

1800 SOUTH HARLEM AVENUE

north riverside, illinois



MID-AMERICA[®] URBAN

AVAILABLE NOW



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north riverside, illinois

SPACE DETAILS

ADDRESS

1800 South Harlem Avenue
North Riverside, IL 60546

AVAILABILITY

18,000 SF Jr. Box Space

CO-TENANTS



Walgreens



FEATURES

A prime retail opportunity is available at 1800 S. Harlem Avenue, offering a highly visible Junior Box space ideal for a variety of tenants.

- **High Visibility:** Located on Harlem Avenue with over 32,000 vehicles per day.
- **Ample Parking:** Easy access with generous surface parking for customers and employees.
- **Flexible Layouts:** 23' ceiling heights allow for versatile buildouts and merchandising.
- **Convenient Loading:** Dedicated loading dock for efficient deliveries and operations.
- **Prominent Signage:** Large pylon sign with excellent exposure to Harlem Avenue traffic.
- **Strong Trade Area:** Surrounded by national retailers, restaurants, and service providers in a dense, highly populated community.

Perfect for retailers, specialty grocers, fitness, medical, or service-oriented users looking to grow in a thriving, high-traffic corridor.

DEMOGRAPHICS

	1M	2M	3M
AVG HOUSEHOLD INCOME	\$108,955	\$120,412	\$112,614
POPULATION	28,261	119,045	257,072
DAYTIME POPULATION	24,611	103,263	222,504



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SITE PLAN



SPACE DETAILS

18,128 SF



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RETAIL AERIAL



WEST ROOSEVELT ROAD

DES PLAINES AVENUE

FOREST PARK PLAZA

- living fresh market
- 28 TO BRUSH DENTAL
- Liberty Bank
- planet fitness
- Portillo's
- ARVER INNOVATION CENTER
- enterprise
- AMERICA'S BEST CONTACTS & EYEGLASSES
- ASHLEY STEWART
- TACO BELL

UNITED STATES POSTAL SERVICE

GREENBERG ROAD

NORTH RIVERSIDE PLAZA

- amazonfresh
- BEST BUY
- Michael's
- PETCO
- KOHL'S
- Burlington
- carter's
- Jewel Osco
- CITY SPORTS
- chili's
- Chick-fil-e
- Yia Yia's

1800 S HARLEM AVENUE

CFX

36,100 VPD

32,700

SOUTH HARLEM AVENUE

32,700 VPD

33,700 VPD

CERMAK PLAZA

- Walgreens
- Marshalls
- Office DEPOT
- DOLLAR TREE
- PET SUPPLIES PLUS
- LENSCRAFTERS
- DISCOVERY
- GAP FACTORY
- TONY'S Fresh Market
- ROSS DRESS FOR LESS
- OLD NAVY
- SHOE CARNIVAL
- K&G FASHION SUPERSTORE
- LONGHORN STEAKHOUSE

- OneMain Financial
- MATTRESS FIRM
- BLAZE PIZZA
- Buffalo Wild Wings
- Five Guys
- Starbucks
- Panera Bread
- xfinity
- JJ

WEST CERMAK ROAD

30,000 VPD

32,100 VPD

NORTH RIVERSIDE PARK MALL

- H&M
- Foot Locker
- AEROPOSTALE
- EXPRESS
- five BELOW
- ALDO
- ZALES
- KAY JEWELERS
- CHAMPS SPORT
- HOUSE OF HOOPS
- GameStop

- MILLER'S ALLER HOUSE
- HOBBY LOBBY
- Urban Air
- The UPS Store
- Costco
- AT&T

- NASCAR
- Wendy's
- Costco
- Red Robin
- Reebok

MORTON WEST HIGH SCHOOL
3,600 STUDENTS

WEST 26TH STREET





let's talk. **BIG**
IDEAS?

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