

8647

HIGGINS ROAD

CHICAGO, ILLINOIS

3.55 ACRES

O'HARE AREA DEVELOPMENT OPPORTUNITY



Subject Site

W Higgins Rd

CBRE





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EXECUTIVE SUMMARY

8647 HIGGINS ROAD

8647 Higgins is a large, 3.55 acre infill development opportunity with prominent exposure along I-90. The site is located about 25 minutes outside of downtown Chicago, and next to two extremely high barrier to entry suburban markets - Park Ridge & Rosemont. Further, the site offers unparalleled access to I-90, I-294 and O'Hare International Airport.

8647 Higgins is part of a planned mixed-use development with a live-work-play focus. The site is adjacent to bustling Class A office, a Marriott hotel and a future multifamily development.

Potential Viable Uses For the Site Include (but not limited to):

Medical Office

Specific User/Office

Entertainment Use w/ Interstate Exposure Needs

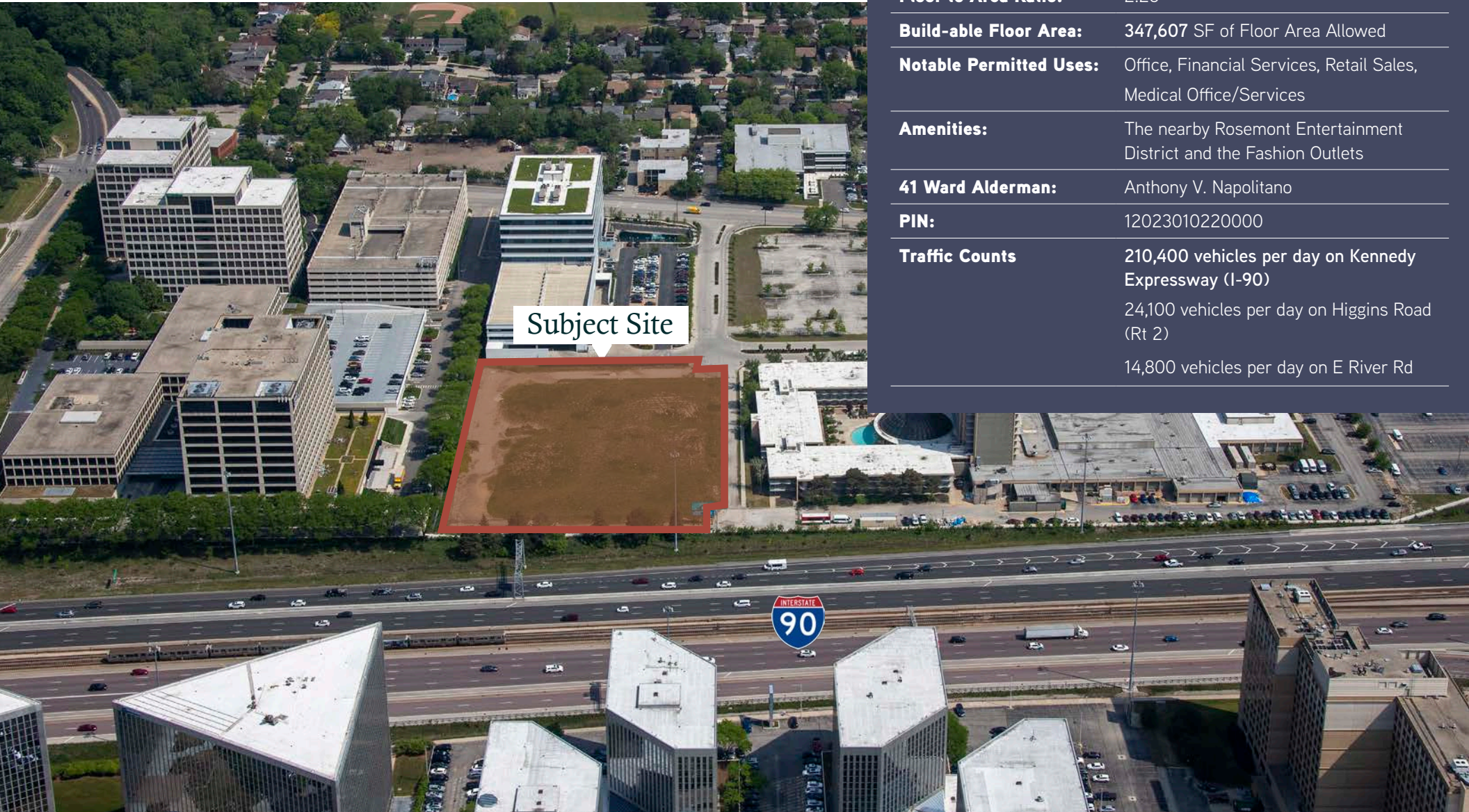
Retail

Sport/Athletic Use



SITE AERIAL

Primarily occupied by its namesake airport, the O'Hare neighborhood includes a busy suburban zone with airport hotels, restaurants & shopping.



