

Industrial Property For Lease

# 1,200 SF UNIT AVAILABLE

901 North Ridge Ave, Lombard, IL 60148



**SIZE:**

1,200 SF

**ADDRESS:**

901 North Ridge Ave Lombard, IL 60148

**SUMMARY:**

1,200 SF unit with small office and drive in door.  
Water included, just pay utilities!

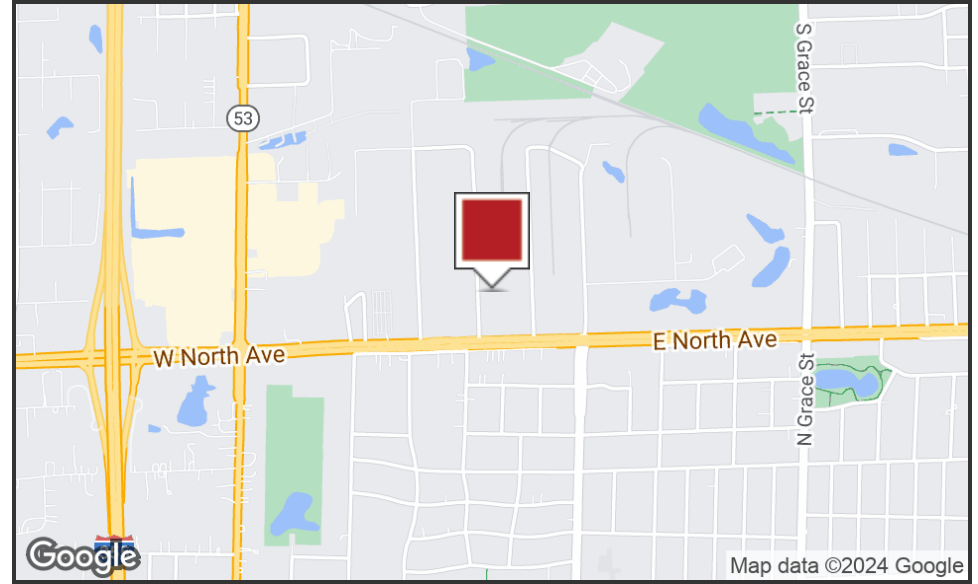
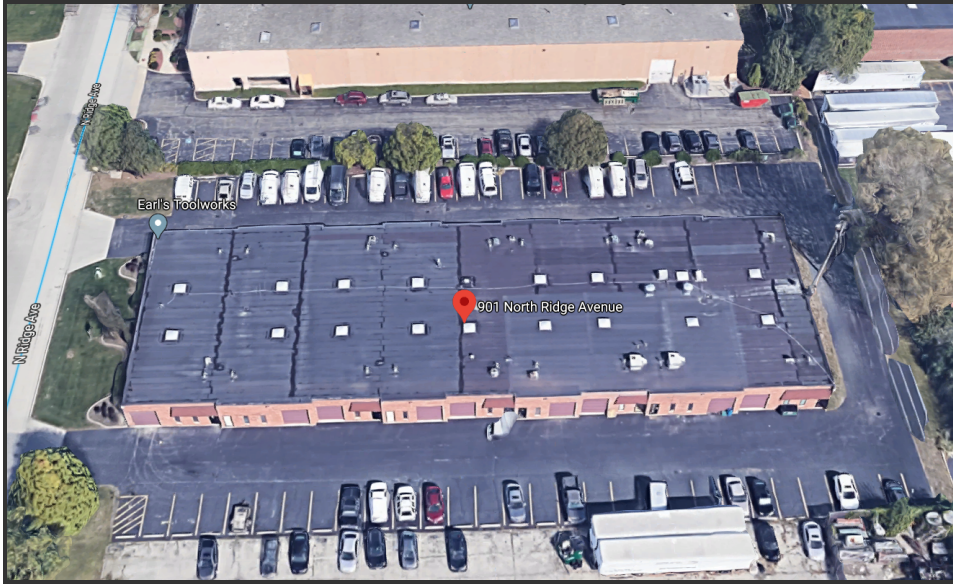
**MORKEN**  
& ASSOCIATES

