

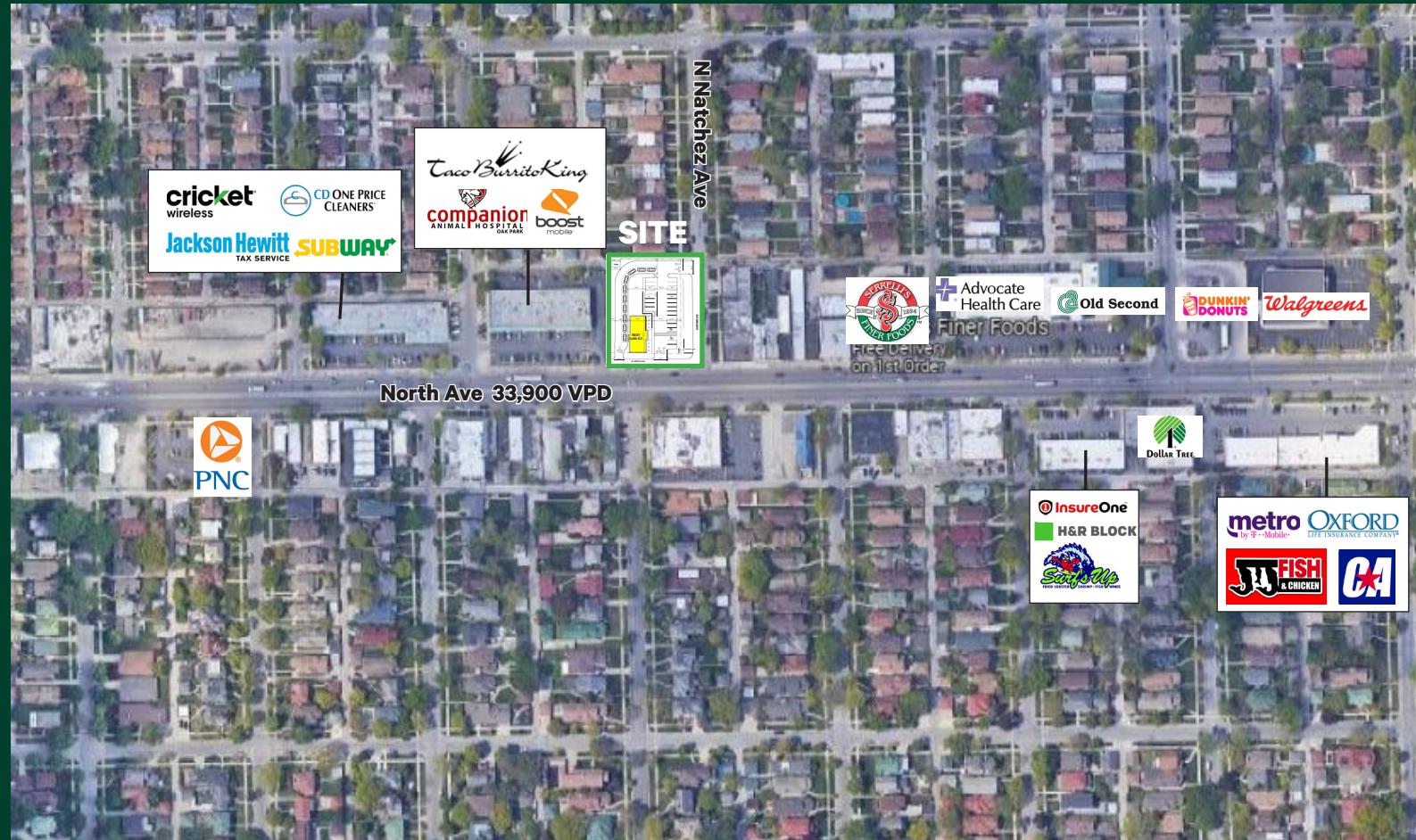
North Avenue Retail Development

High Traffic North Ave Corner

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

FEATURES

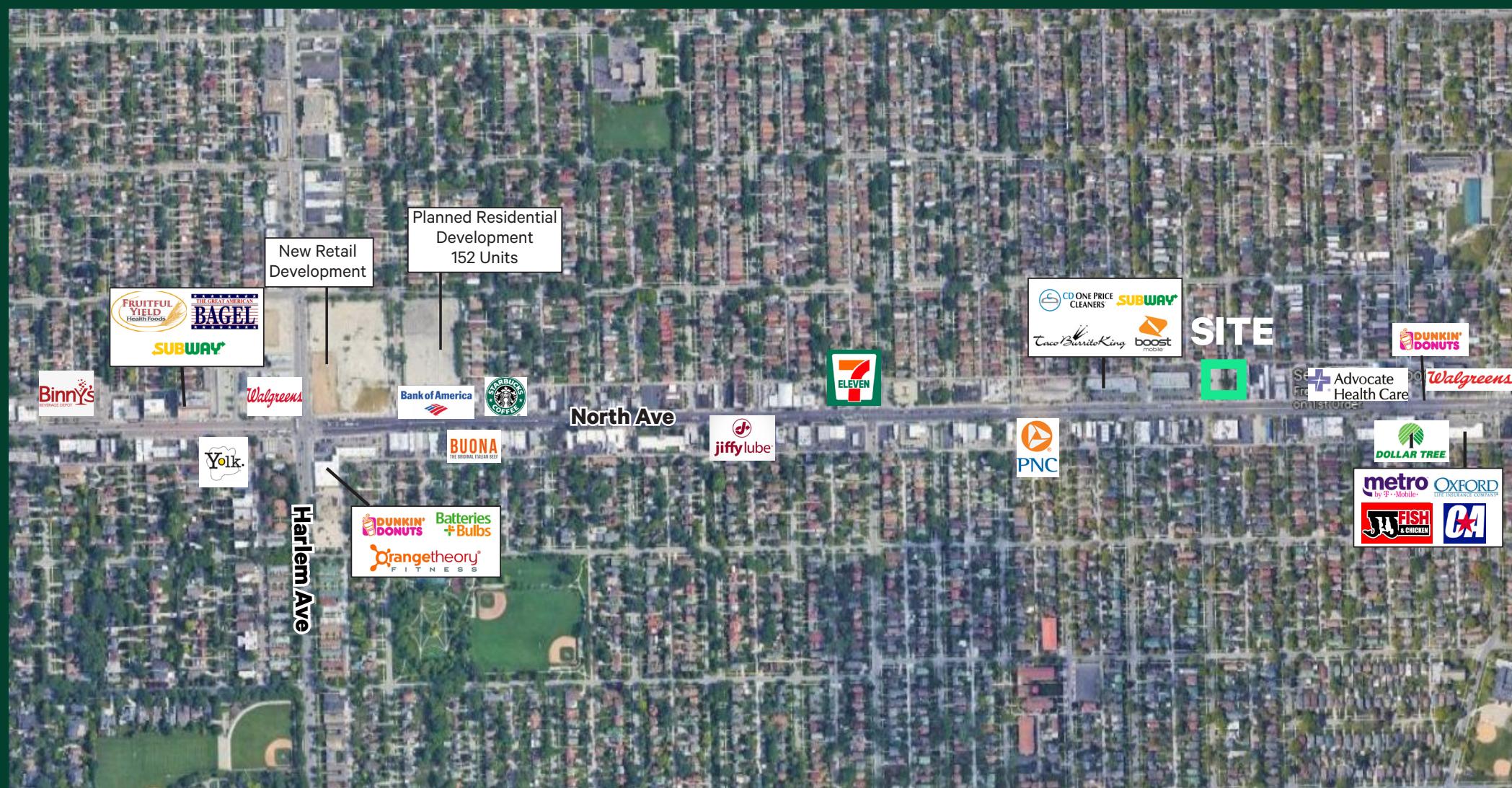
- +0.55 Acre Pad Site
- Free-standing Drive-Thru or Strip Center Development Opportunity
- Serving Chicago, River Forest, Oak Park & Elmwood Park
- High Traffic - 33,900 VPD
- Proposed Full Access on North Ave



