

4750 N. Harlem Avenue

Harwood Heights, IL | 60706

For Sale Or Lease

Land



- ▶ ±35,236 SF land available at the hard corner of Harlem & Lawrence
- ▶ Premier stop light corner parcel available immediately for new development
- ▶ Potential for multiple development types
- ▶ Incredible visibility and exposure
- ▶ Heavy traffic counts - Harlem Avenue: 30,100 VPD, Lawrence Avenue: 21,200 VPD

LEASE RATE: \$200,000 per year (Ground Lease)

SALE PRICE: \$2,300,000

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Estimated Population	26,754	259,247	660,301
Adj. Daytime Demographics	26,457	218,069	590,872
Estimated Households	10,551	97,950	234,403
Estimated Average Household Income	\$84,262	\$84,307	\$85,470

WILL CROWDEN
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ALLEN JOFFE
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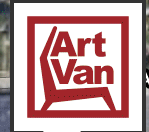


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4750 N. Harlem Avenue
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China King
Domaci
Nami Sushi
Andy's Nails

Portillo's



Buona

4750 N. Harlem Avenue

Rich's Foods & Liquors

hair cuttery



Norridge
Park District



Once Upon A Child



Burlington

Eisenhower
Public Library



GameStop Marshalls

W Wilson Ave

W Wilson Ave

Garfield's Beverage Warehouse



Firestone

AMC Norridge 6

Taco Burrito King

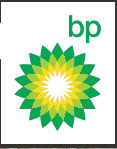
Sunnyside Ave

Ridgewood
High School



JO-ANN
FABRICS AND CRAFTS

Miller's Ale House



Google

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