

BUSY HARLEM AVENUE RETAIL SPACE

4455 N HARLEM, NORRIDGE, IL 60706

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OFFERING SUMMARY

Available SF: 9,323 SF

Lease Rate: \$25.00 SF/yr (NNN)

Lot Size: 0.59 Acres

Building Size: 12,543 SF

PROPERTY HIGHLIGHTS

- 12,543 SF multi-tenant retail building
- 9,323 SF endcap space available
- Large parking lot for customers and employees
- Monument signage available
- Riser room with six inch water line was brought in to the space, fire suppression system can be installed once layout is determined.
- New double doors on the rear of the building
- Restroom has new LVT flooring and cabinet
- TI funds available based on tenant strength
- At the corner of Harlem Avenue & Sunnyside Avenue
- High traffic counts on Harlem - 26,200 vehicles per day
- Serving both Norridge & Harwood Heights

LOCATION OVERVIEW

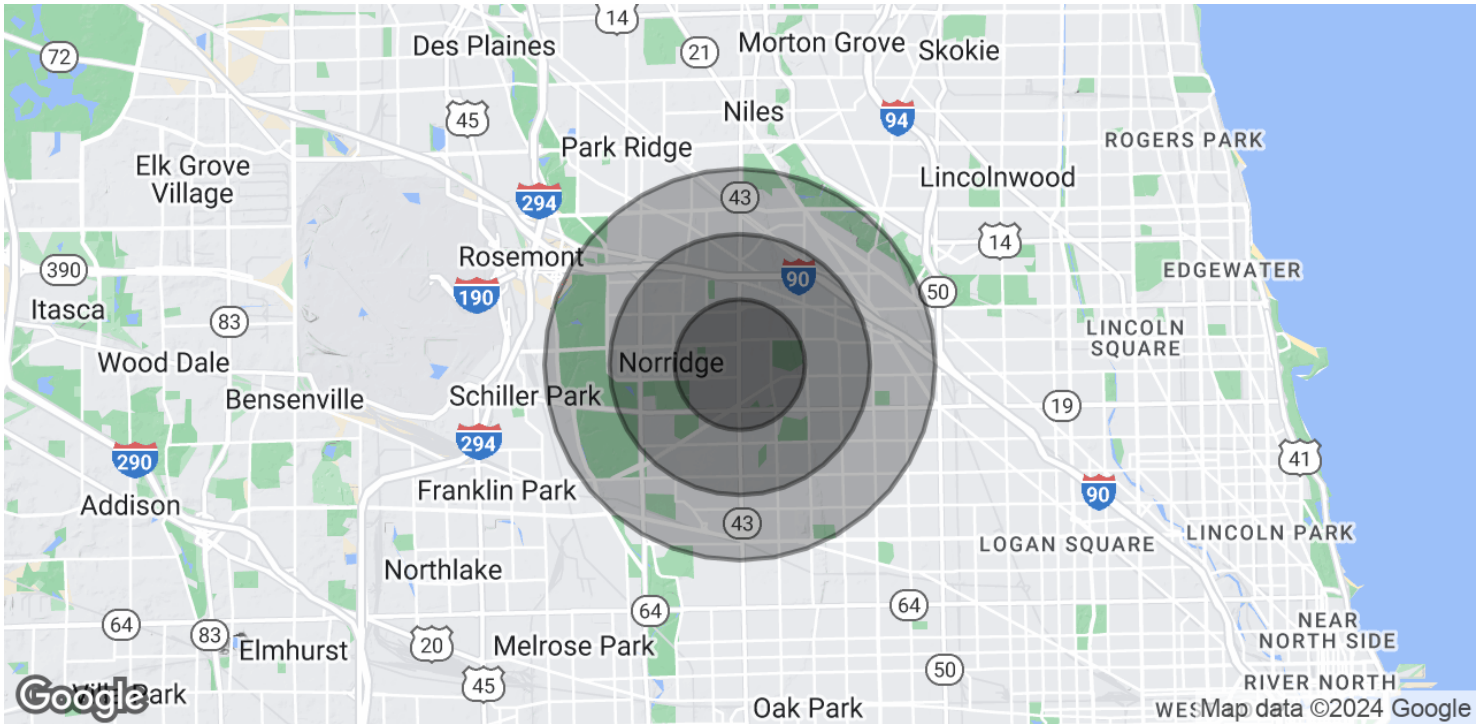
Located on busy Harlem Avenue. Surrounded by national retailers including recently renovated AMC Theater, JoAnn Fabric, Chick-fil-A, Culver's, Starbucks, Miller's Ale House, Tropical Smoothie and a newly built Caputo's Fresh Market.

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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	27,079	122,607	275,471
Average Age	44.4	42.9	41.0
Average Age (Male)	42.9	41.6	39.8
Average Age (Female)	45.4	43.8	42.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	10,749	49,251	109,712
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$86,669	\$88,136	\$87,021
Average House Value	\$288,843	\$290,409	\$294,969

* Demographic data derived from 2020 ACS - US Census