



750 SF – 1,800 SF RETAIL / OFFICE SPACE
FOR LEASE

12201-12211 S HARLEM AVE. PALOS HEIGHTS, IL 60463



**FIRST IN
REALTY**
— INCORPORATED —



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Prime commercial space in the heart of Palos Heights Central Business District, located within the Harlem Overlay District, this property boasts recent renovations, including a modern facade, new windows, and interior upgrades. The property offers versatile shell units ranging from 750 to 1,800 square feet. With a 5.25 parking ratio on-site (63 stalls) and an additional 69 stalls in the neighboring city-owned parking lot, ample parking is available. Situated along bustling Harlem Ave, this location benefits from weekly farmers markets, seasonal events, and more! The center accommodates a variety of unit sizes and uses, including medical, retail, professional services and therapy with easy access to traffic signals. Don't miss the opportunity to establish your business in this thriving commercial hub!

HIGHLIGHTS:

- Units ranging from approximately 750 SF to 1,800 SF.
- 5.25 parking ratio, 63 stalls on site, plus 69 stalls in neighboring city owned lot, which is home to events that draw large crowds such as weekly farmer's markets and seasonal events such as holiday markets and annual car shows.
- Can accommodate variety of uses including: medical, retail, professional, therapy and more.
- Excellent visibility and easy parking.
- Revitalization project with new modern façade, roof, windows, mechanicals and more (varies by unit).

2409 W. 104th Street | Chicago, Illinois 60655 | (773) 779-3473 | www.firstinrealty.com



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Exterior Photos



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Site Overview



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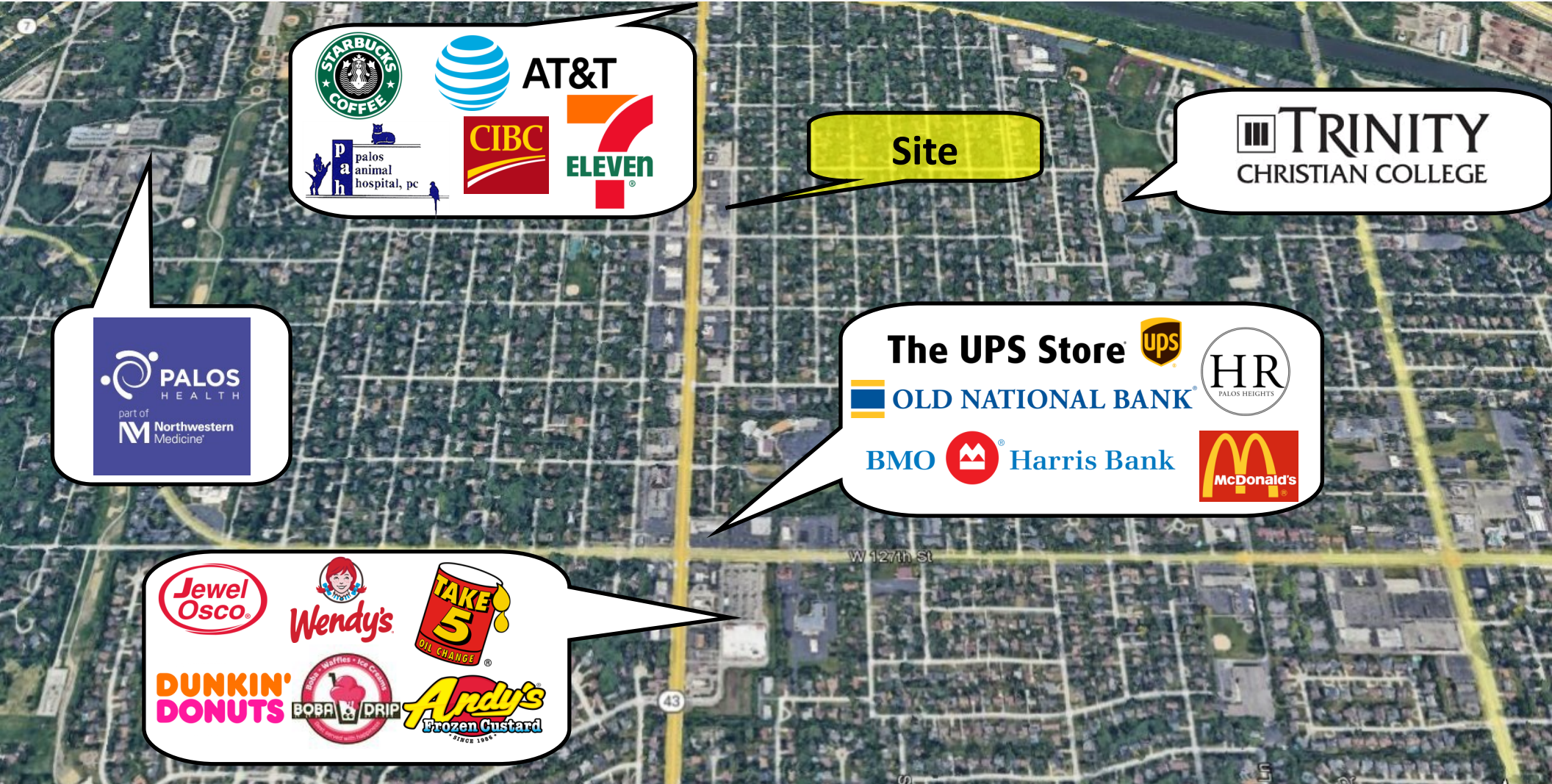
Retail Map



