

PRIME NORTH SHORE LOCATION | FLEXIBLE DEVELOPMENT OPPORTUNITY

1210 WASHINGTON AVENUE

Wilmette, Illinois 60091



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PROPERTY HIGHLIGHTS

- **Exceptional Location** Situated in one of Wilmette's most sought-after neighborhoods.
- **Redevelopment Opportunity** 2nd and 3rd story residential & office permitted. Full service & specialty restaurants permitted along with a host of other commercial users, including uses requiring special use approval.
- **Desirable Community** Access to top-rated schools, parks, and local amenities.
- **Strong Market Demand** North Shore properties consistently retain and grow value.
- **Flexible Zoning Options** Ideal for custom projects (verify with local ordinances)

Zoning Classification VC (Mixed Use)

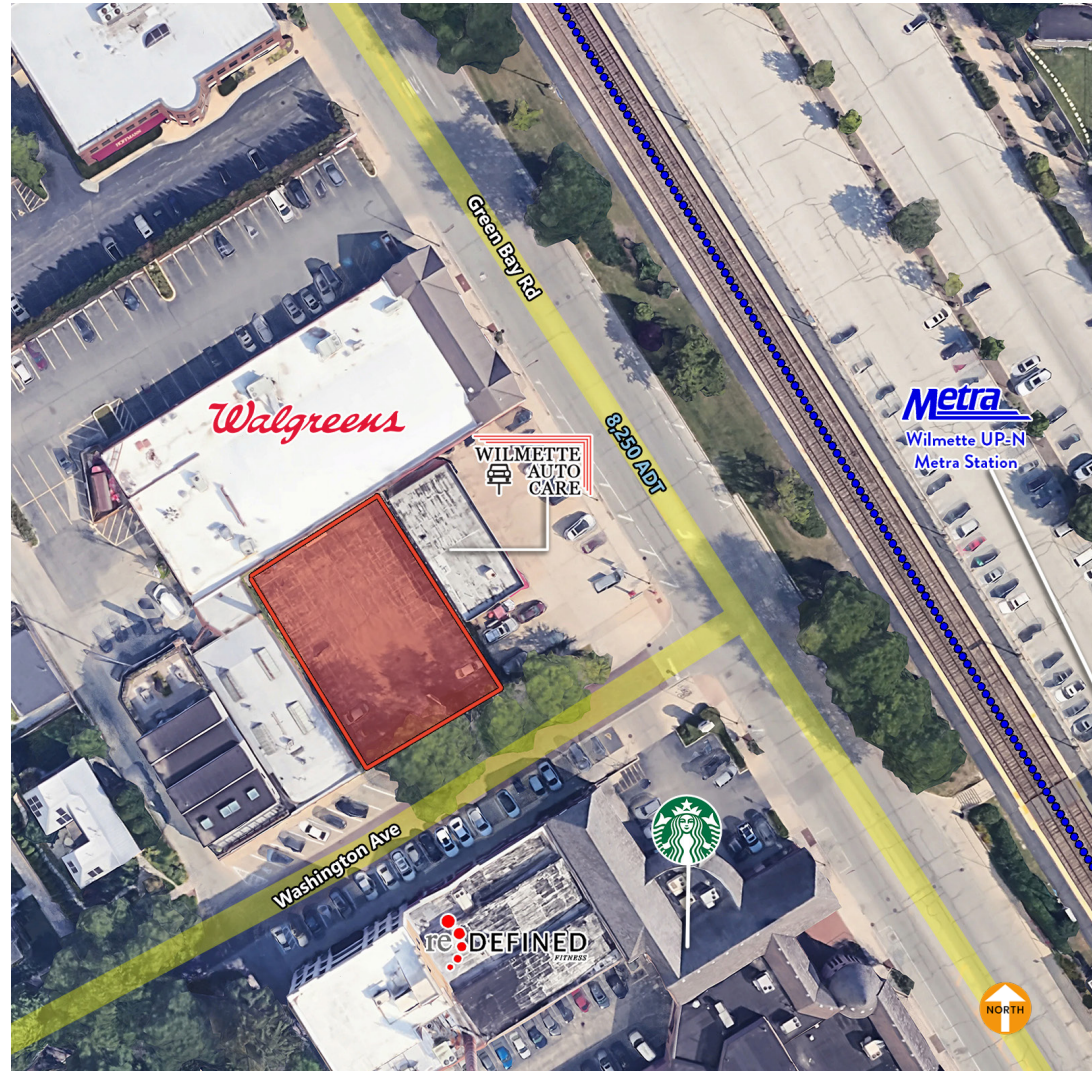
[CLICK HERE FOR MORE DETAILS](#)

WHY 1210 WASHINGTON?

