

For Lease

Retail Space

1850 N. Harlem Avenue

Elmwood Park, IL 60707



- Redevelopment of former Staples property near the intersection of Harlem Avenue & North Avenue which carry a combined 62,000 vehicles per day
- ±11,000 SF available adjacent to recently signed children's focused concept
- On-site customer parking
- One block from the proposed Mariano's redevelopment of existing Sears site at Harlem Avenue & North Avenue
- Well located near the strong trade areas of Oak Park, River Forest, Forest Park, Elmwood Park and Berwyn
- Delivery Fall 2017

DEMOGRAPHIC SUMMARY

	RADIUS		
	1 MILE	3 MILES	5 MILES
AVERAGE HHI	\$97,096	\$78,609	\$70,260
DAYTIME POPULATION	16,997	178,653	522,746
RESIDENTIAL POPULATION	29,604	307,880	838,841

TRAFFIC COUNTS

HARLEM AVENUE	23,900 VPD
---------------	------------

Will Crowden
312.275.3104
will@baumrealty.com

Mark Fredericks
312.275.3109
mark@baumrealty.com

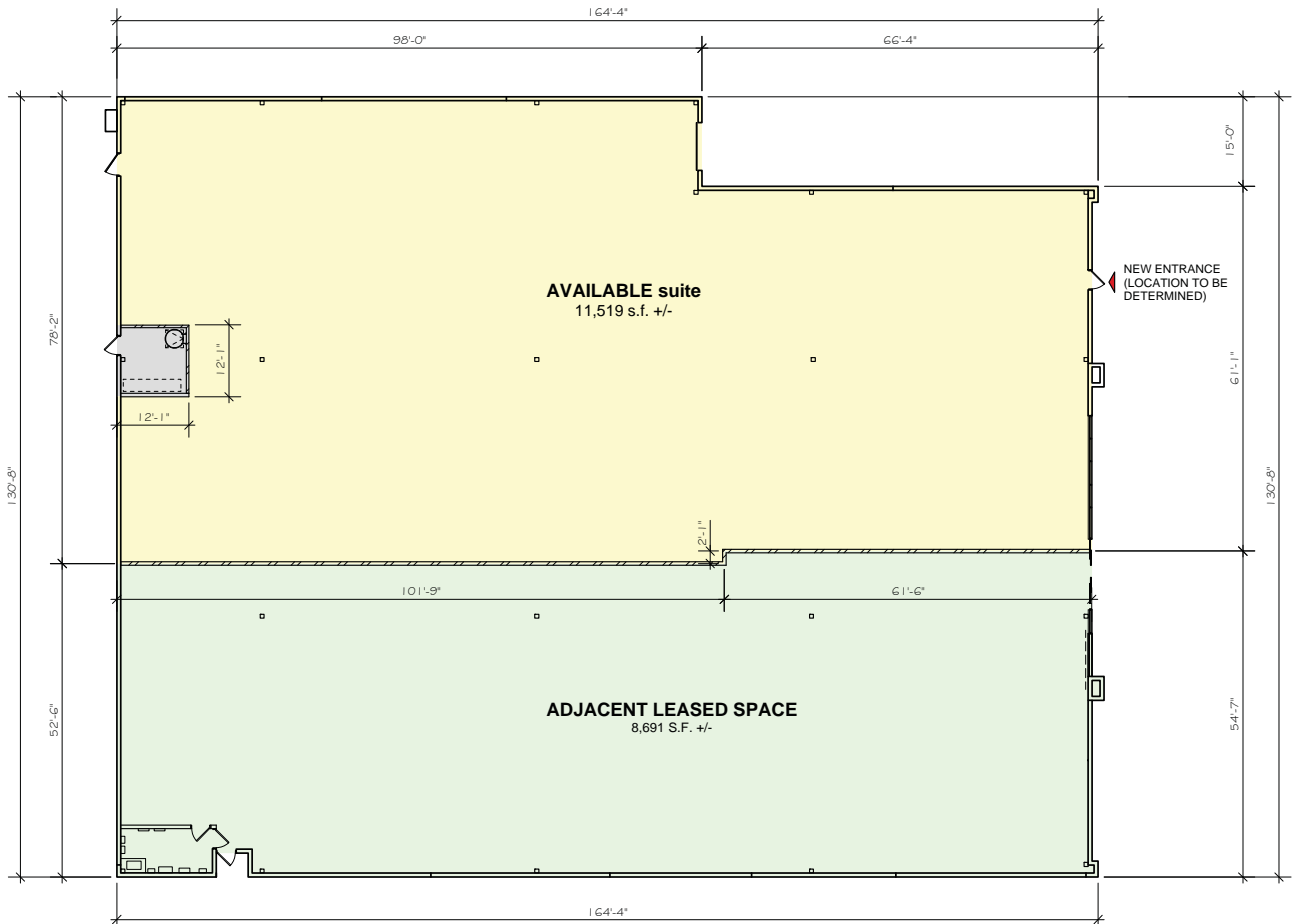
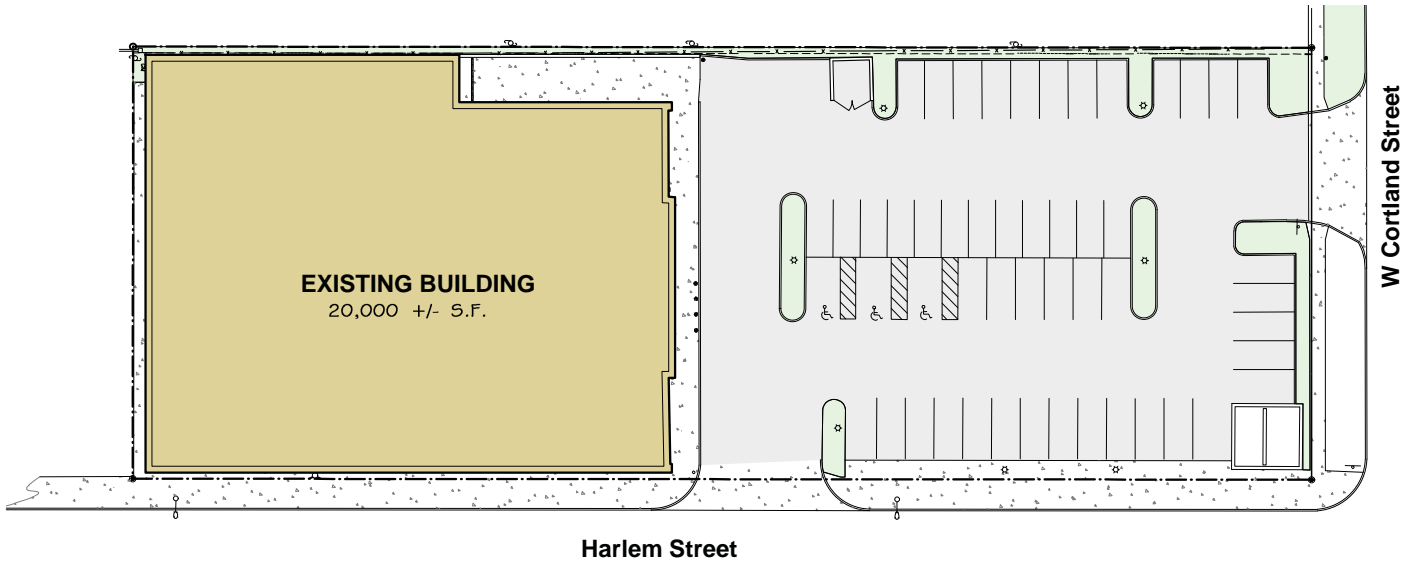


For Lease

Retail Space

1850 N. Harlem Avenue

Elmwood Park, IL 60707



Will Crowden
312.275.3104
will@baumrealty.com

Mark Fredericks
312.275.3109
mark@baumrealty.com



