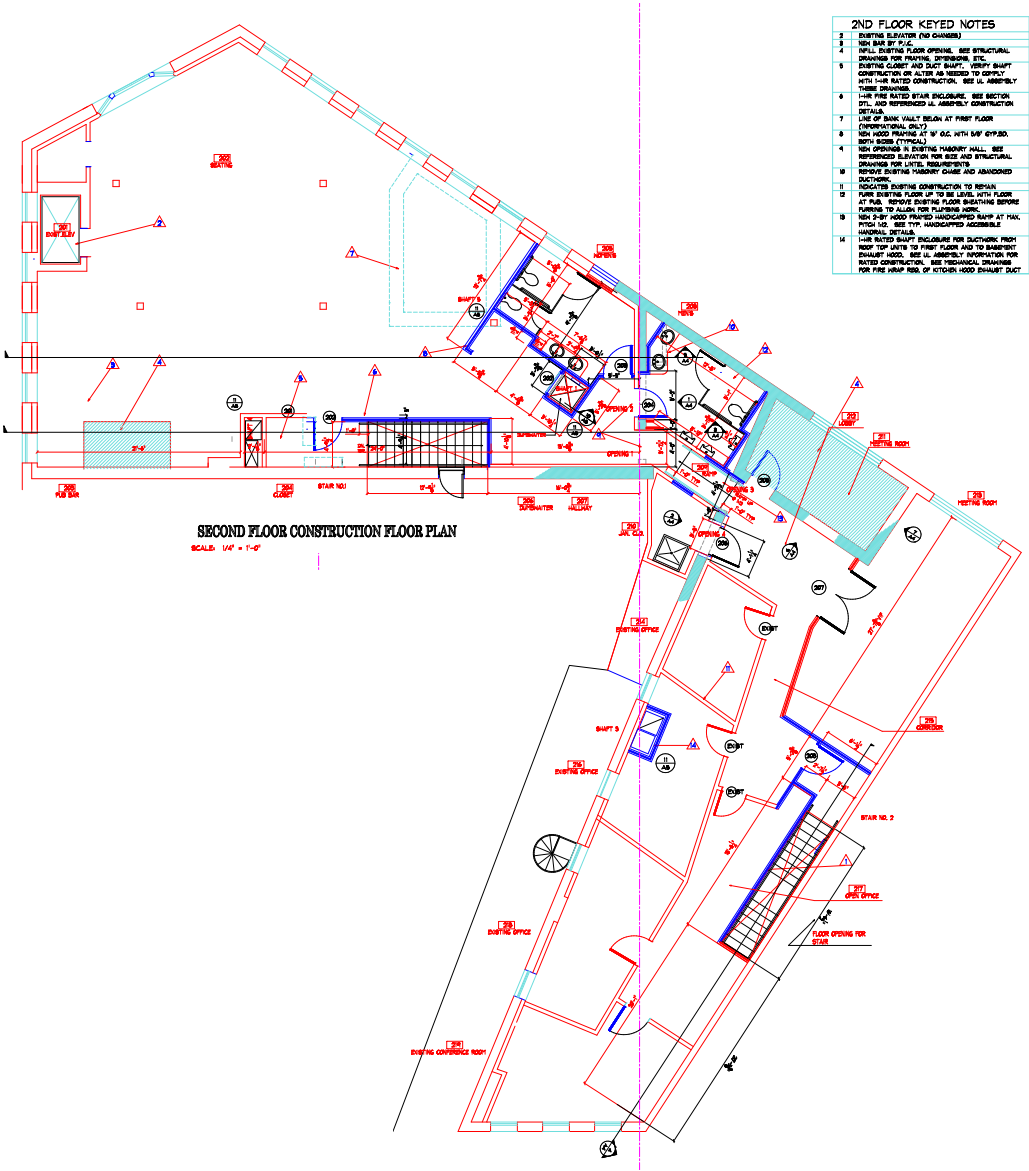
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