

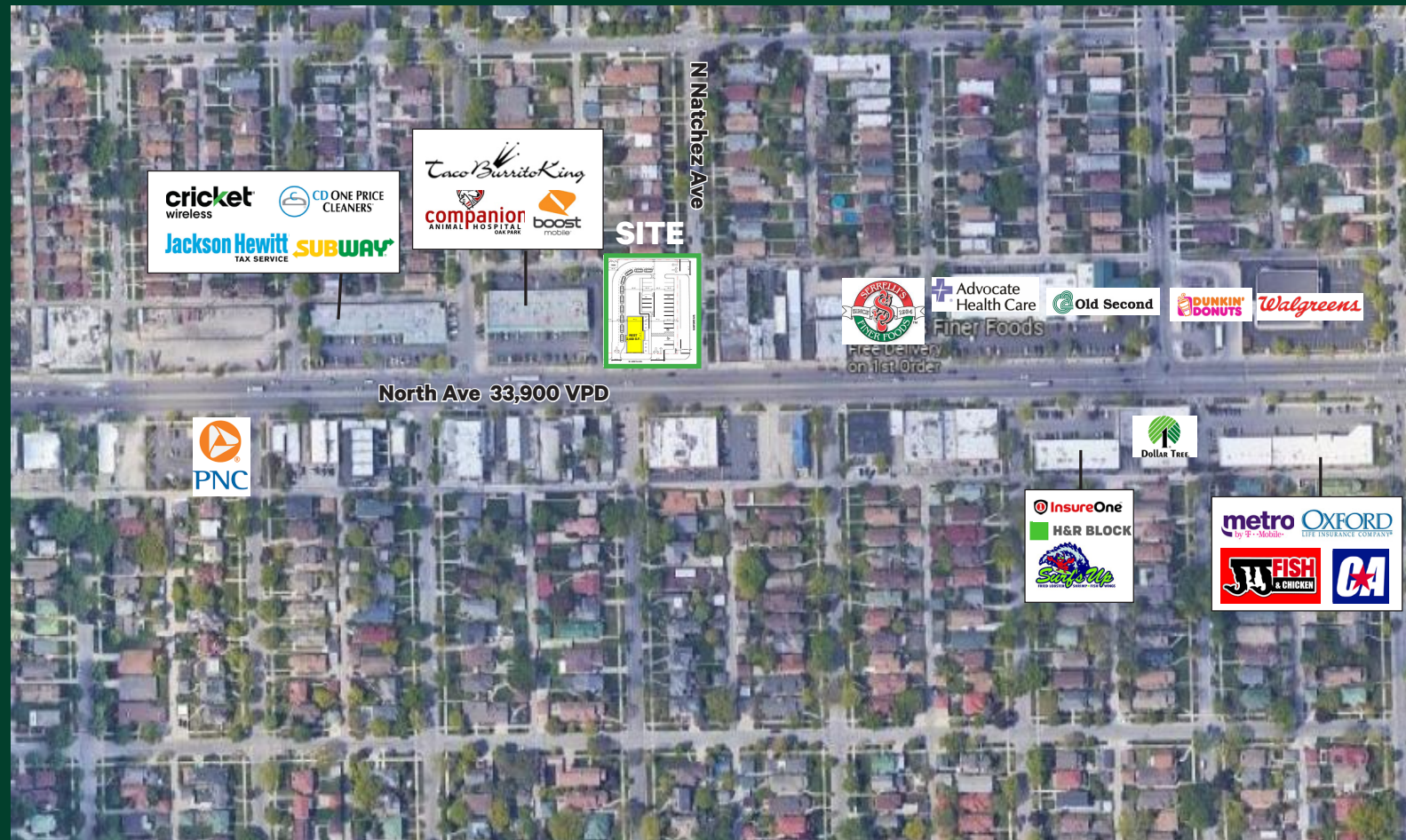
North Avenue Retail Development

High Traffic North Ave Corner

6500 W North Ave.
Chicago, IL 60707
www.cbre.us/6500wnorthave

FEATURES

- +0.55 Acre Pad Site
- Free-standing Drive-Thru or Strip Center Development Opportunity
- Serving Chicago, River Forest, Oak Park & Elmwood Park
- High Traffic - 33,900 VPD
- Proposed Full Access on North Ave

