

505 BUSSE HWY
PARK RIDGE, IL 60068



PROPERTY DESCRIPTION

Office building in Park Ridge. Can be retrofitted, or redeveloped. One acre site with ample parking. Freight elevator. Great location near the corner of Greenwood and Busse Hwy.

OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	42,618 SF
Building Size:	13,025 SF

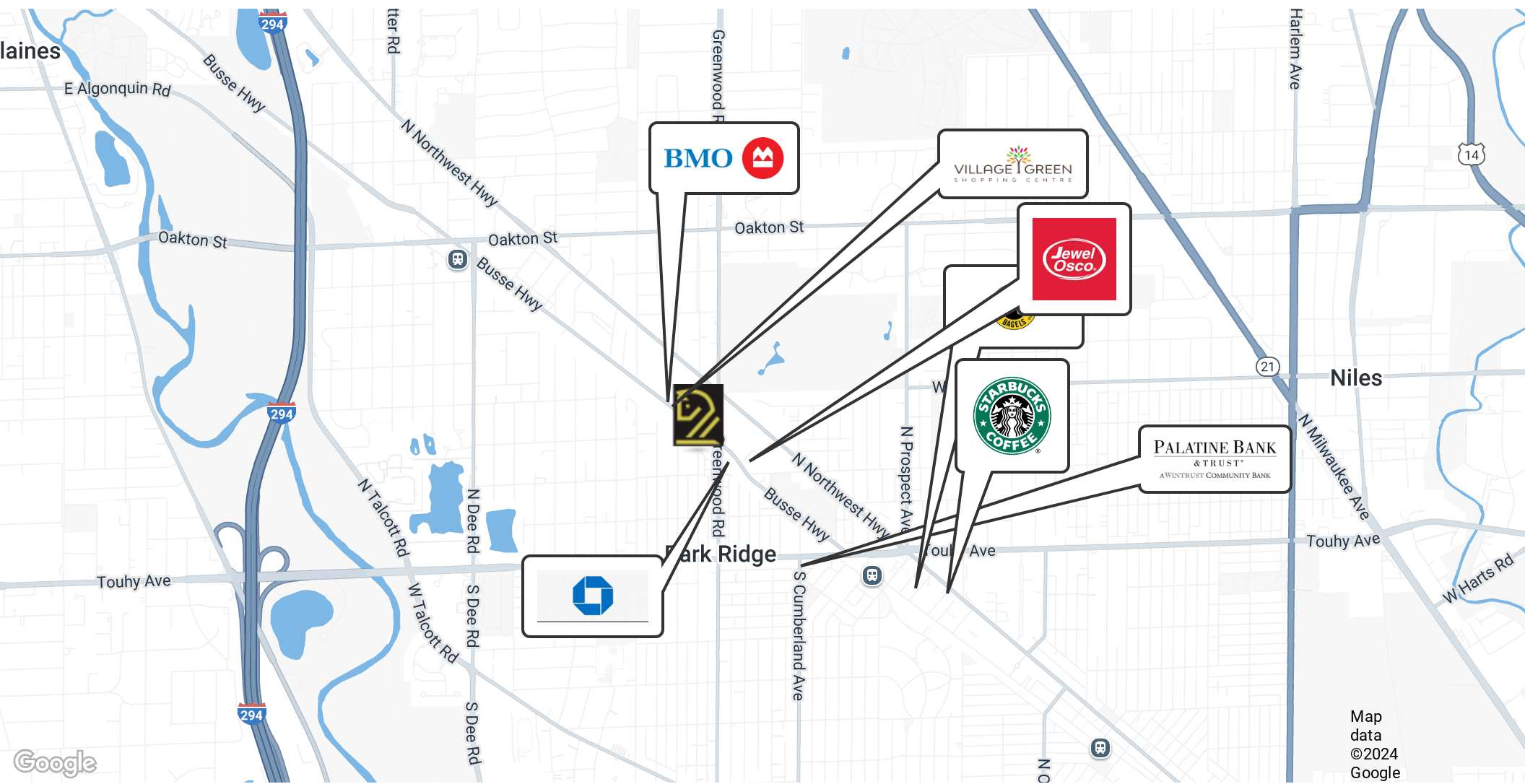
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	518	1,543	7,184
Total Population	1,499	4,241	19,238
Average HH Income	\$176,997	\$175,037	\$182,030

BILL GOLD | 773.792.3000 x251 | bgold@troyrealtyltd.com
6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