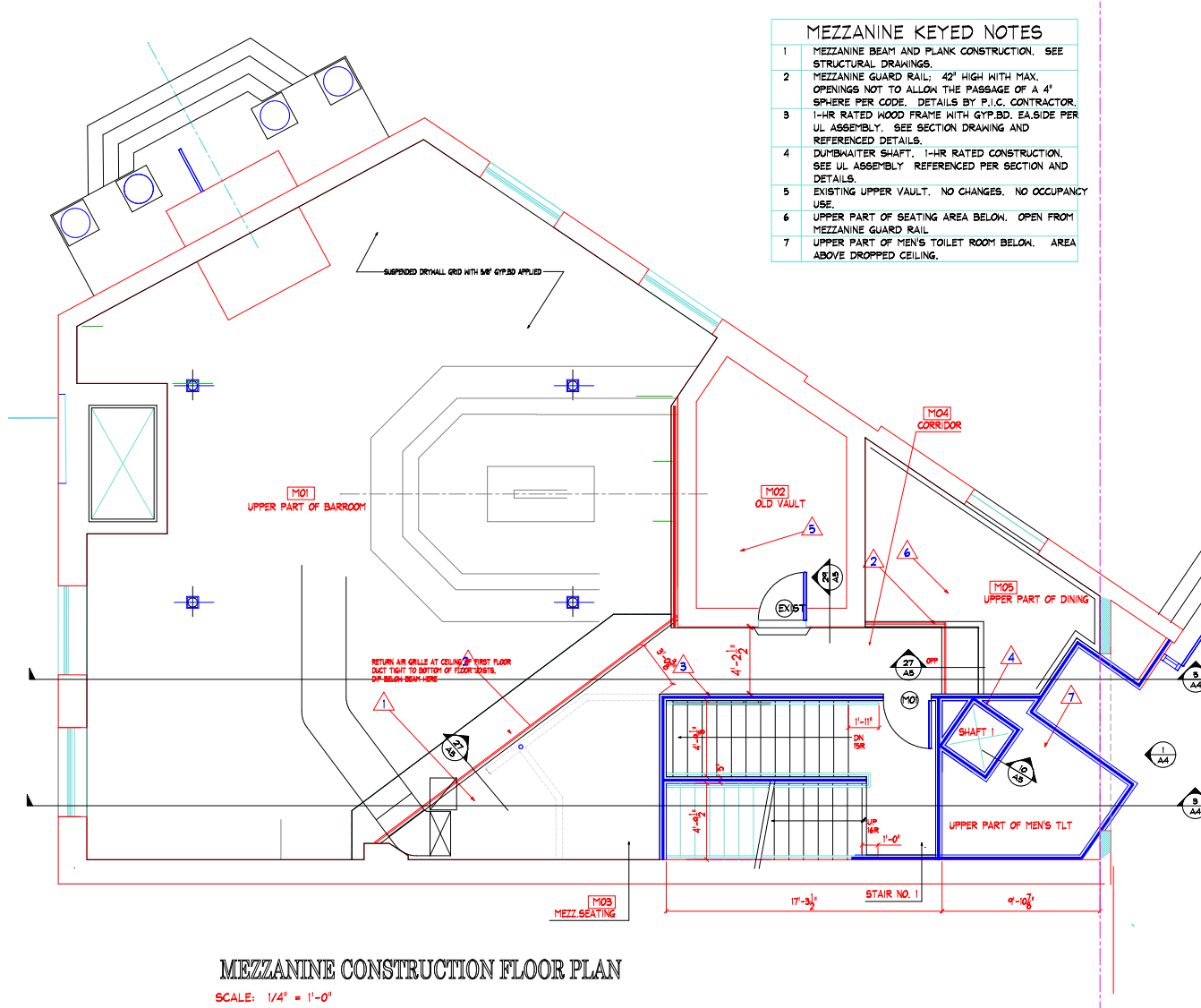
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MEZZANINE

