

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



815-229-3000



leasing@firstmidwestgroup.com



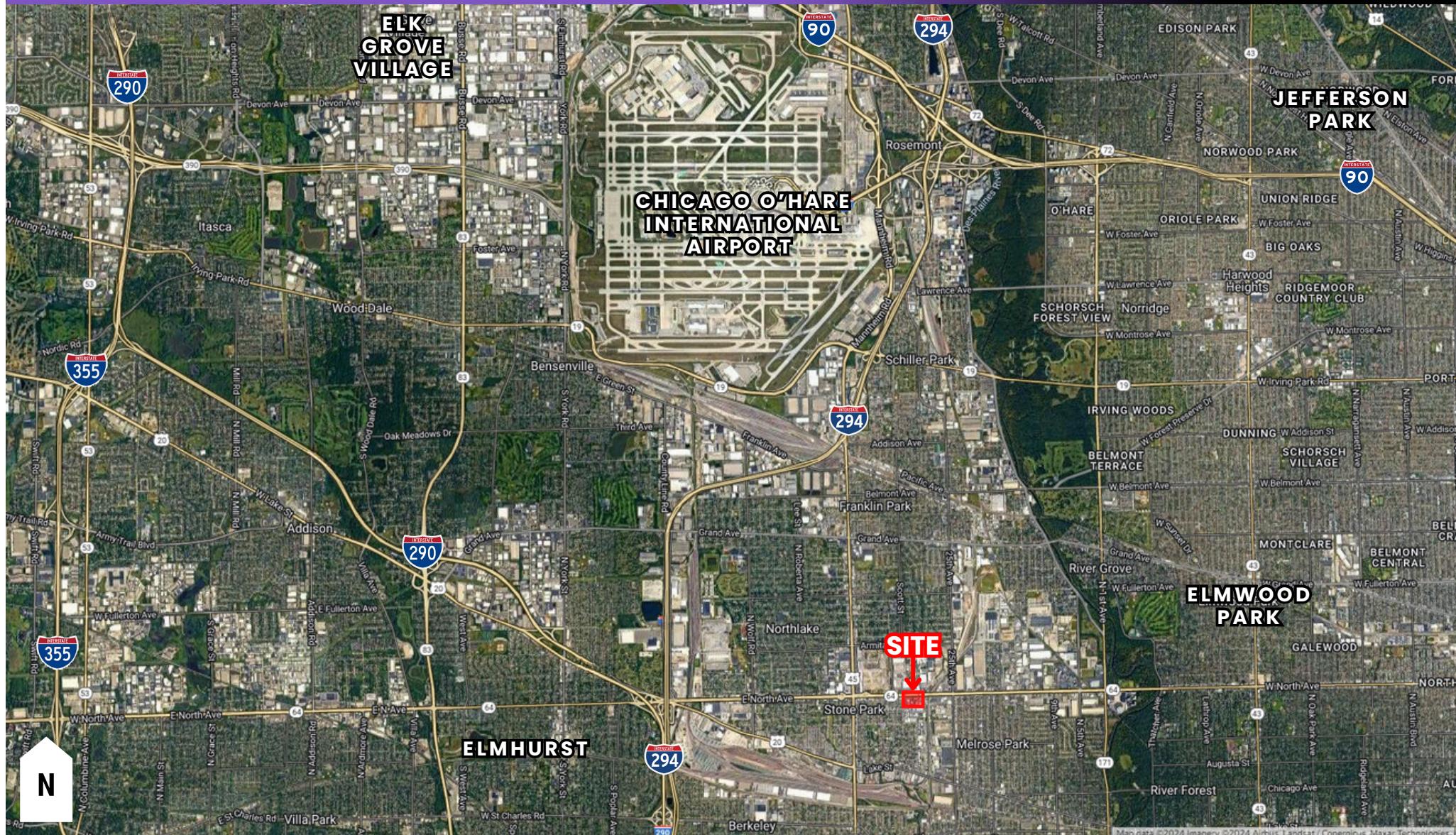
6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

