

FOR LEASE

North Riverside Park Plaza

HARLEM AVENUE & 25TH STREET

7201-7401 WEST 25TH STREET, NORTH RIVERSIDE, IL

RETAIL

FEATURES

REGIONAL LOCATION

- + At the entrance to North Riverside Park Mall
- + Over 2 Million SF of retail within 1 mile

HUGE POPULATION DENSITY

- + 235,849 people within 3 miles

HIGH TRAFFIC

- + 31,200 VPD on Harlem Ave

FOR LEASE

- + 1,664 SF Available
- + Outlot for Ground Lease or Build-To-Suit



EXCLUSIVE AGENTS

Sean McCourt

Senior Vice President
+1 312 297 7688
sean.mccourt@cbre.com

Alex Corno

First Vice President
+1 312 935 1015
alex.corno@cbre.com

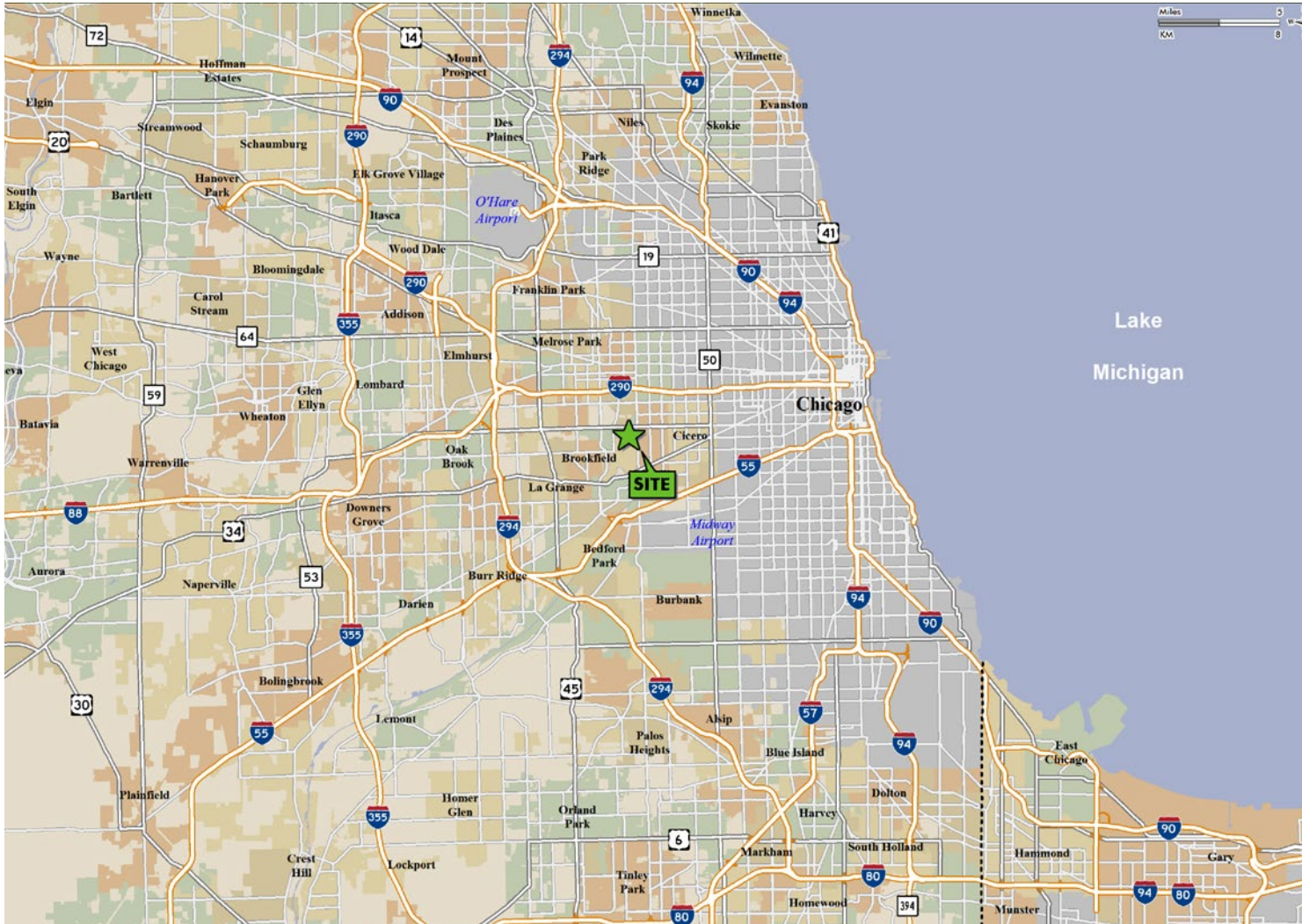
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RETAIL



