

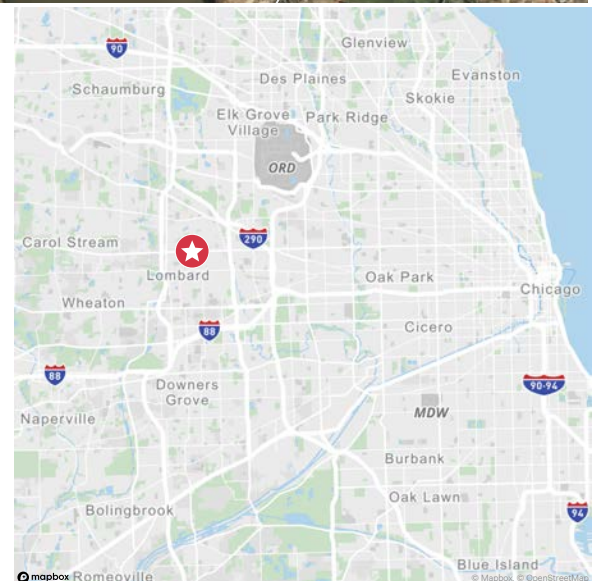
+/-71,874 SF Land Available

451 E. North Ave | Lombard, Illinois 60148

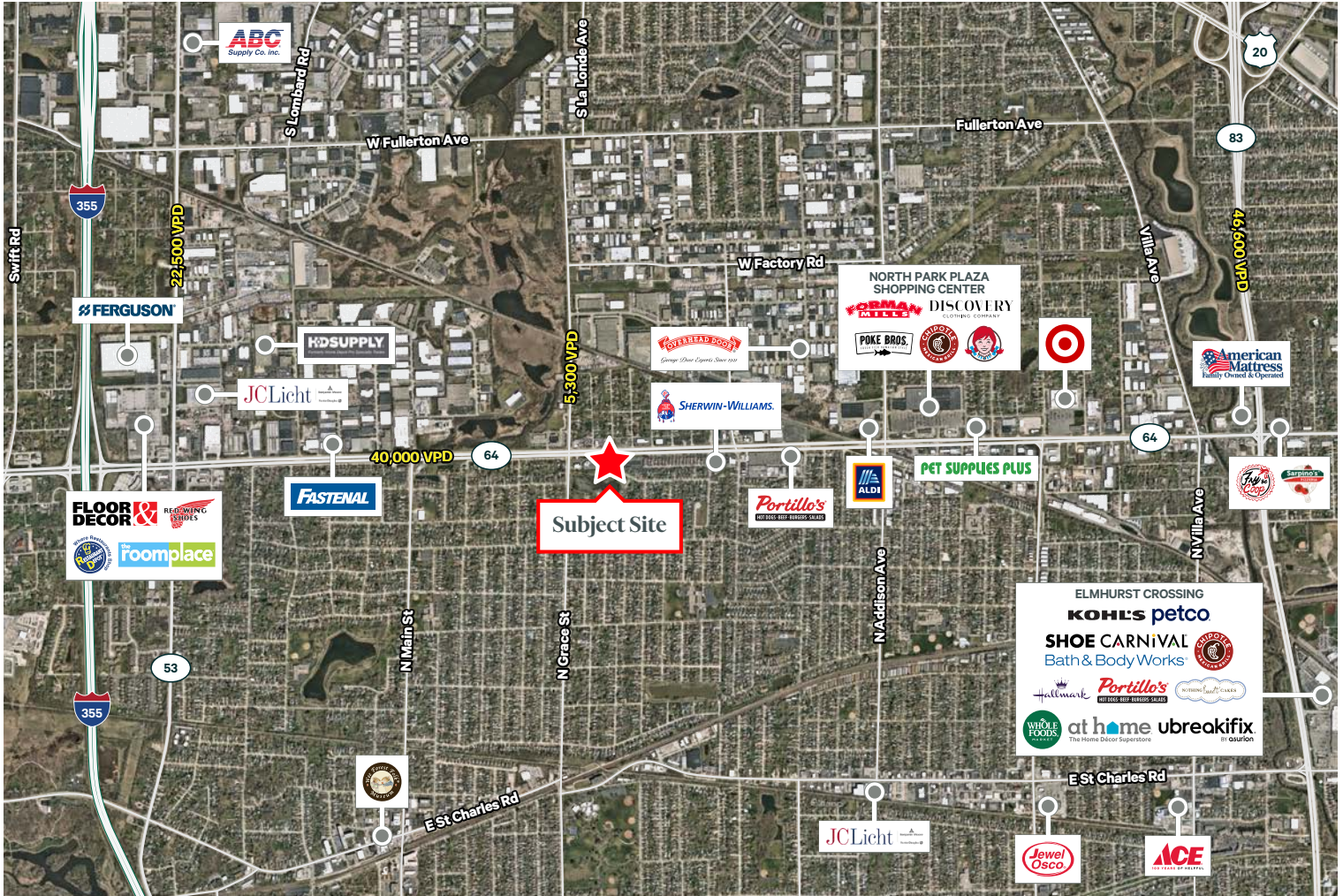


Property Highlights

- +/- 71,874 SF Land Available
- Over an acre and a half on busy North Avenue.
- Zoning: B-4 Corridor Commercial
- Site has multiple access points with a cross easement with the banquet hall to the West.
- Over 40,000 vehicles per day on North Avenue.
- Easy access to the I-355 Highway to the West.
- Multiple big box retail traffic generators to the East on North Avenue.