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

EXCELLENT ACCESSIBILITY FROM HWYS



SITE SOURCE
RETAIL BROKER NETWORK

SIOR
ICSC

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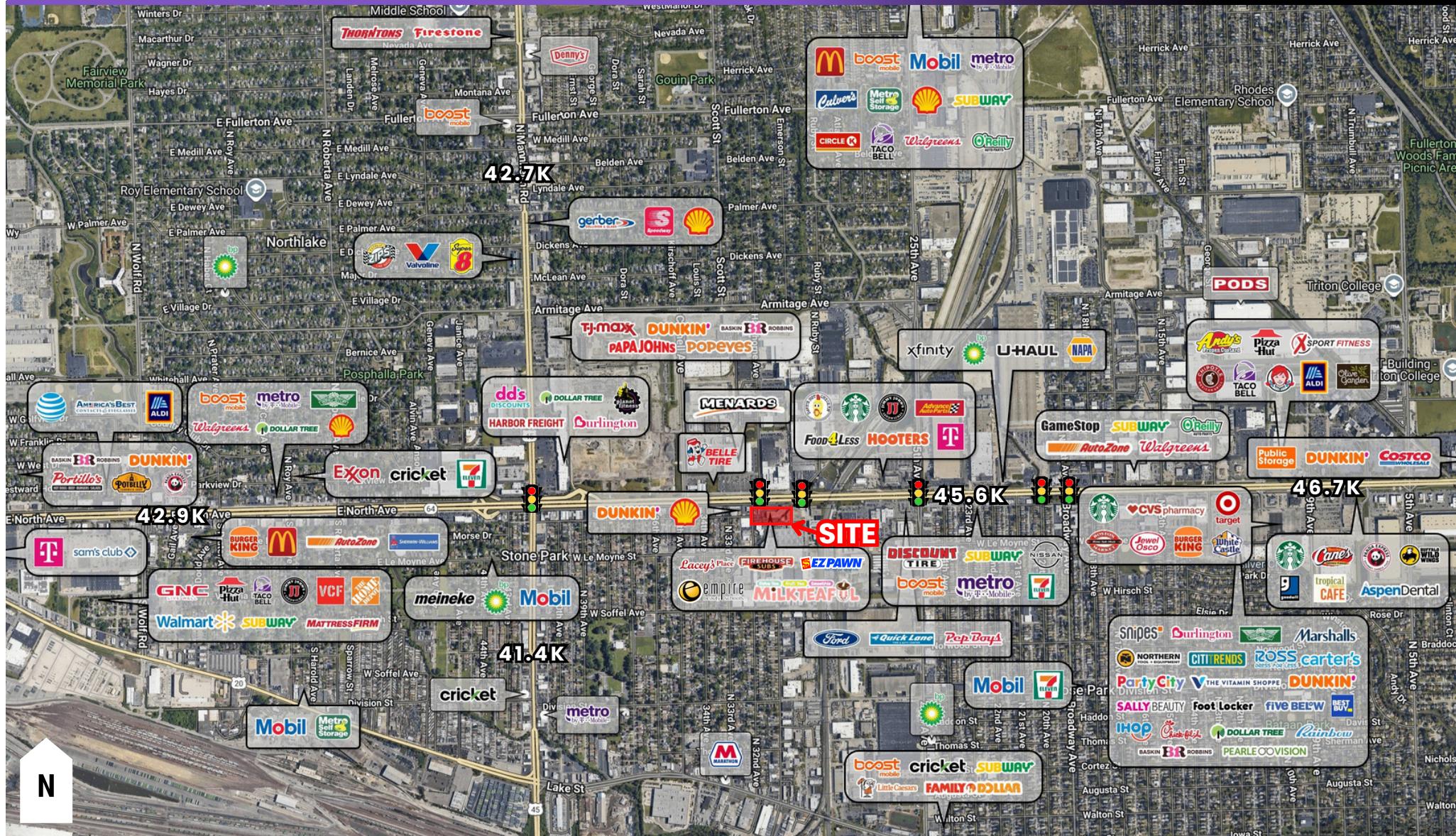


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SUPERIOR VISIBILITY - 45.6K VPD



