

# PRIME RETAIL SPACE AVAILABLE

3122 W NORTH AVENUE,  
STONE PARK, IL 60165

**FOR LEASE – 1,244 SF**



## Property Information

- High visibility on busy North Avenue (major traffic corridor).
- Easy access to I-294 and I-290 for regional reach.
- Strong daytime population from nearby industrial & service employers supports strong customer flow.
- Pro-business zoning encourages commercial development.
- Proximity to O'Hare Airport boosts logistics and travel-related business.
- Building and Pylon Signage Available

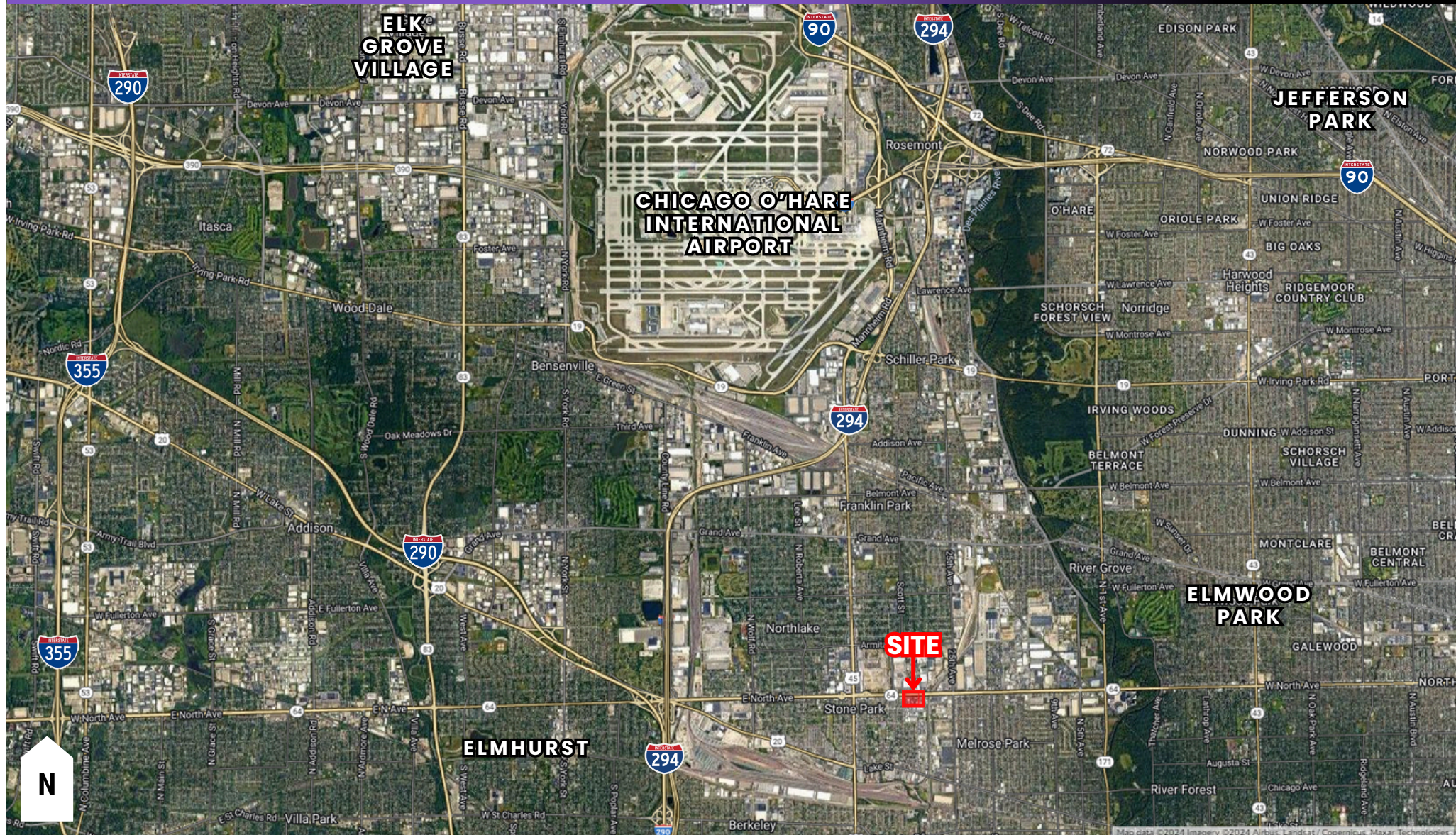
## Demographics

	Population	Average Household Income	Businesses
1 Mile:	19,607	\$85,538	759
3 Miles:	148,742	\$108,097	4,849
5 Miles:	423,269	\$133,491	15,884



# AERIAL | 3122 W NORTH AVENUE, STONE PARK, IL 60165

## EXCELLENT ACCESSIBILITY FROM HWYS



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6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group



**AERIAL | 3122 W NORTH AVENUE, STONE PARK, IL 60165**  
**SUPERIOR VISIBILITY - 45.6K VPD**





# SITE SURVEY | 3122 W NORTH AVENUE, STONE PARK, IL 60165

## SITUATED NEAR TRAFFIC SIGNALS



SITE SOURCE  
RETAIL BROKER NETWORK

SIOR  
ICSC

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**FLOOR PLAN | 3122 W NORTH AVENUE, STONE PARK, IL 60165**  
**SUITE 3122 WITH DIMENSIONS**

**200 AMP | 120/208V | 3-PHASE PANEL**

W NORTH AVENUE

**APPROX.  
1,244 SF**

