

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	26,268	251,158	639,838
Estimated Daytime Population	24,747	224,609	590,966
Estimated Households	10,388	95,441	228,664
Estimated Average Household Income	\$96,866	\$96,952	\$97,672

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