

8251 S Harlem Ave, Bridgeview, IL 60455

# 83rd St & Harlem Ave., Bridgeview



## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Available SF:  | 4,100 SF           |
| Lease Rate:    | \$6,500 SF/yr (MG) |
| Lot Size:      | 0.86 Acres         |
| Year Built:    | 1984               |
| Building Size: | 13,161             |
| Renovated:     | 2022               |
| Zoning:        | C                  |
| Market:        | Chicago MSA        |
| Submarket:     | Southwest Suburbs  |

## PROPERTY OVERVIEW

4,100sf Available for lease. The property is located on the hard corner of 83rd & Harlem which has a 4 way signalized intersection. There is 133ft of frontage along Harlem Ave and 282ft along 83rd St. The front portion of the building is a used car dealer. Spaces available front 83rd St and consist of a 4,100sf space with an overhead door. Formerly the spaces were used as auto repair shops. The spaces can be retrofit to accommodate a variety of uses. The site is located in a major shopping district and is in a densely populated area. The villages of Bridgeview, Oaklawn & Burbank are bordered at various points on Harlem Ave between 79th St & 87th St. Traffic at the intersection are approximately 40,000 vehicles per day

## PROPERTY HIGHLIGHTS

- Highly Visible Location
- Overhead Door
- Located at a 4 way Signalized Intersection
- Plenty of Parking