Subject Site

PROPERTY OVERVIEW

Footprint / Land Size:	±3.55 Acres, 154,492 SF
Asking:	\$3,900,000, \$25 per Land SF
Zoned:	Planned Development 44
Sub-Area:	B-3 - Office/Commercial Uses
Floor to Area Ratio:	2.25
Build-able Floor Area:	347,607 SF of Floor Area Allowed
Notable Permitted Uses:	Office, Financial Services, Retail Sales, Medical Office/Services
Amenities:	The nearby Rosemont Entertainment District and the Fashion Outlets
41 Ward Alderman:	Anthony V. Napolitano
PIN:	12023010220000
Traffic Counts	210,400 vehicles per day on Kennedy Expressway (I-90) 24,100 vehicles per day on Higgins Road (Rt 2) 14,800 vehicles per day on E River Rd

ULTIMATE INFILL LOCATION NEARBY RETAIL, ENTERTAINMENT & AMENITIES



LARGE LOCAL OFFICE LEASES



proteintech
ACL Laboratories
CDW

WINTRUST

brillio TRUE NORTH
Insurance and Financial Strategy
Pearson Professional Centers
celero DHL

6300 RIVER ROAD

the INCREDIBLE EGG cyber security corp
JLL Littelfuse
Expertise Applied | Answers Delivered

KOMATSU
TOSHIBA

office evolution
randstad
RAND McNALLY

KIDS ABOVE ALL

FSI FREIGHT SYSTEMS
Supply Chain Solutions
American College of
Foot and Ankle Surgeons®
CiorbaGroup

