

FANTASTIC USER/INVESTOR OPPORTUNITY!
UP TO 3,750 SQ. FT. AVAILABLE FOR USER
HIGH VISIBILITY CORNER PROPERTY ON HARLEM AVENUE

**PRIME NORTHWEST LOCATION ON THE CHICAGO/NILES BORDER ACROSS
 FROM DOLLAR TREE STORE**



**7250-7258 N. HARLEM AVENUE CHICAGO, IL
 (SOUTHWEST CORNER OF HARLEM AND CHASE AVENUES)**

An excellent opportunity presents itself with this rarely available, highly visible commercial property which features a multi-tenant 5,100 square foot single story building that contains 3 retail units. A 2,500 square foot and 1,250 square foot units are available for a User/Investor or it can be leased for additional income. Located at the corner of Harlem and Chase Avenues in the desirable Edison Park community on the border of both Niles and Park Ridge, the location offers a dense residential base with desirable demographics. Numerous commercial, retail and restaurant establishments are in the area including Dollar Tree, Dunkin Donuts, and Jiffy Lube.

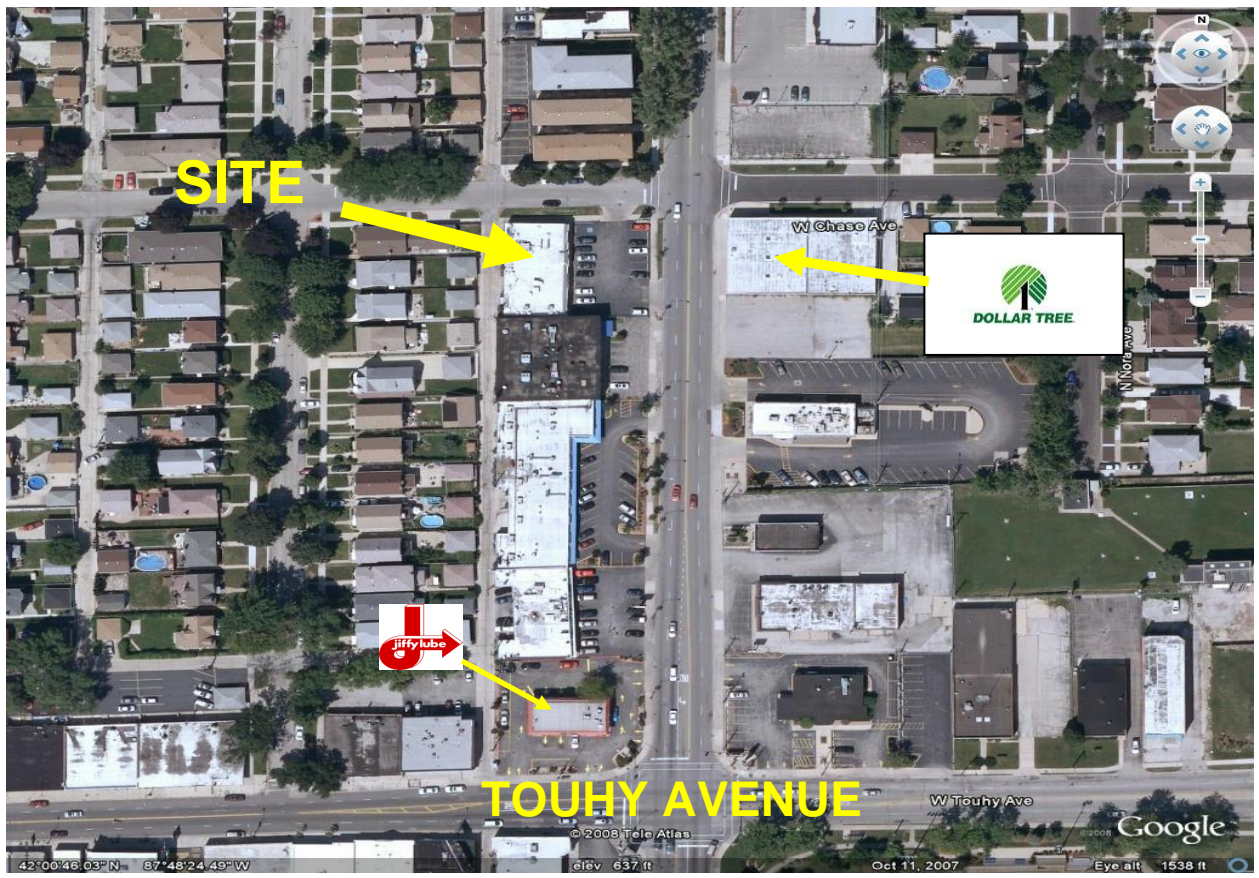
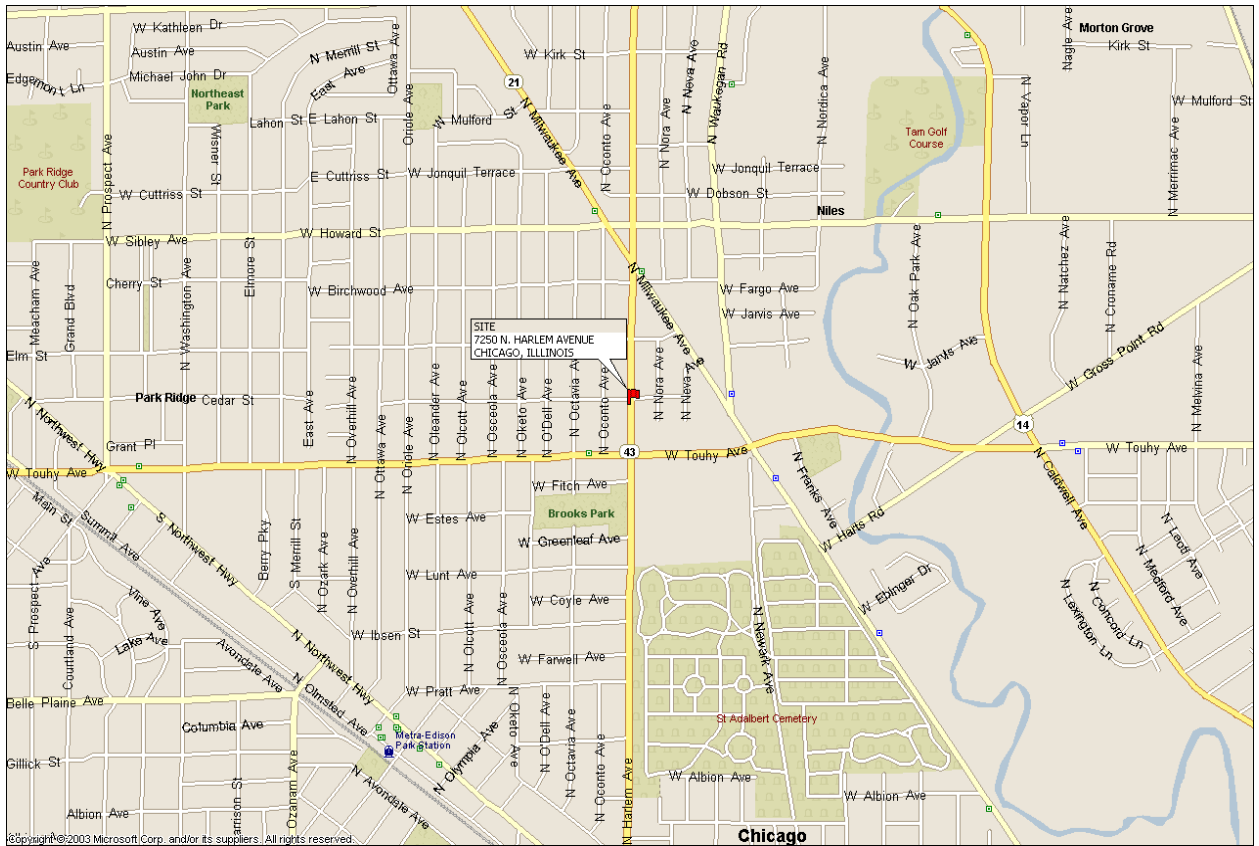
- Rarely Available 5,100 Square Foot Three Unit Neighborhood Strip Center
- Up to 3,750 Square Foot Unit Available for User/Investor or Leased for Additional Income
- 16 car parking
- Zoned B3-1, Community Shopping District
- Heavily travelled street – Average Daily Traffic Counts of 21,700 vehicles
- Highly visible, corner location across from Dollar Tree store
- Desirable Edison Park community
- Demographics
- Across the Street From Proposed Niles 2.5 Acre Mixed-Use Development

	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>
2020 Total Population	20,483	166,970
2020 Average Household Income	\$125,619	\$119,817

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**2,500 SQUARE FOOT
CORNER UNIT AND
1,250 SQUARE FOOT
UNIT ARE AVAILABLE
FOR USER OR CAN
BE LEASED FOR
ADDITIONAL INCOME**

**HIGHLY VISIBLE
PYLON SIGN ON
HARLEM AVENUE**

