

# OUTPARCEL FOR LEASE

NW Corner of Harlem Ave & Vollmer Rd, Frankfort, IL



**0.85±  
ACRES**

**HARLEM AVE 40,000 VPD**



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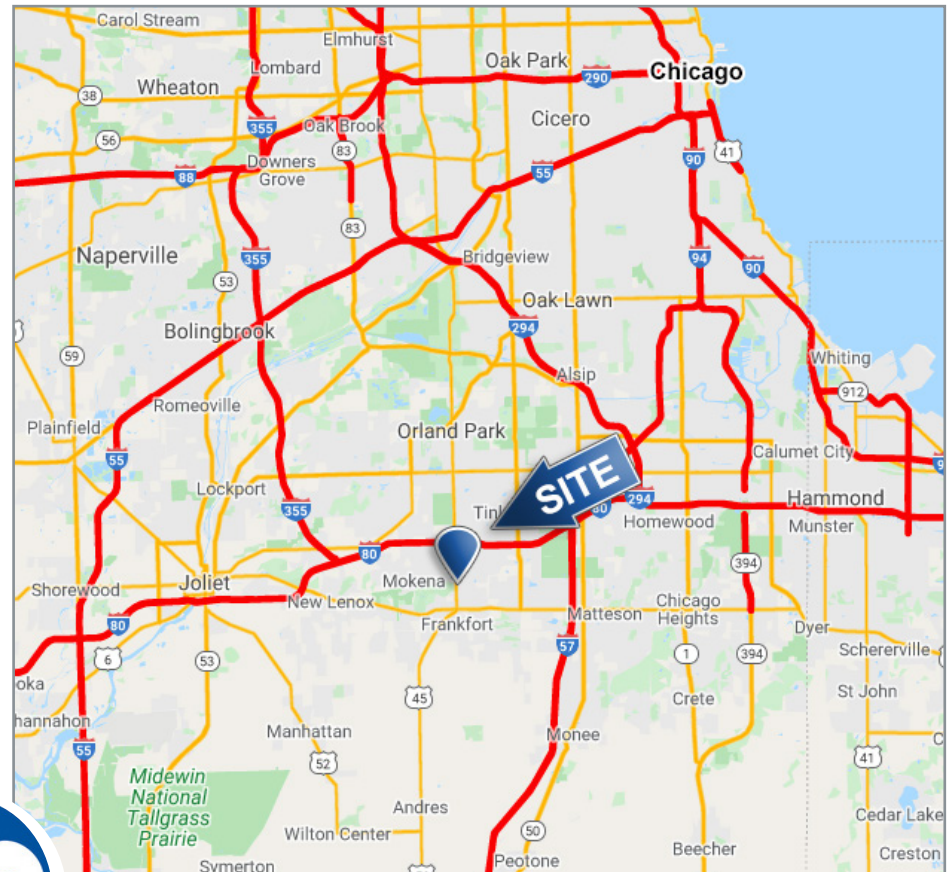
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**PROPERTY HIGHLIGHTS**

- 0.85± outparcel available for lease at lighted intersection,
- Situated in front of the Harlem Crossings Shopping Center, tenants include: Dollar Tree Fantastic Sam's.
- Located directly across the street from the newly constructed 855,000 SF Amazon fulfillment center.
- Situated across from the 3-Phase Harlem/Vollmer Business Park incorporating an additional 1.2 million square feet of distribution space.
- Cross easement access and parking with the shopping center.
- The parcel is located in unincorporated Will County, NOT Cook County with the high Real Estate Taxes.

Demographics	1 Mile	3 Mile	5 Mile
Population	5,97	48,908	148,328
Median Age	37.2	40.3	41.2
Average Household Income	\$122,971	\$124,660	\$119,369



**JOIN NEARBY TENANTS**



**TARGET**



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**PROPOSED  
STATE GOVERNMENT  
EMPLOYEES  
AND POLICE OPERATIONS.**

**DOLLAR TREE**

ILLINOIS  
**43**

**BUILDING 1  
195,000 SF**

**FUTURE  
BUILDING 2  
604,800 SF**

**HARLEM/VOLLMER  
BUSINESS PARK**

**FUTURE  
BUILDING 3  
462,500 SF**

**HARLEM AVE 40,000 VPD**

**VOLLMER RD**



**amazon fulfillment  
855,000 SF**



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Harlem Crossings Shopping Center



Harlem Crossings Shopping Center



Amazon Fulfillment Center Rendering



3-Phase Harlem/Vollmer Business Park

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