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# Executive Summary



## OFFERING SUMMARY

**Lease Rate:** \$14.00 SF/yr (MG)  
**Price:** \$14SF Gross/\$1,400 month  
**Available SF:** 1,200 SF

## PROPERTY HIGHLIGHTS

**Water included!**  
**Drive in door!**

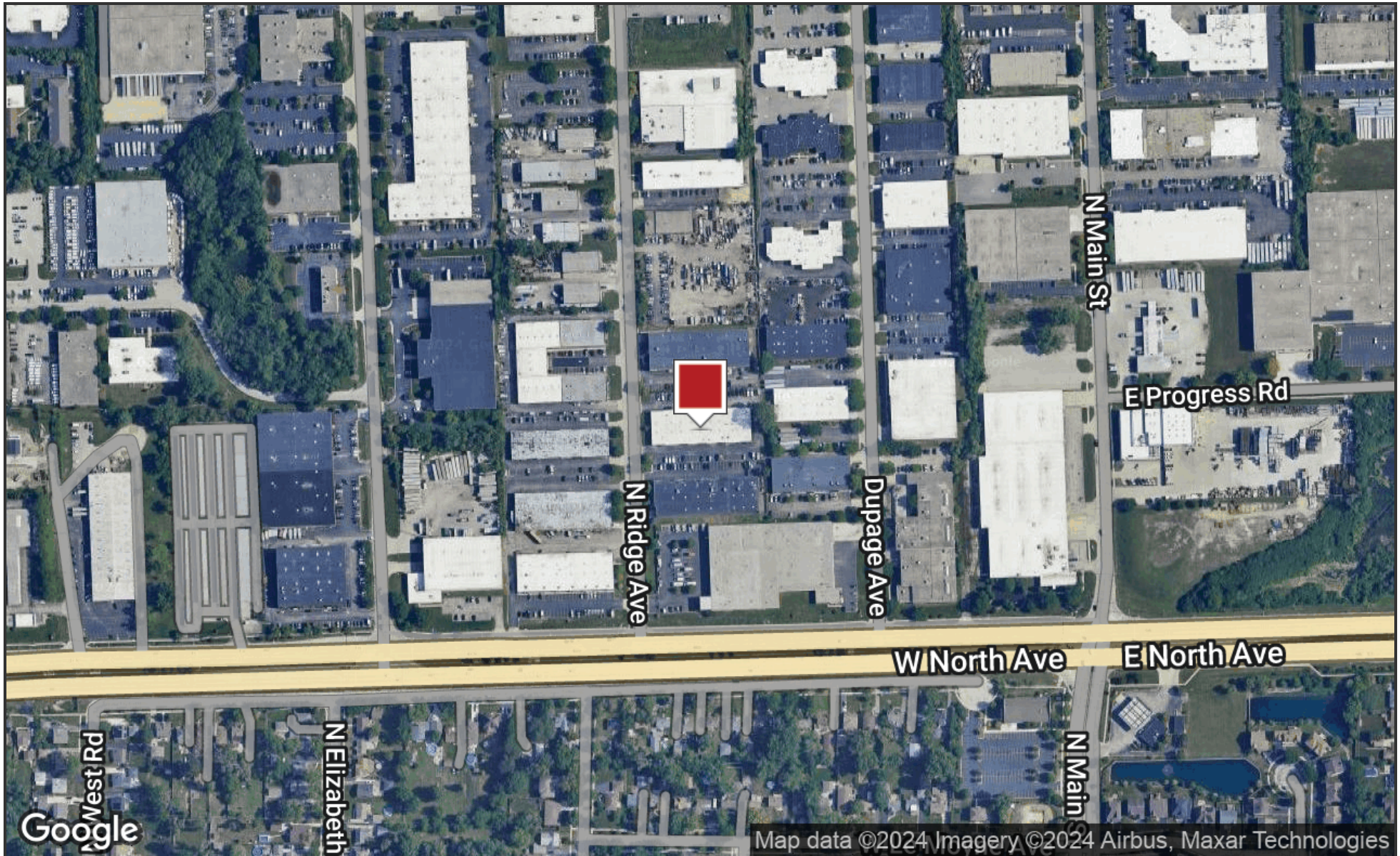
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## Location Maps



