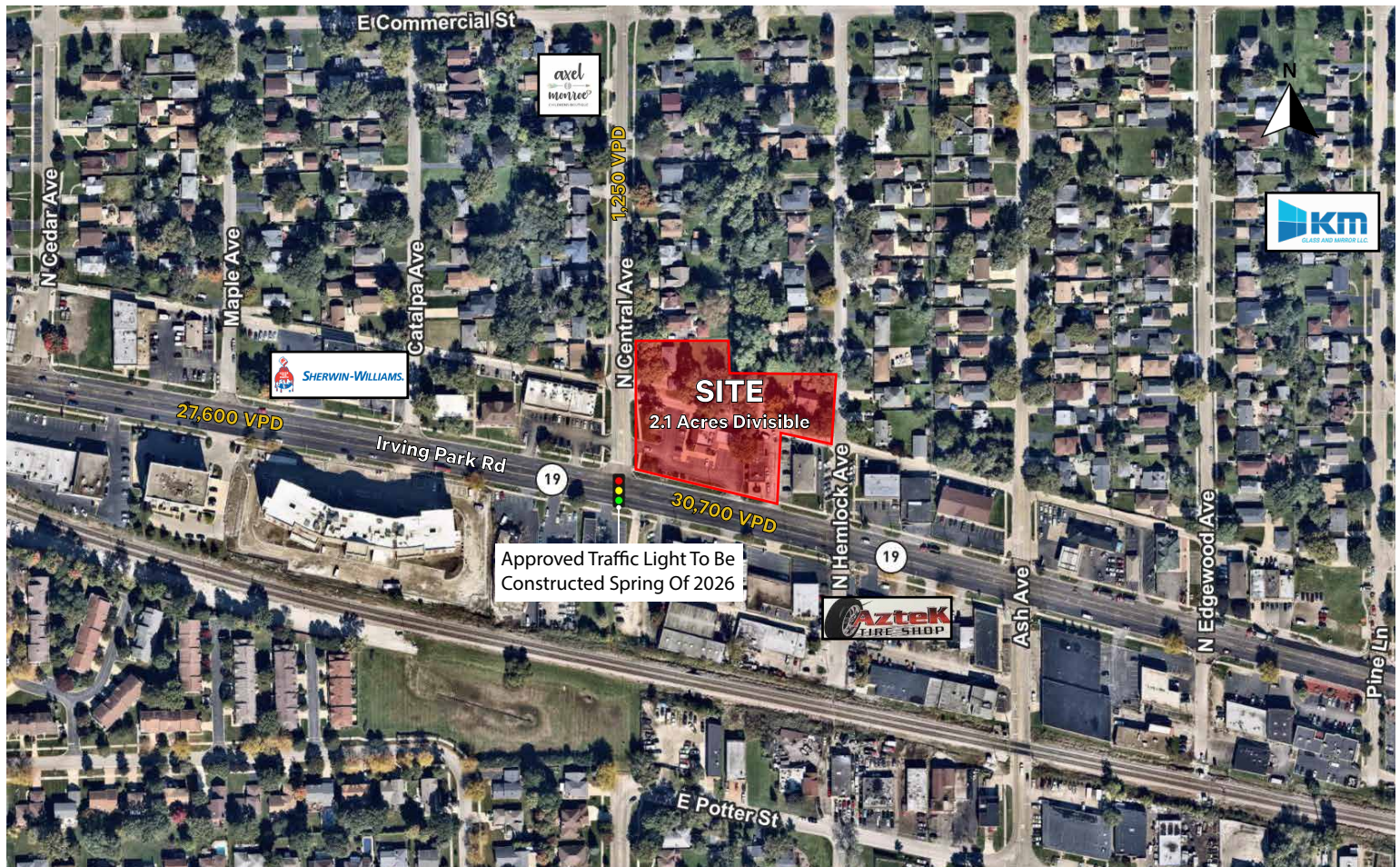


+/- 2.1 Acres Available

E. Irving Park Road & N. Central Avenue | Wood Dale, IL 60191

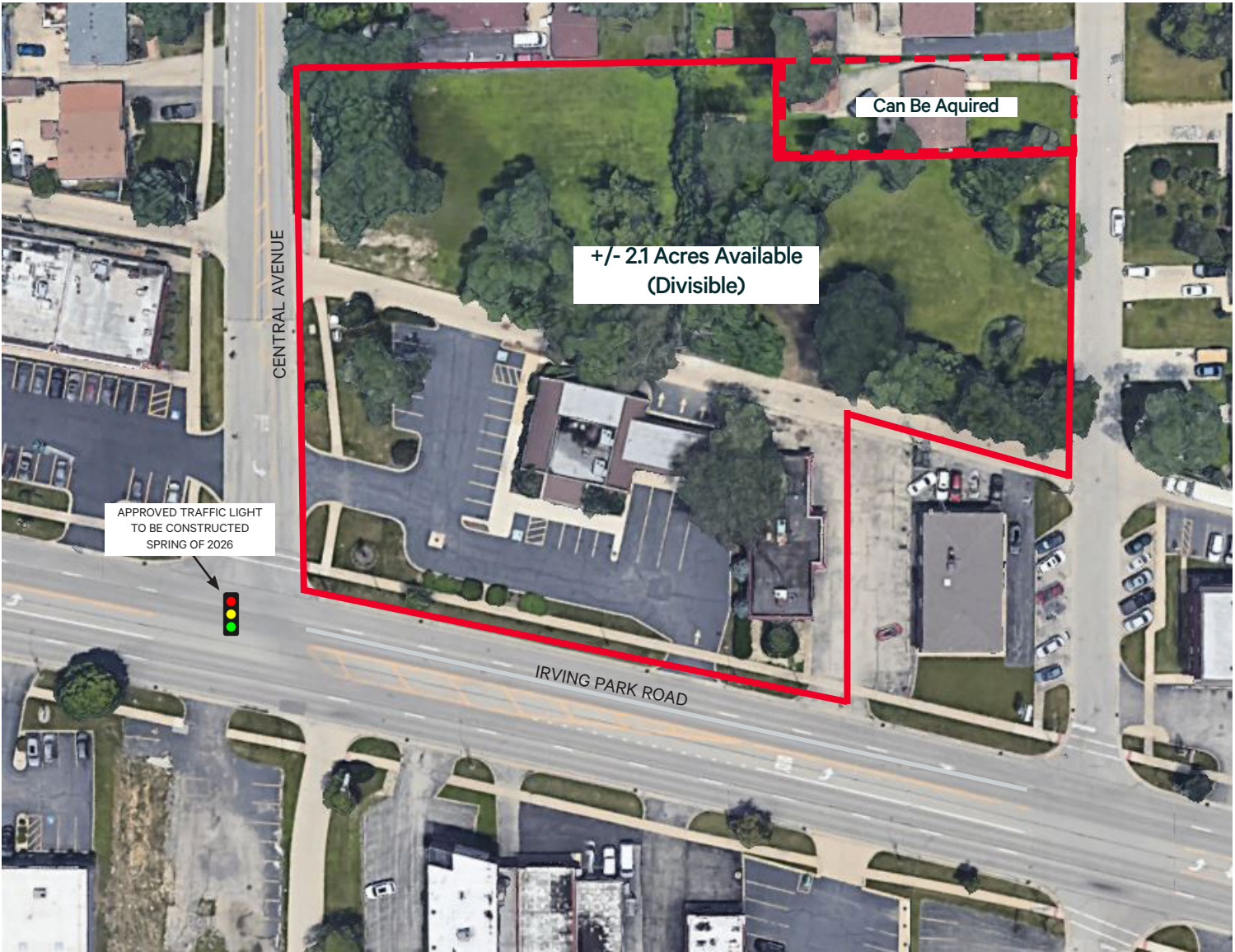


Property Highlights

- + +/- 2.1 Acres Available (Divisible)
- + Frontage:
 - 304' - E Irving Park Road
 - 260' - Central Avenue
 - 227' - Hemlock Avenue
- + Lot Dimensions:
 - 370' - Width
 - 304' - Depth
- + Zone: C-2 General Commercial
- + Vehicles per day: E Irving Park Road (30,700 VPD), and Central Avenue (1,250 VPD)

Site Strengths

- + Located on major East/West thoroughfare
- + Over 30,700 vehicles per day on Irving Park Road
- + Approved traffic light to control access to be constructed Spring of 2026
- + Good population density
- + Average household incomes of over \$115,000 within a one-mile radius