Contact Us

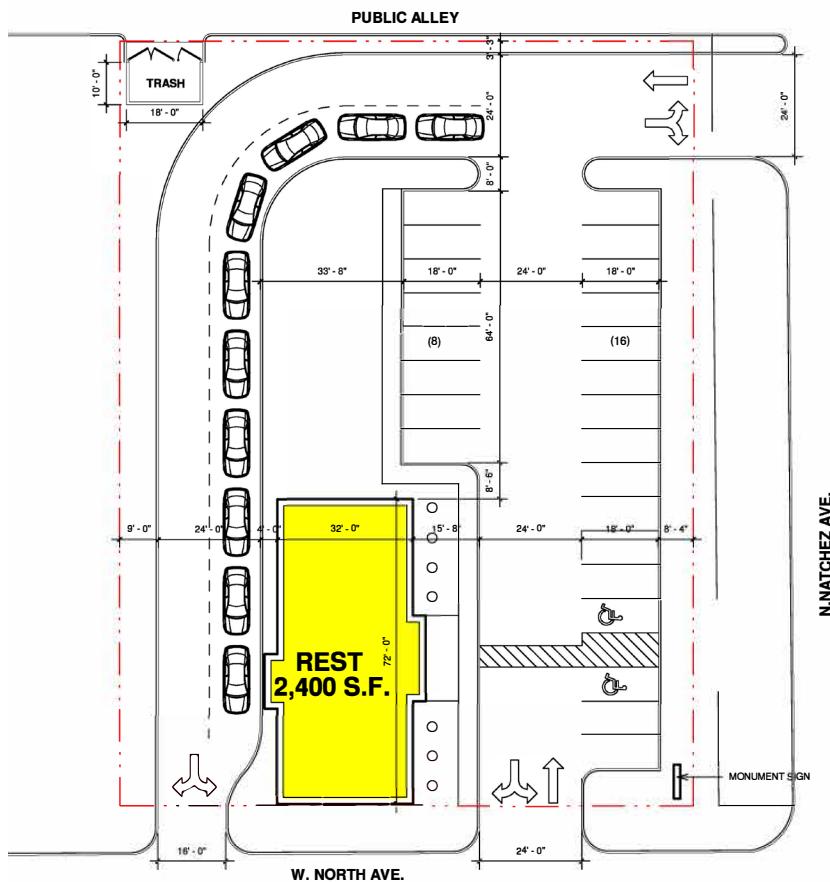
Sean McCourt
First Vice President
+1 312 297 7688
sean.mccourt@cbre.com

Robust Retail Corridor Surrounded by Rooftops

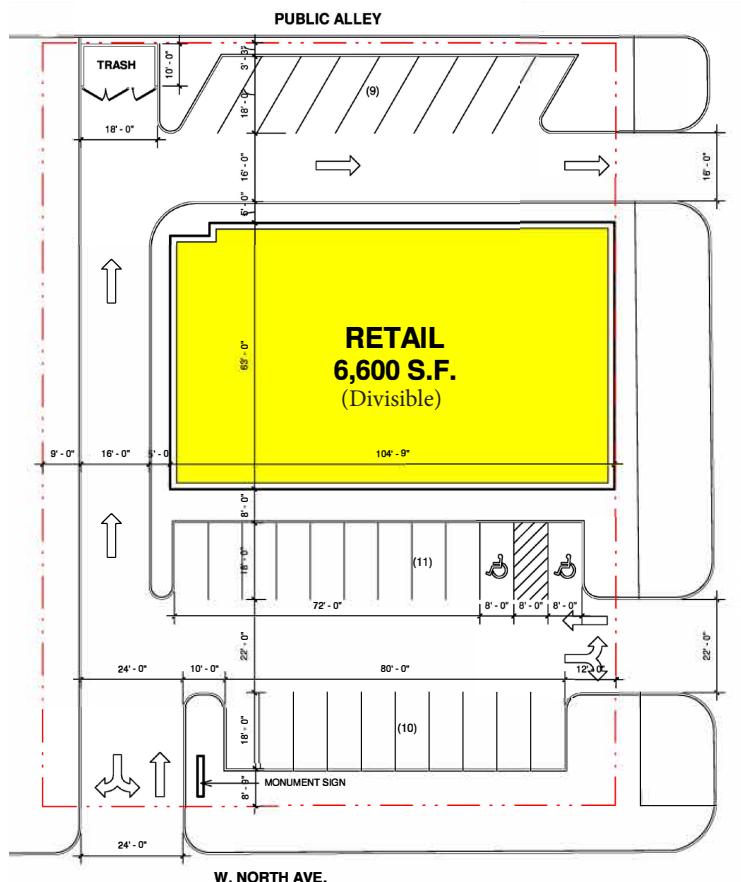


Site Plans

OPTION A - Drive Thru



OPTION B - Strip Center



CBRE**DEMOGRAPHIC BRIEF****6500 W NORTH AVE** **POPULATION**

	1 MILE	2 MILES	3 MILES
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**

	1 MILE	2 MILES	3 MILES
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**

	1 MILE	2 MILES	3 MILES
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**

	1 MILE	2 MILES	3 MILES
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**

	1 MILE	2 MILES	3 MILES
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**

	1 MILE	2 MILES	3 MILES
2021 Businesses	681	3,415	7,338
2021 Employees	5,729	34,305	73,487

©2022 CBRE. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Source: Esri Page 1 ProjectID:951354

Contact Us**Sean McCourt**

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

CBRE
321 N. Clark St.
Suite 3400
Chicago, IL 60654

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.