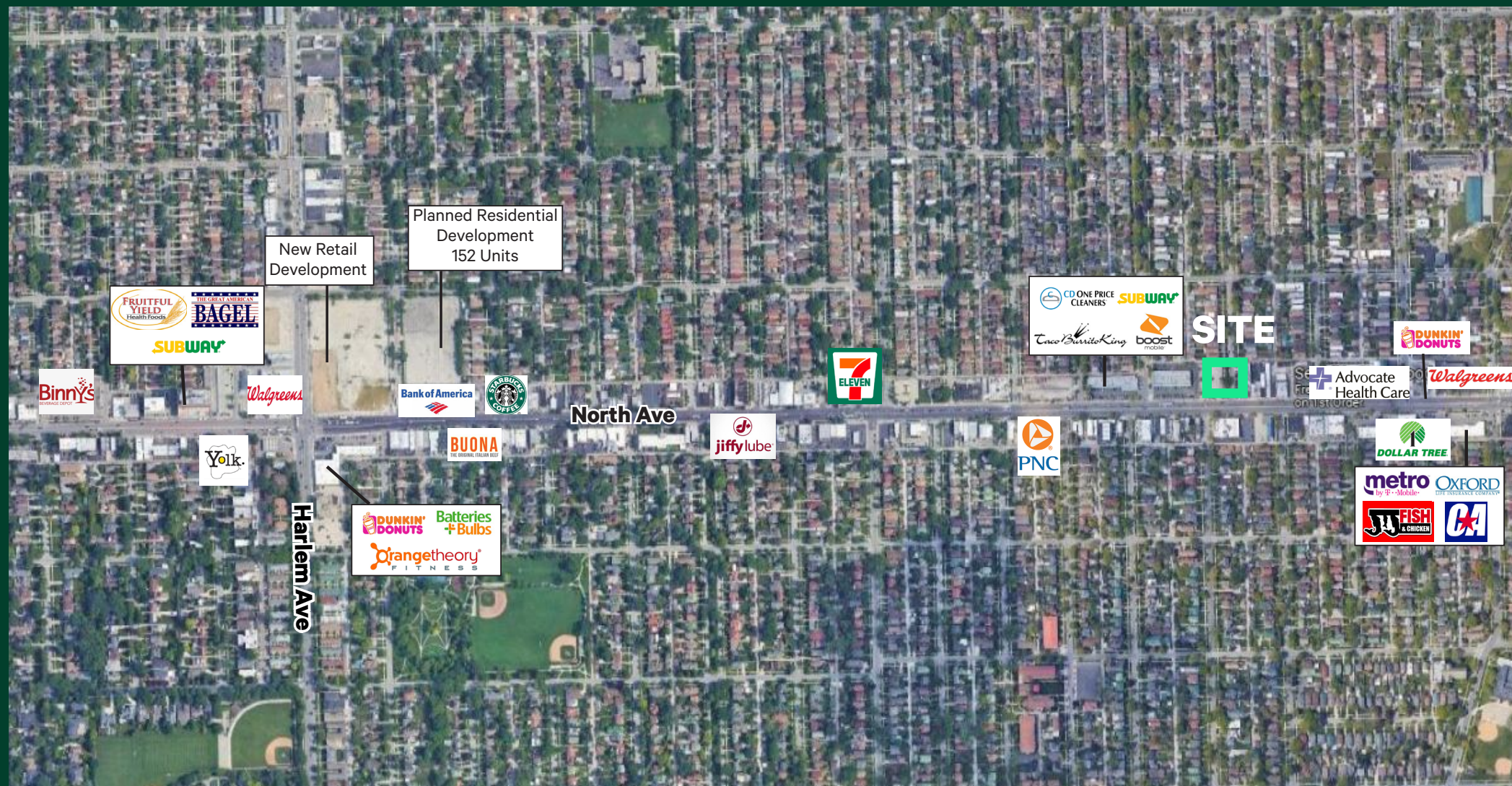


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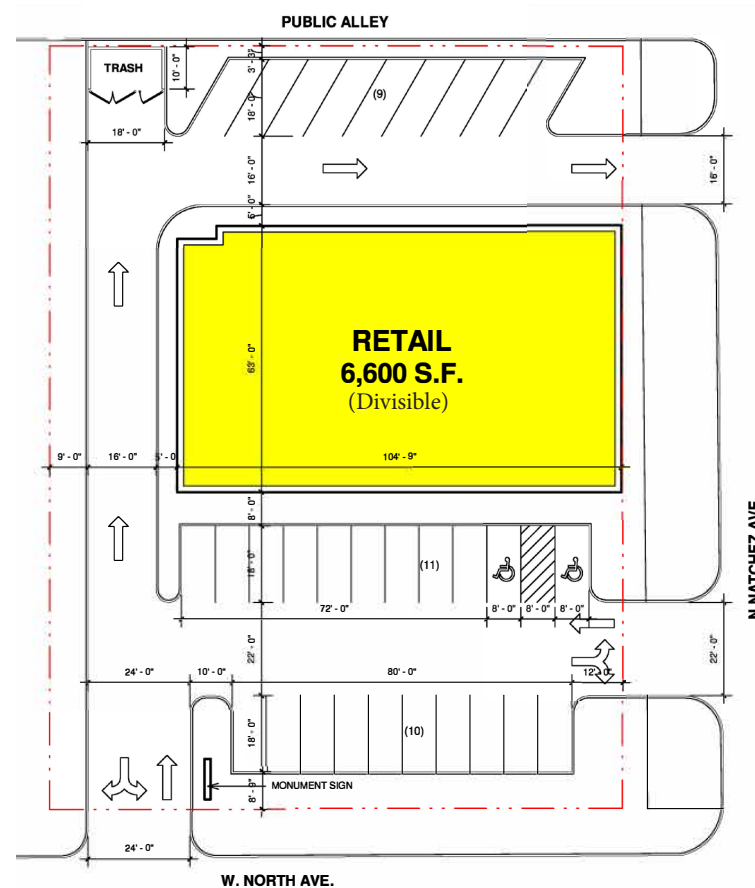
For Lease

Robust Retail Corridor Surrounded by Rooftops



Site Plans

OPTION B - Strip Center



CBRE

DEMOGRAPHIC BRIEF

6500 W NORTH AVE

	1 MILE	2 MILES	3 MILES
POPULATION			
2021 Population - Current Year Estimate	31,924	167,967	354,863
2026 Population - Five Year Projection	31,383	165,718	349,363
2010 Population - Census	32,646	169,257	360,993
2000 Population - Census	33,896	177,638	382,136
2010-2021 Annual Population Growth Rate	-0.20%	-0.07%	-0.15%
2021-2026 Annual Population Growth Rate	-0.34%	-0.27%	-0.31%
HOUSEHOLDS			
2021 Households - Current Year Estimate	10,905	58,698	123,069
2026 Households - Five Year Projection	10,734	57,980	121,287
2010 Households - Census	11,019	58,600	124,047
2000 Households - Census	10,965	60,377	128,020
2010-2021 Annual Household Growth Rate	-0.09%	0.01%	-0.07%
2021-2026 Annual Household Growth Rate	-0.32%	-0.25%	-0.29%
2021 Average Household Size	2.92	2.82	2.86
