

4750 N. Harlem Avenue

HARWOOD HEIGHTS, IL 60706

For Sale or Lease

LAND



- ▶ ±24,157 SF land available at the hard corner of Harlem & Lawrence
- ▶ ±8,921 SF and ±2,158 SF easements for ingress / egress
- ▶ 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 / YR (GROUND LEASE)

ASKING PRICE: \$2,300,000

DEMOGRAPHIC SUMMARY

	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

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Google

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