True Value
HITACHI

POWER
CONSTRUCTION

HOLCIM

TEAMCARE
A CENTRAL STATES HEALTH PLAN

one COVERIS
ASTON CARTER

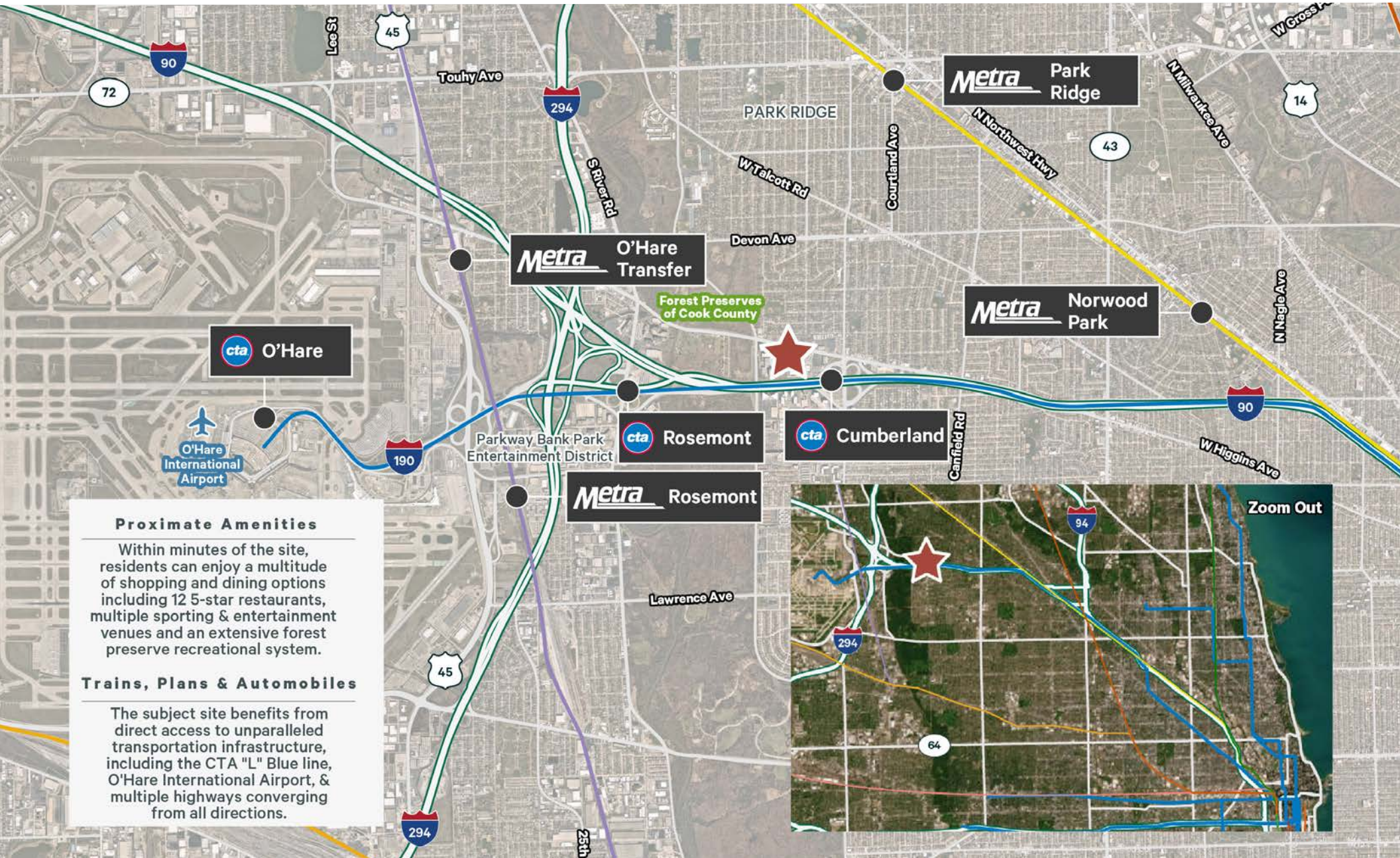
Subject Site

stewart
CHICAGO TITLE

SILVER LINING
CHIROPRACTIC



TRANSPORTATION MAP



Proximate Amenities

Within minutes of the site, residents can enjoy a multitude of shopping and dining options including 12 5-star restaurants, multiple sporting & entertainment venues and an extensive forest preserve recreational system.

Trains, Plans & Automobiles

The subject site benefits from direct access to unparalleled transportation infrastructure, including the CTA "L" Blue line, O'Hare International Airport, & multiple highways converging from all directions.

Chicago Address with High Barrier to Entry Suburban Adjacency

8647 Higgins is nestled into the NW corner of the city of Chicago, located where the affluent Northwest Suburbs of Chicago begin. Notably the subject site is Park Ridge adjacent a prosperous suburb with strong demographics. The median income for a family is \$145,995.

AREA DEMOGRAPHICS

DEMO COMPREHENSIVE	1 MILE	2 MILES	3 MILES
POPULATION			
2022 Population	20,257	147,460	450,184
Chicago Metro Area	8,901,000		
HOUSEHOLD INCOME			
Median Household Income	\$79,039	\$92,110	\$83,847
Chicago Metro Area	\$78,166		
HOUSING VALUE			
Median Home Price	\$386,146	\$359,968	\$324,326
Chicago Metro Area	\$281,100		



PARK RIDGE

8 min (2.4 miles)

Subject Site

A Great Place to Live

#1 Best Big City the 6th Consecutive Year

Source: Conde Nast Traveler, 2022

The city has something for everyone: eight professional sports teams, 62 museums, 74 music festivals, 26 miles of lakefront, 40 film festivals and 40+ James Beard Awards for dining.

Residents share the experience in more than 130 languages.¹ Because live/work/play starts with good health, the city is home to 95 world-class hospitals, including Northwestern Memorial Hospital, Rush University Medical Center and UChicago Medicine.²

Source: (1) American Community Survey, (2) World Business Chicago

8 PROFESSIONAL
SPORTS TEAMS

114 MUSIC AND
FILM FESTIVALS

62 MUSEUMS

40+ JAMES BEARD
DINING AWARDS

Corporate Hub

The Chicago MSA is home to the headquarters of over 400 major corporations, including 36 Fortune 500 headquarters.

The Chicago Metropolitan area recorded the greatest number of new or expanded corporate facilities in the United States in the past decade.



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