

# FOR SALE OR LEASE 21,000 SF - VACANT LAND

969 N. NORTHWEST HWY. PARK RIDGE, IL 60068



**TROY COMPANIES**  
REAL ESTATE LTD.  
SINCE 1960



## PROPERTY DESCRIPTION

This is a rare opportunity to develop in a thriving suburban market known for its strong demographics, business-friendly environment, and walkable community charm. Perfect for developers or owner-users looking to make a mark in Park Ridge.

## PROPERTY HIGHLIGHTS

- Lot Size: 20,630 SF (approx. 0.47 acres)
- Zoning: B-1 Commercial – ideal for retail, office, restaurant, and service uses
- Corner Location: Excellent access and exposure at Oakton & Northwest Hwy
- Traffic Counts: 24,500 along Oakton & 13,700 along Northwest Hwy.
- Surroundings: Close proximity to downtown Park Ridge, Metra Station, and major national retailers

## OFFERING SUMMARY

Sale Price:	Subject to Offer
Lease Rate:	Negotiable
Available SF:	20,630 SF
Lot Size:	20,630 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,756	61,095	132,125
Total Population	15,648	157,090	341,291
Average HH Income	\$161,338	\$131,084	\$131,352

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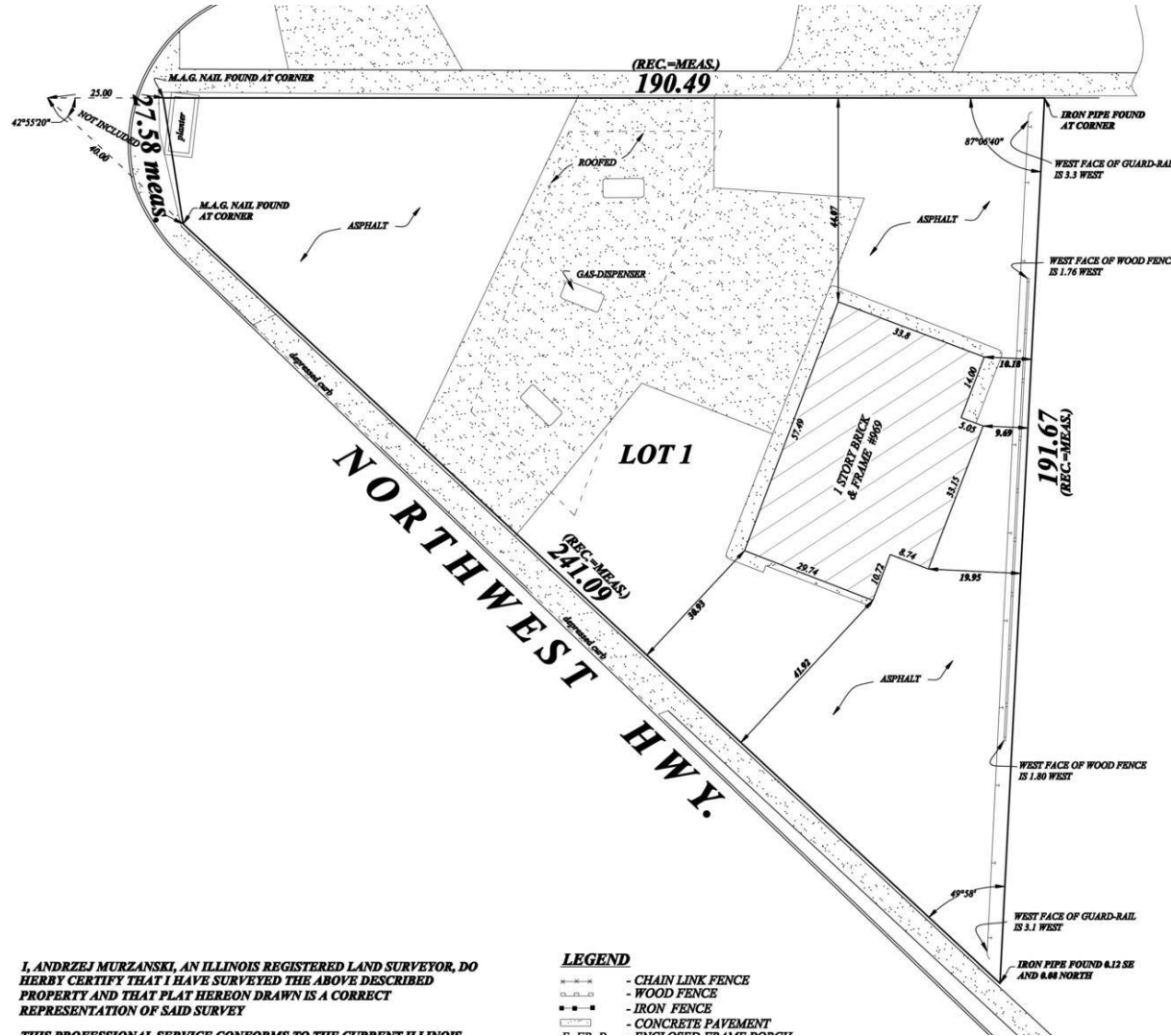
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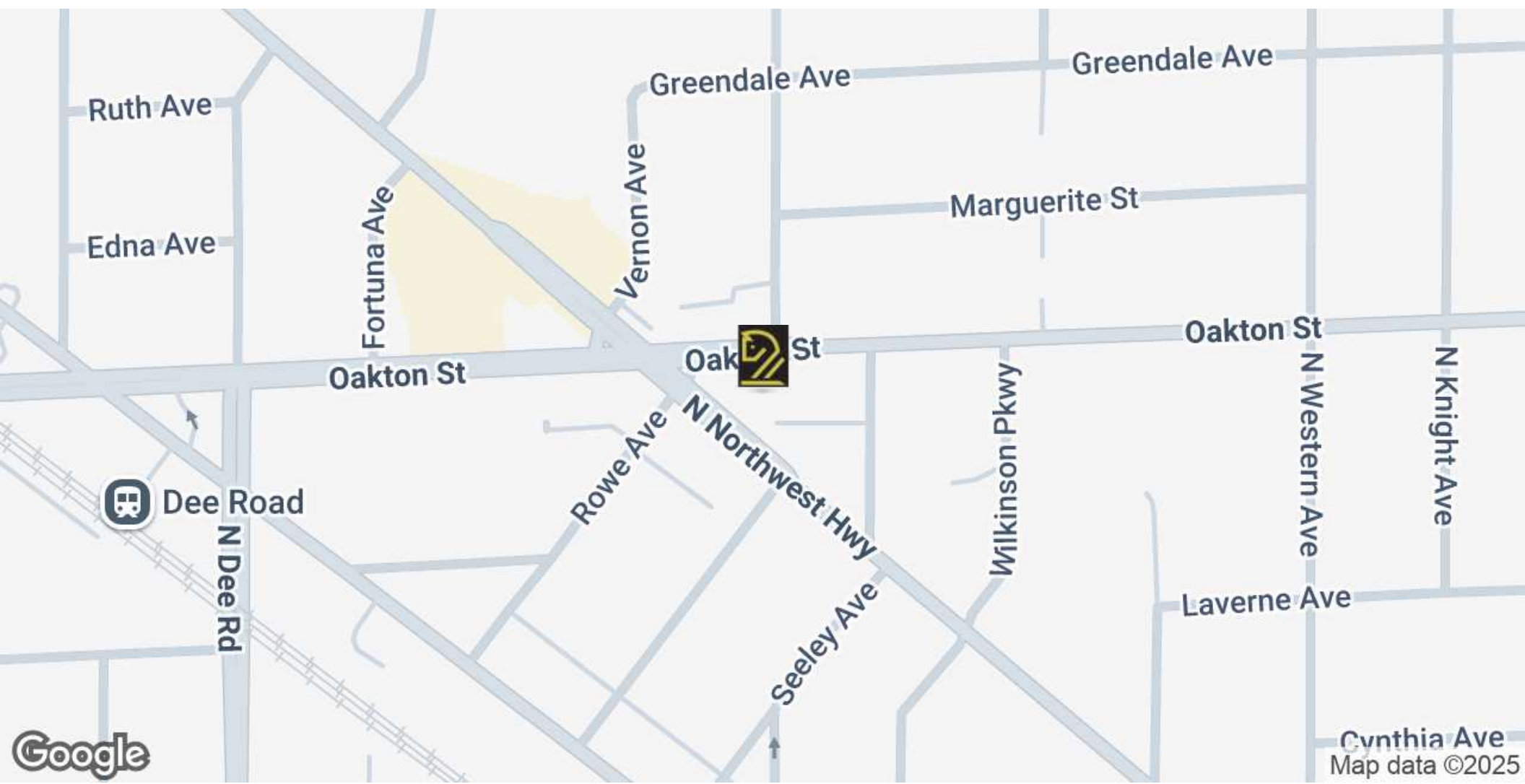