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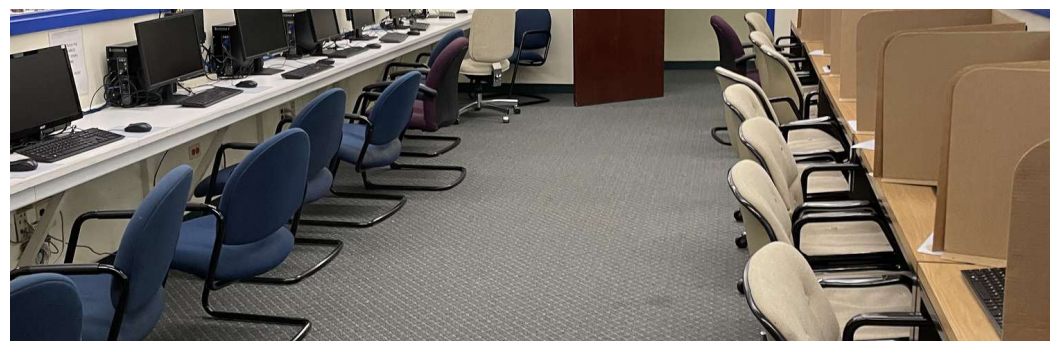
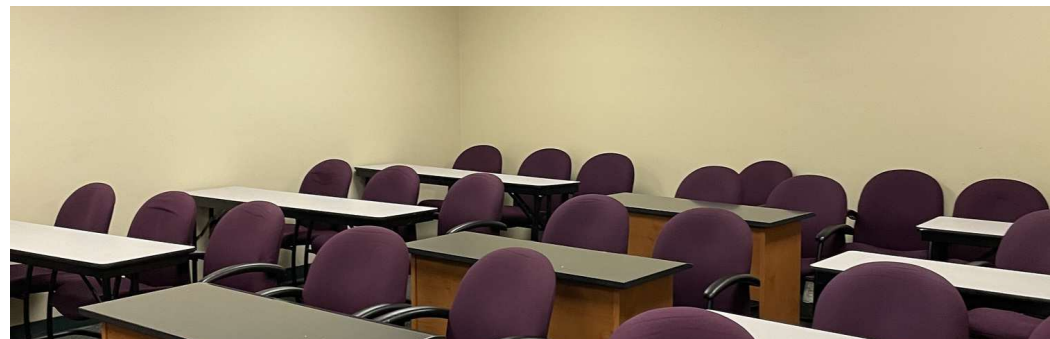
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TROY COMMERCIAL
REAL ESTATE LTD.



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LOCATION DESCRIPTION

Well located office building located at 505 Busse Hwy in Park Ridge, IL. This sought-after location offers convenient access to several nearby points of interest. Enjoy proximity to the vibrant Uptown Park Ridge area, featuring a variety of dining options, boutique shops, and entertainment venues. Close to Highways and O'Hare Airport and Metra. Great for office use or redevelopment.



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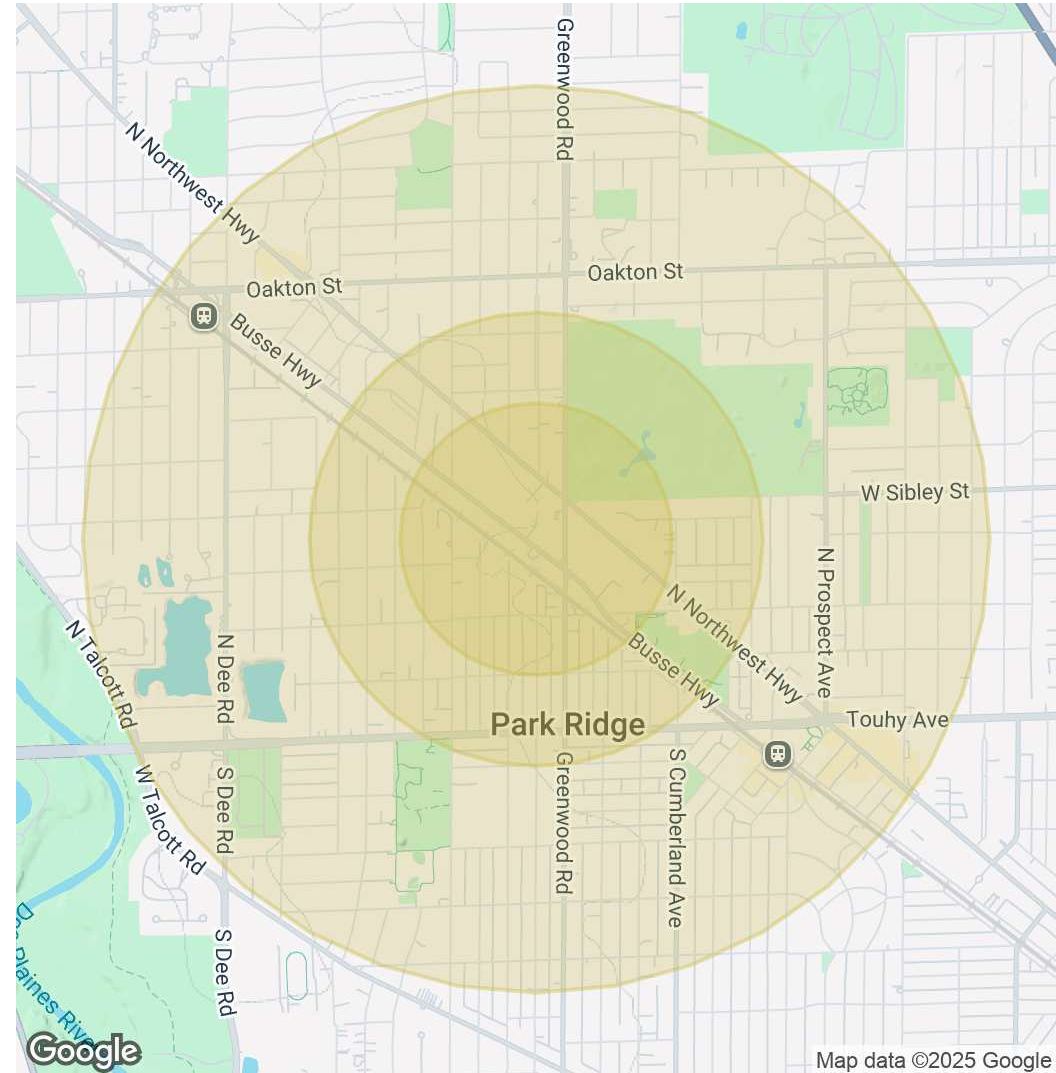
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,499	4,241	19,238
Average Age	42	43	44
Average Age (Male)	40	41	42
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	518	1,543	7,184
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$176,997	\$175,037	\$182,030
Average House Value	\$610,238	\$599,206	\$607,764

Demographics data derived from AlphaMap



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