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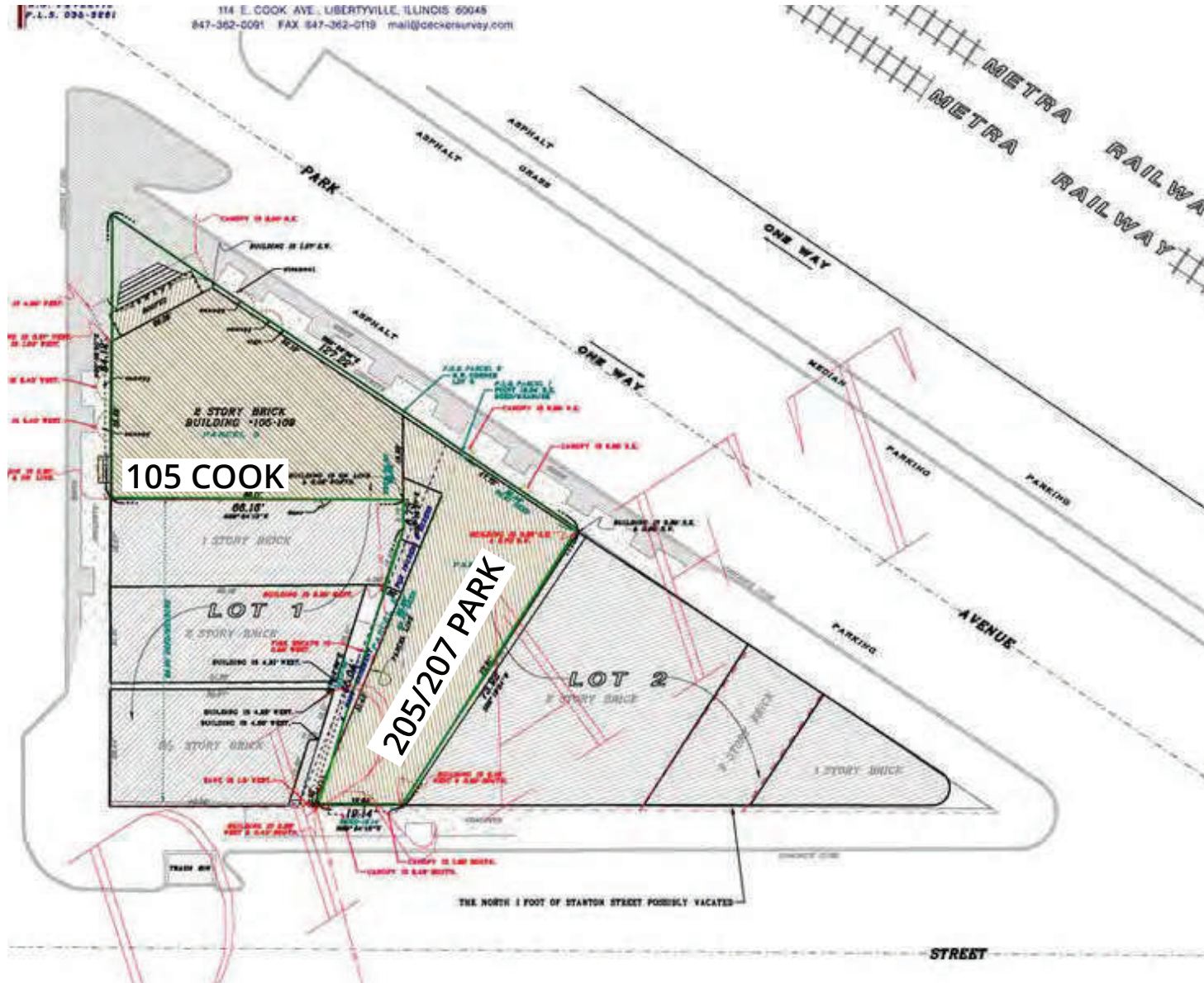


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SURVEY

105 S COOK ST, BARRINGTON, IL

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APPROVED PARK AVENUE PLAZA

105 S COOK ST, BARRINGTON, IL

FOR SALE



(PROPOSED CONSTRUCTION START - FALL/WINTER 2025)

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APPROVED PARK AVENUE PLAZA

105 S COOK ST, BARRINGTON, IL

FOR SALE



PARK AVE PLAZA | VIEW FROM INTERNAL SIDEWALK LOOKING NORTHWEST



PARK AVE PLAZA | VIEW FROM COOK LOOKING EAST



PARK AVE PLAZA | VIEW FROM STATION LOOKING NORTHWEST

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