for more information

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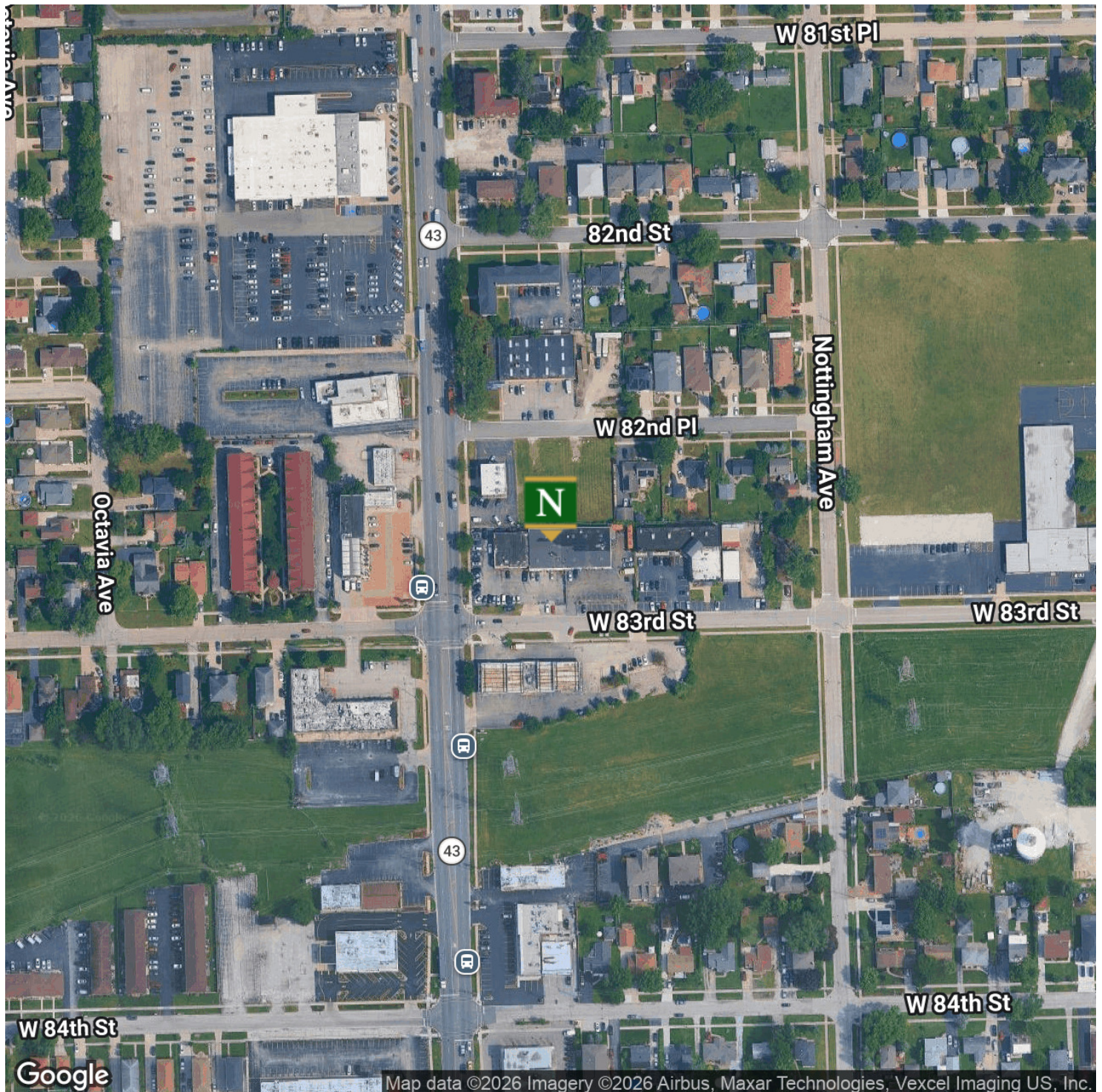
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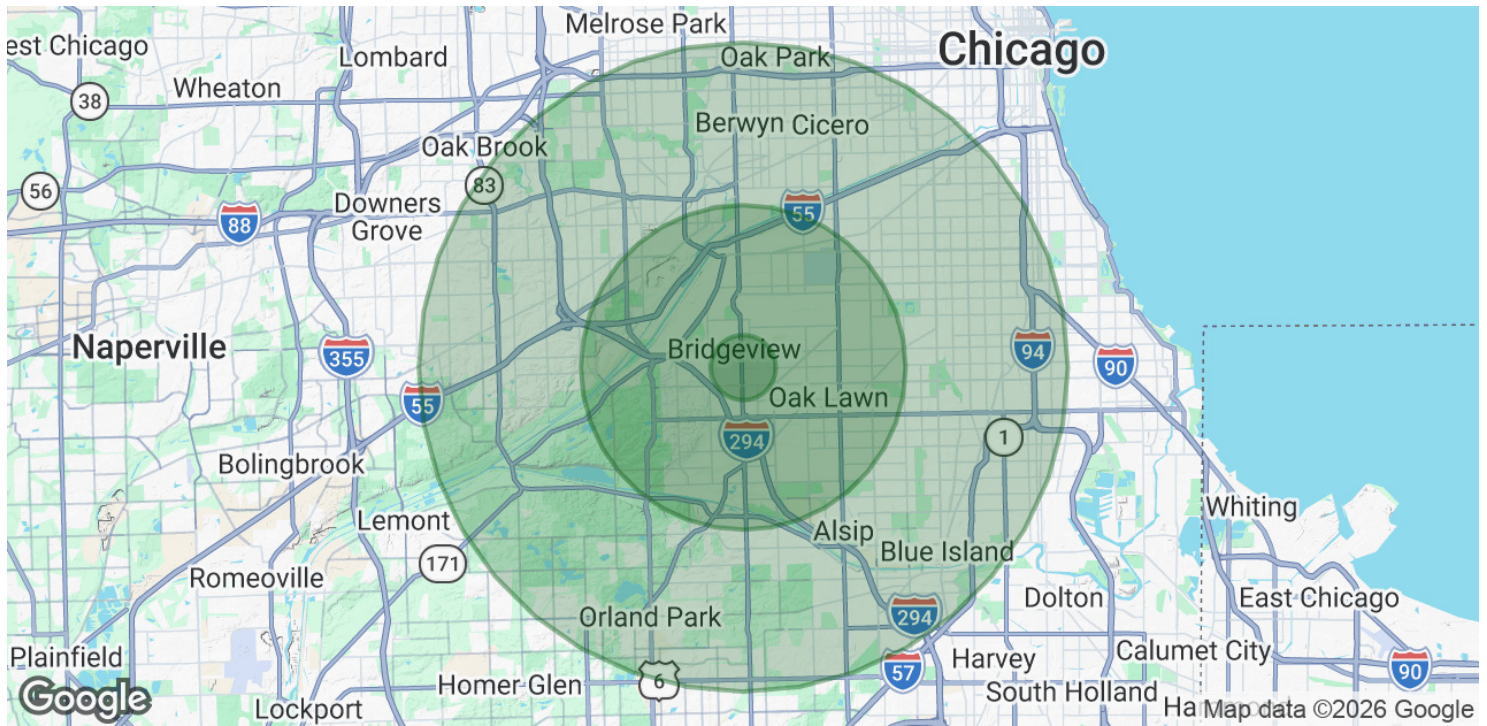
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**NETWORK**  
Commercial Real Estate, LLC

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| POPULATION           | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 17,010    | 345,821   | 1,611,709 |
| Average Age          | 37.9      | 38.4      | 38.4      |
| Average Age (Male)   | 35.3      | 36.9      | 36.8      |
| Average Age (Female) | 41.5      | 39.8      | 39.8      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 5 MILES   | 10 MILES  |
| Total Households     | 6,240     | 128,417   | 634,523   |
| # of Persons per HH  | 2.7       | 2.7       | 2.5       |
| Average HH Income    | \$69,453  | \$76,365  | \$74,678  |
| Average House Value  | \$193,940 | \$204,553 | \$224,609 |
| ETHNICITY (%)        | 1 MILE    | 5 MILES   | 10 MILES  |
| Hispanic             | 27.6%     | 39.0%     | 34.2%     |
| RACE                 | 1 MILE    | 5 MILES   | 10 MILES  |