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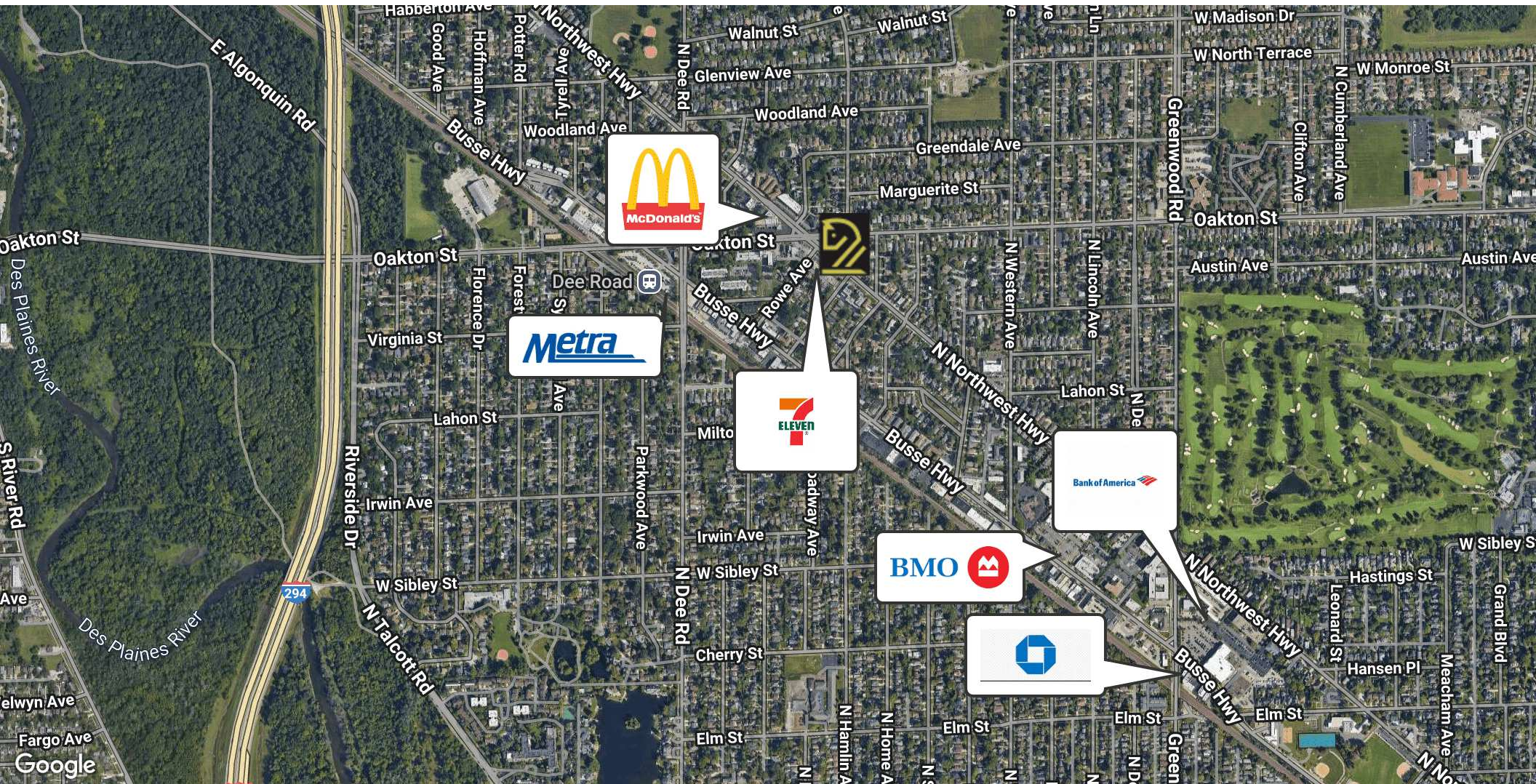
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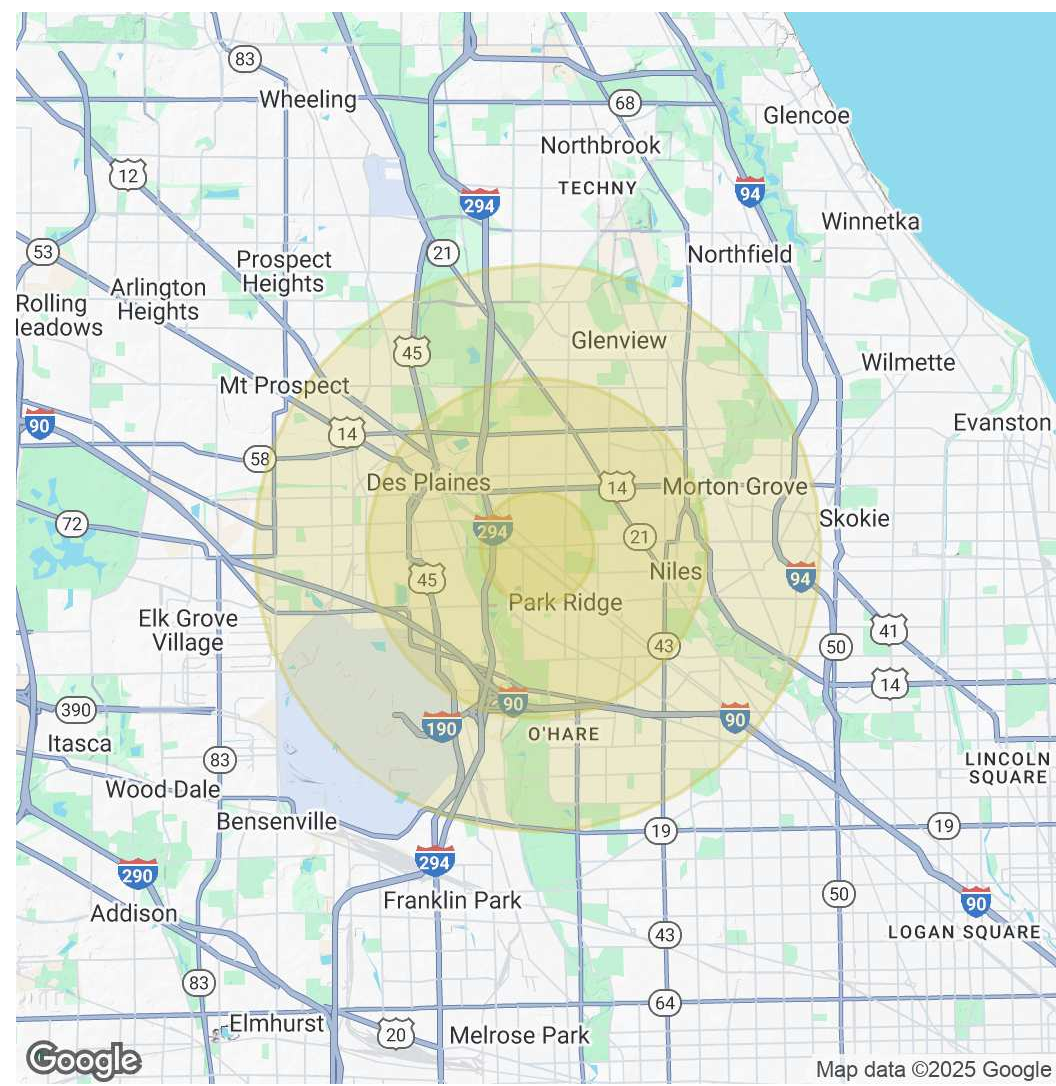


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,648	157,090	341,291
Average Age	44	44	44
Average Age (Male)	43	42	42
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,756	61,095	132,125
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$161,338	\$131,084	\$131,352
Average House Value	\$563,647	\$441,931	\$454,248

Demographics data derived from AlphaMap



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