- **Blank Canvas Advantage** Customize a property to your exact specifications.
- **Proximity & Convenience** Easy access to downtown Chicago, public transit, shopping, and dining.
- **Investment Potential** Tap into a highly desirable real estate market in Wilmette.

DEMOGRAPHICS

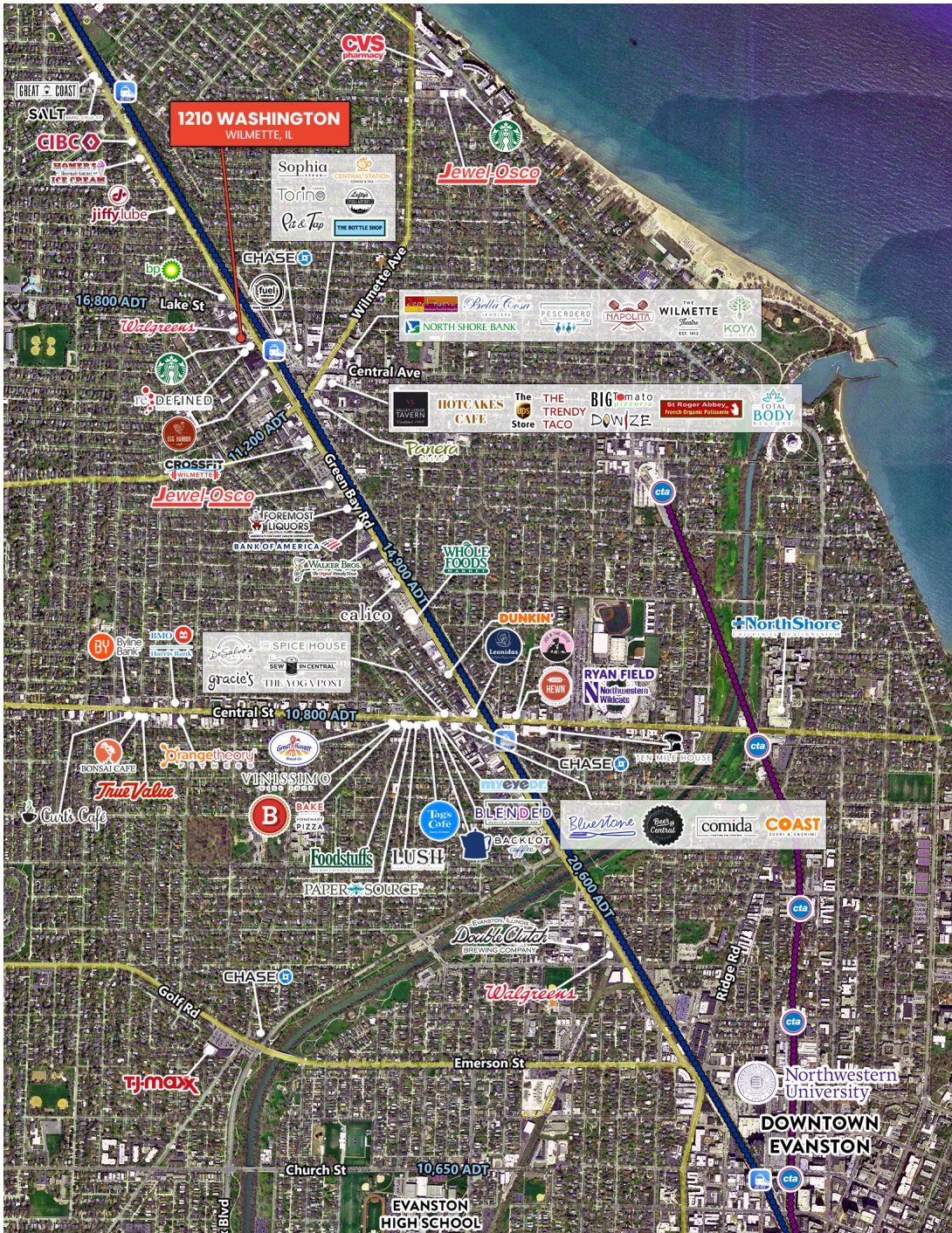
	1 Mile	3 Miles	5 Miles
Total Population	18,582	110,155	269,494
Average HH Income	\$318,620	\$218,791	\$180,568
Daytime Population	18,639	142,617	291,130



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FOR MORE
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