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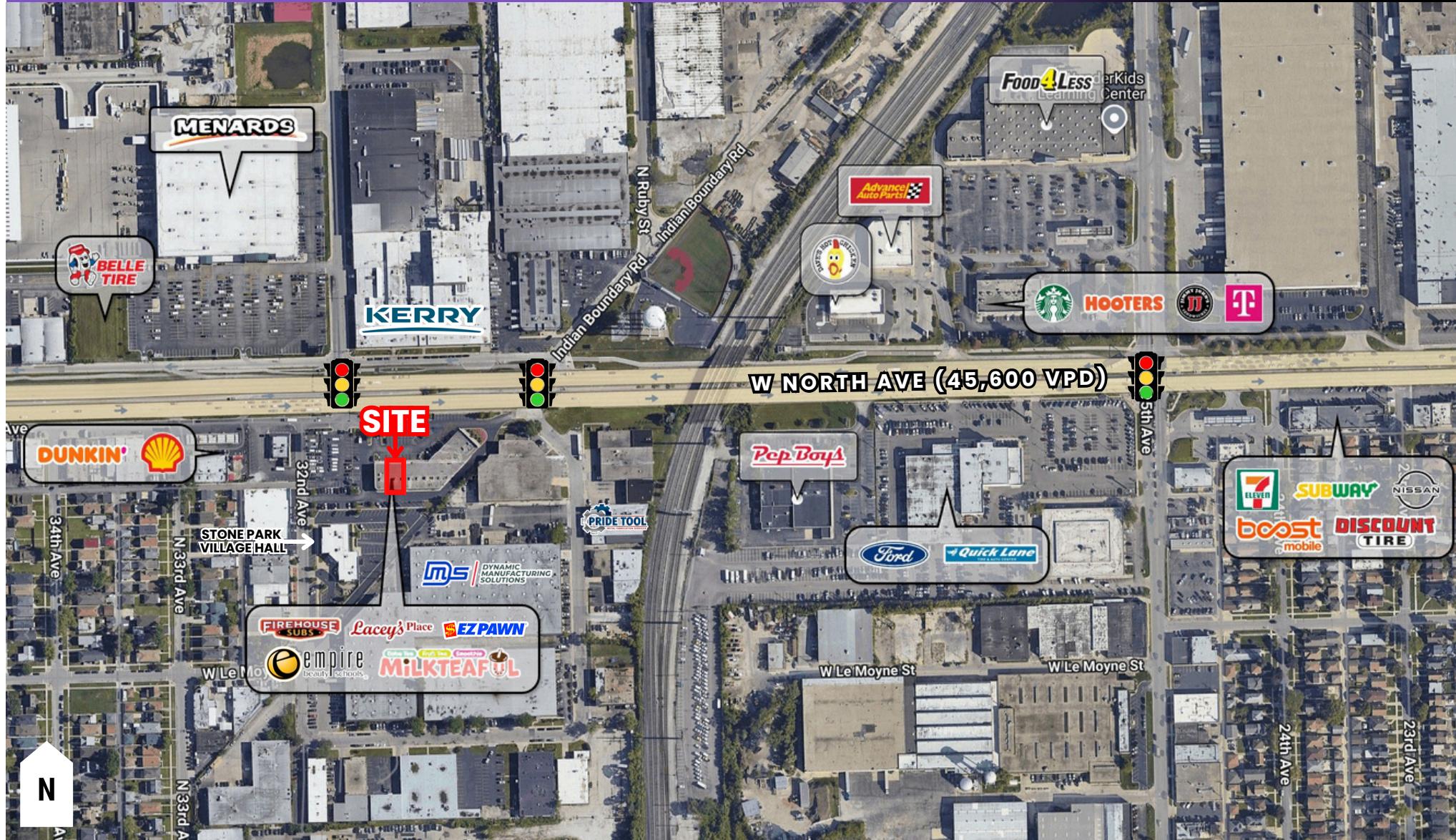
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SITE SURVEY | 3122 W NORTH AVENUE, STONE PARK, IL 60165

SITUATED NEAR TRAFFIC SIGNALS



SITE PLAN | 3122 W NORTH AVENUE, STONE PARK, IL 60165

CURRENT SITE PLAN



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FLOOR PLAN | 3122 W NORTH AVENUE, STONE PARK, IL 60165

SUITE 3122 WITH DIMENSIONS

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

W NORTH AVENUE

APPROX.
1,244 SF

