



# **Ultra Highland**

Indianapolis Blvd (Rt 41) & Ridge Rd (Rt 6) 8301-8501 Indianapolis Blvd Highland, IN 46322

Metro Area: Chicago-Naperville-Arlington Heights, IL **Center Type: Community** 

GLA: 166,727

**LEASING CONTACT** 

## **Alex Conner**

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#### **PROPERTY HIGHLIGHTS**

- Located 1 mile south of I-80/I-94 and 30 miles southeast of Chicago
- At the intersection of U.S. Rt 41 (Indianapolis Blvd) and U.S. Rt 6 (Ridge Rd)
- Tenants include World Gym, CosmoProf and Avenue
- Excellent visibility from Indianapolis Blvd, along with a highly-visible pylon sign
- Walmart Supercenter is now open near Cabela's
- Traffic Count of 42,000 VPD

#### **MAJOR TENANTS**





### **DEMOGRAPHICS**

	1 MI	3 MI	5 MI
POPULATION	9,908	95,295	214,864
HOUSEHOLDS	4,108	37,830	82,914
AVG HH INCOME	\$81,942	\$77,784	\$69,955



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This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

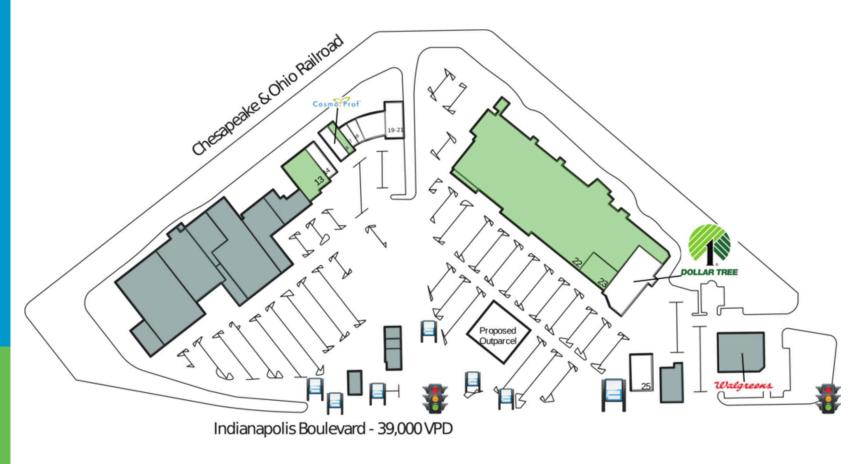
#### **AVAILABLE SPACES**

13 9,200 SF

16 2,000 SF

22 113,124 SF

23 4,500 SF



#### **CURRENT TENANTS**

14 Big Daddy K's Fireworks15 Cosmo Prof

**17** Highland Cleaners

3,000 SF 3,000 SF 1,000 SF 18 Dennis Uniforms19-21 Bar 41

**Dollar Tree** 

24

1,800 SF 9,186 SF 10,000 SF 25 Johnny Rockets Fireworks

6,000 SF