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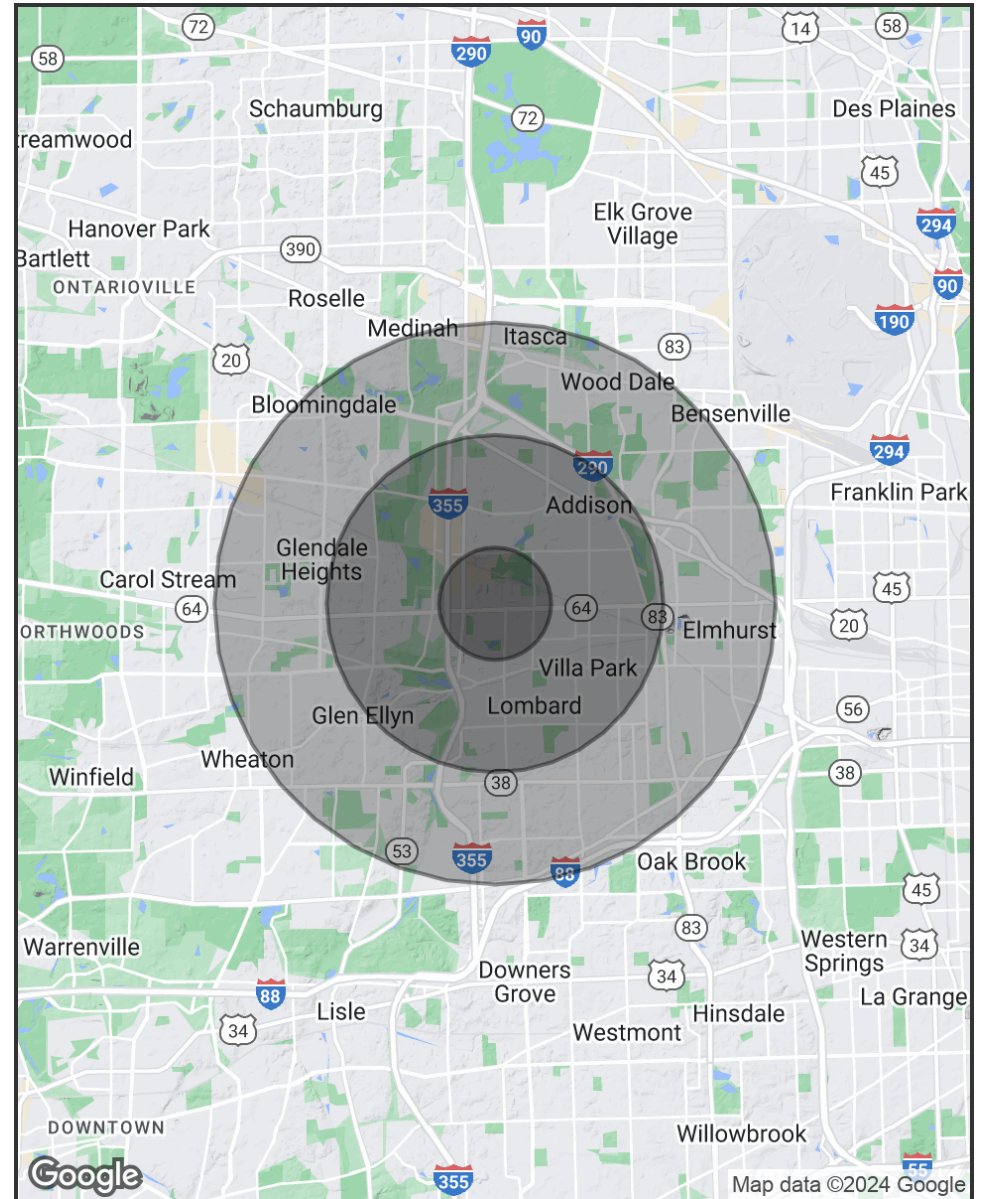


# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,462	103,152	289,012
Average age	37.7	36.3	37.4
Average age (Male)	37.6	35.8	36.1
Average age (Female)	38.7	36.7	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,884	36,864	106,353
# of persons per HH	2.9	2.8	2.7
Average HH income	\$84,795	\$80,225	\$86,317
Average house value	\$264,126	\$305,120	\$346,657

\* Demographic data derived from 2020 ACS - US Census



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