- Site offers great population density and good household incomes.



Aerial



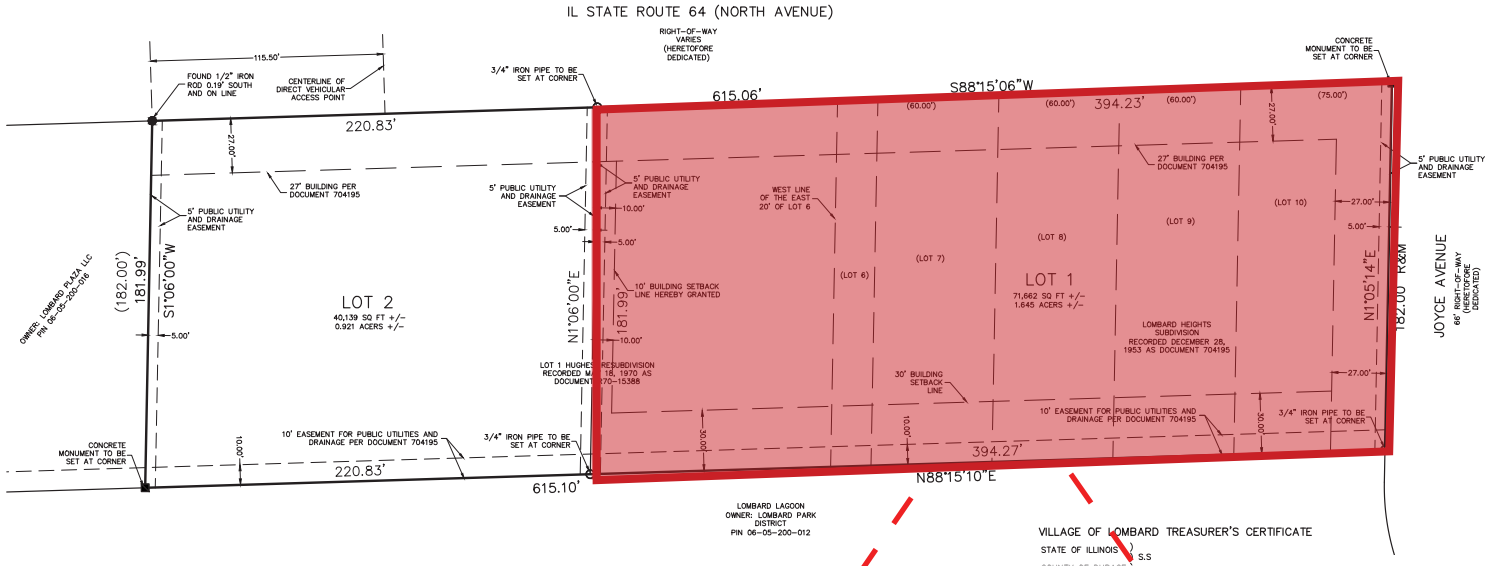
Demographics	1 Mile	3 Mile	5 Mile
Population	9,238	101,439	298,750
Average Household Income	\$114,608	\$120,155	\$126,980
Daytime Population	12,437	95,088	320,282
Employees	10,143	50,382	232,301

Traffic Counts	
E. North Ave	40,000 ADT
N. Grace St	5,300 ADT

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For Sale

Survey



Contact Us

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