- + CHICAGO METRO AREA
- + DENSELY POPULATED SUBURB

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REGIONAL LOCATION

- + AT ENTRANCE TO NORTH RIVERSIDE PARK MALL
- + 2 MILLION SF OF RETAIL WITHIN 1 MILE

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Featured Tenants


UNIT	TENANT	SQ. FT
A	Urban Air	58,587
B02	Octapharma Plasma	12,596
B05	Betty's	3,000
B07	EZ Pawn	7,200
B08	Sally Beauty	2,400
B09	Diamonds Factory	4,200
B10	Premier Dental	4,800
B11 & B12	Treasure Days	9,560
B13	Insurance Navy	640
B14	AVAILABLE	1,664
B15	Tobacco Shop	1,600
B16	American Vision	2,400
B17	5 Star Nail	1,200
B18	Boba Heaven	1,200
B19	The Brow and Lash Studio	1,200
B20	The UPS Store	1,200
C	Famous Daves	4,665


7401 W 25TH ST


RETAIL


 POPULATION	1 MILE	3 MILES	5 MILES	7 MILES
2023 Population - Current Year Estimate	23,321	235,849	627,231	1,237,503
2028 Population - Five Year Projection	22,803	230,509	613,663	1,210,586
2020 Population - Census	23,922	239,765	637,220	1,258,279
2010 Population - Census	23,017	234,178	631,670	1,263,332
2020-2023 Annual Population Growth Rate	-0.78%	-0.51%	-0.48%	-0.51%
2023-2028 Annual Population Growth Rate	-0.45%	-0.46%	-0.44%	-0.44%

 HOUSEHOLDS	1 MILE	3 MILES	5 MILES	7 MILES
2023 Households - Current Year Estimate	8,565	86,465	225,167	430,397
2028 Households - Five Year Projection	8,495	86,007	224,121	428,551
2010 Households - Census	8,319	83,253	214,711	406,395
2020 Households - Census	8,626 94.1%	86,936 93.4%	226,067 92.6%	432,120 92.7%
2020-2023 Compound Annual Household Growth Rate	-0.22%	-0.17%	-0.12%	-0.12%
2023-2028 Annual Household Growth Rate	-0.16%	-0.11%	-0.09%	-0.09%
2023 Average Household Size	2.72	2.71	2.76	2.84

 HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES	7 MILES
2023 Average Household Income	\$109,692	\$100,335	\$96,094	\$92,886
2028 Average Household Income	\$125,207	\$114,569	\$109,282	\$105,827
2023 Median Household Income	\$76,803	\$71,677	\$63,403	\$61,867
2028 Median Household Income	\$85,222	\$80,213	\$72,753	\$70,809
2023 Per Capita Income	\$40,857	\$36,739	\$34,551	\$32,338
2028 Per Capita Income	\$47,314	\$42,692	\$39,969	\$37,497

 HOUSING UNITS	1 MILE	3 MILES	5 MILES	7 MILES
2023 Housing Units	9,129	92,969	244,113	466,237
2023 Vacant Housing Units	564 6.2%	6,504 7.0%	18,946 7.8%	35,840 7.7%
2023 Occupied Housing Units	8,565 93.8%	86,465 93.0%	225,167 92.2%	430,397 92.3%
2023 Owner Occupied Housing Units	5,490 60.1%	53,239 57.3%	133,735 54.8%	250,239 53.7%
2023 Renter Occupied Housing Units	3,075 33.7%	33,226 35.7%	91,432 37.5%	180,158 38.6%

 EDUCATION	1 MILE	3 MILES	5 MILES	7 MILES
2023 Population 25 and Over	15,792	155,897	409,878	796,188
HS and Associates Degrees	8,155 51.6%	81,211 52.1%	224,605 54.8%	438,525 55.1%
Bachelor's Degree or Higher	5,970 37.8%	53,005 34.0%	122,232 29.8%	215,665 27.1%

 PLACE OF WORK	1 MILE	3 MILES	5 MILES	7 MILES
2023 Businesses	722	5,921	14,542	27,879
2023 Employees	9,504	84,084	194,432	400,572

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