HOUSEHOLD INCOME			
2021 Average Household Income	\$126,950	\$95,551	\$88,024
2026 Average Household Income	\$138,602	\$107,119	\$98,786
2021 Median Household Income	\$86,973	\$61,265	\$59,295
2026 Median Household Income	\$96,283	\$69,301	\$66,519
2021 Per Capita Income	\$43,648	\$33,425	\$30,582
2026 Per Capita Income	\$47,712	\$37,504	\$34,354
HOUSING UNITS			
2021 Housing Units	11,905	65,536	138,099
2021 Vacant Housing Units	1,000 8.4%	6,838 10.4%	15,030 10.9%
2021 Occupied Housing Units	10,905 91.6%	58,698 89.6%	123,069 89.1%
2021 Owner Occupied Housing Units	7,504 63.0%	31,723 48.4%	64,946 47.0%
2021 Renter Occupied Housing Units	3,401 28.6%	26,975 41.2%	58,123 42.1%
EDUCATION			
2021 Population 25 and Over	21,400	111,857	236,966
HS and Associates Degrees	9,958 46.5%	56,765 50.7%	126,137 53.2%
Bachelor's Degree or Higher	8,928 41.7%	37,101 33.2%	72,457 30.6%
PLACE OF WORK			
2021 Businesses	681	3,415	7,338
2021 Employees	5,729	34,305	73,487

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