Traffic Counts	
Irving Park Road	30,700 ADT
Central Avenue	1,250 ADT

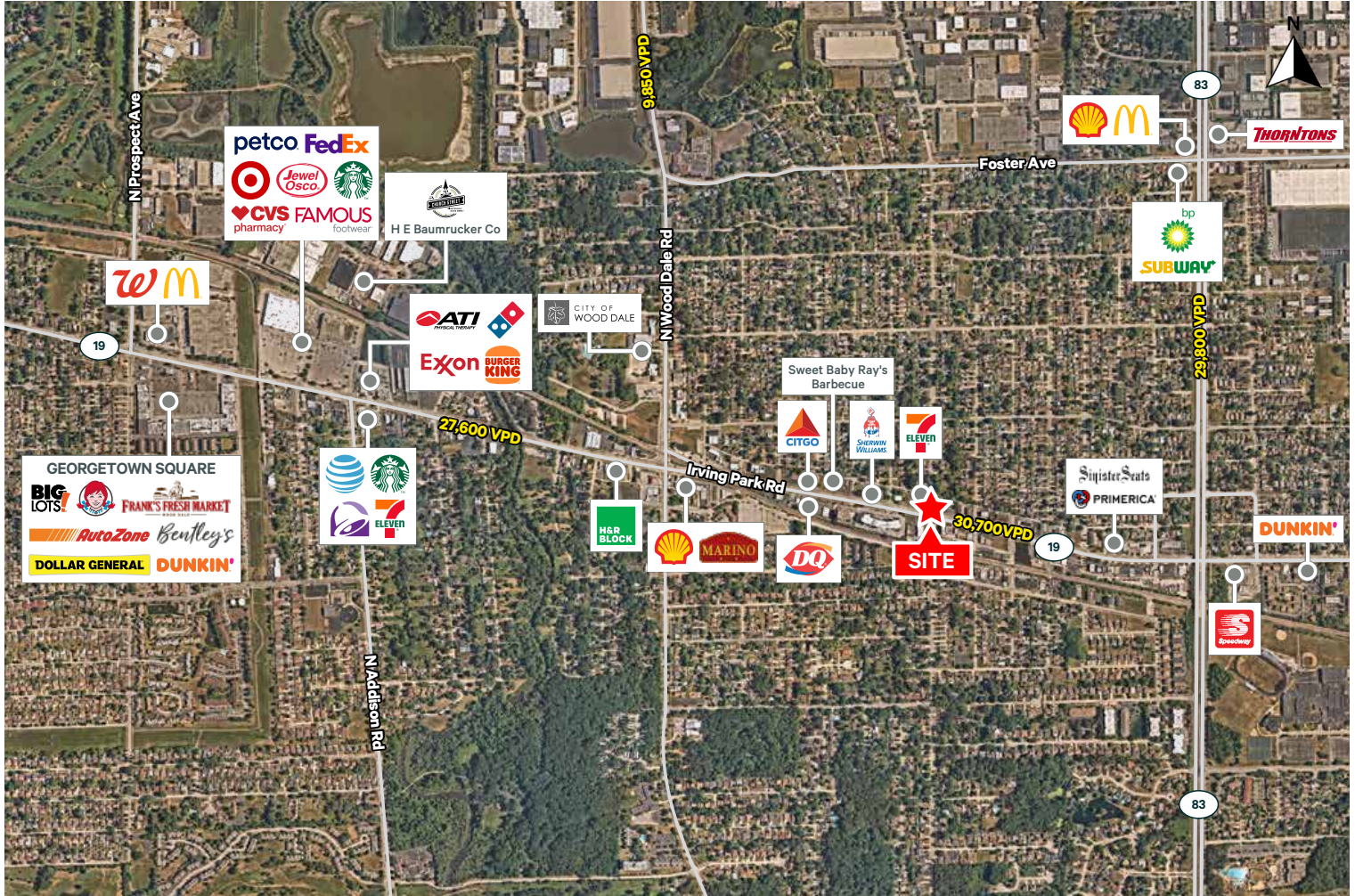
Demographics	1 Mile	3 Mile	5 Mile
Population	9,749	91,303	263,409
Average Household Income	\$115,392	\$114,742	\$121,200
Daytime Population	10,221	94,136	269,982
Employees	4,657	66,830	191,995

+/- 2.1 Acres Available

E. Irving Park Road & N. Central Avenue | Wood Dale, IL 60191

For Sale

Aerial



Contact Us

Les Kristof

Vice President

+1 630 573 1282

les.kristof@cbre.com

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