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Retail Concentration Map



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Palos Heights Overview

Palos Heights is a suburb located in Cook County, Illinois, in the United States. It is approximately 20 miles southwest of downtown Chicago. The city is known for its picturesque streets, natural beauty, recreational opportunities, educational institutions, and diverse population. Residents enjoy a tranquil suburban lifestyle while benefiting from easy access to the amenities and opportunities of nearby Chicago. It is a well-maintained and inclusive community that offers a range of local businesses and cultural events.

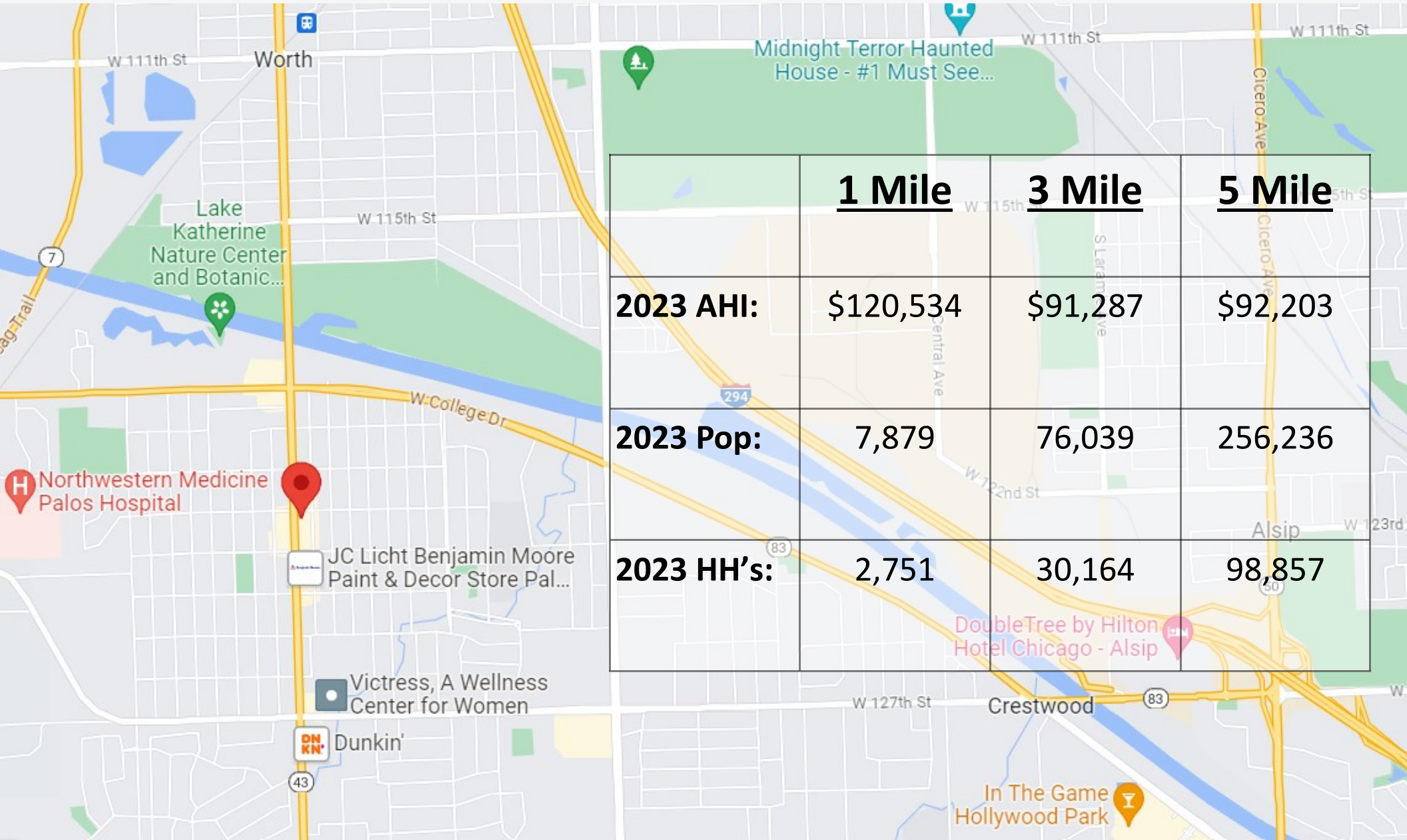
Overall, Palos Heights is a suburban community that offers a balance between a tranquil residential environment and access to the cultural and economic opportunities of the nearby city of Chicago. It is a desirable place to live for those who appreciate the benefits of suburban life while staying connected to the larger urban area.



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	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2023 AHI:	\$120,534	\$91,287	\$92,203
2023 Pop:	7,879	76,039	256,236
2023 HH's:	2,751	30,164	98,857

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Exclusively Listed By:



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