for more information

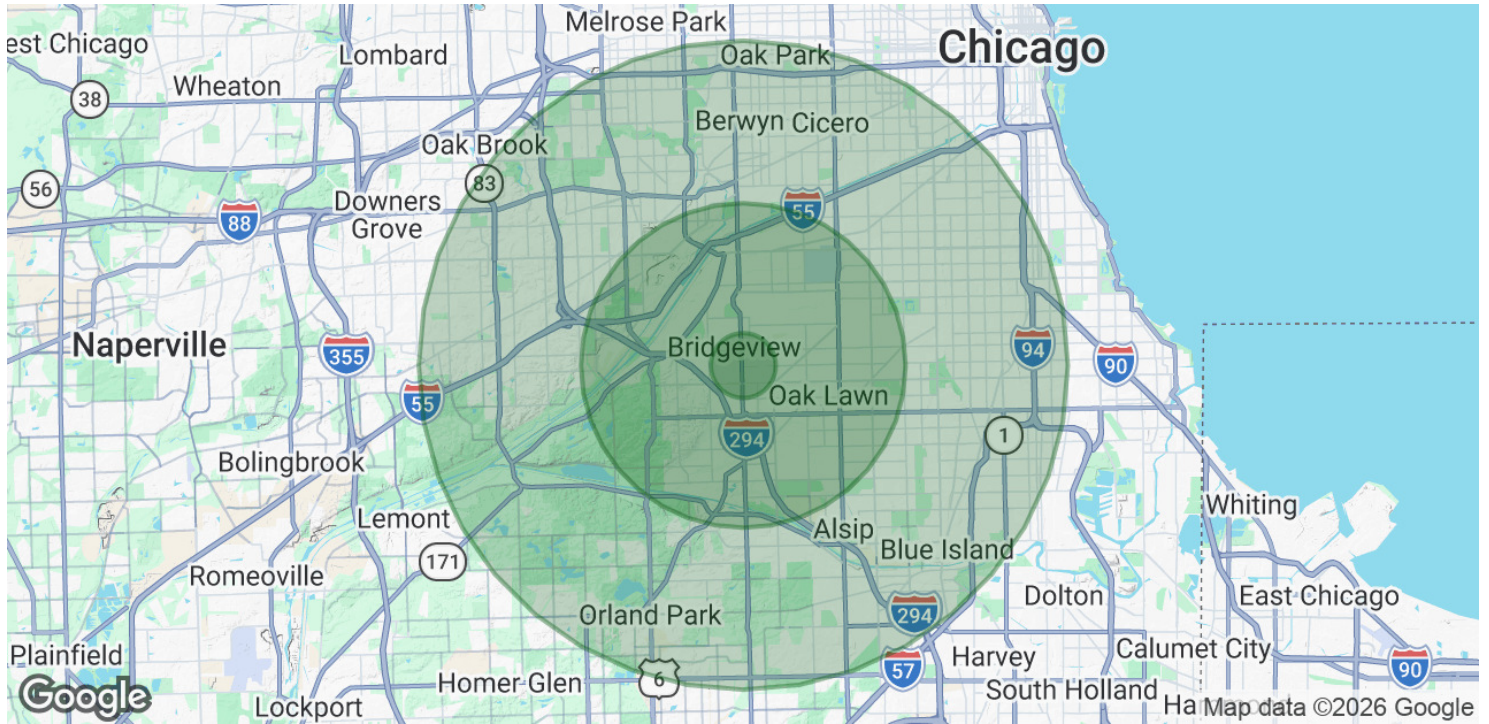
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|                                    |        |         |         |
|------------------------------------|--------|---------|---------|
| Total Population - White           | 13,338 | 244,331 | 801,670 |
| % White                            | 78.4%  | 70.7%   | 49.7%   |
| Total Population - Black           | 774    | 26,958  | 444,787 |
| % Black                            | 4.6%   | 7.8%    | 27.6%   |
| Total Population - Asian           | 674    | 7,189   | 48,781  |
| % Asian                            | 4.0%   | 2.1%    | 3.0%    |
| Total Population - Hawaiian        | 0      | 49      | 454     |
| % Hawaiian                         | 0.0%   | 0.0%    | 0.0%    |
| Total Population - American Indian | 107    | 1,603   | 5,006   |
| % American Indian                  | 0.6%   | 0.5%    | 0.3%    |
| Total Population - Other           | 766    | 43,838  | 233,142 |
| % Other                            | 4.5%   | 12.7%   | 14.5%   |

2020 American Community Survey (ACS)

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- Responding to inquiries that concern the price, location, or other factual information about the Property;
- Showing the Property;
- Accompanying an appraiser, inspector, contractor, or similar third party on a visit to the Property;
- Disclosing known material defects of the Property of which Licensee is aware;
- Assisting in completing factual information in an offer to purchase or lease;
- Providing a referral to another licensee, sponsoring broker, or service provider.

Date Notice Provided to Customer: \_\_\_\_\_

Signature of Licensee: \_\_\_\_\_

Acknowledgement of receipt by Customer (optional)

Signature of Customer: \_\_\_\_\_

Date: \_\_\_\_\_

*for more information*

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