

1201-1299 S. Division, Harvard IL

Available: 2,856, 21,064, & 49,967 SF



3 Spaces Available

FOR LEASE: Great visibility off US Highway 14

AVAILABLE: Three Retail Units | 2,856, 21,064 & 49,967 SF

CONSTRUCTION: Reinforced Concrete

PARKING: Approx. 600

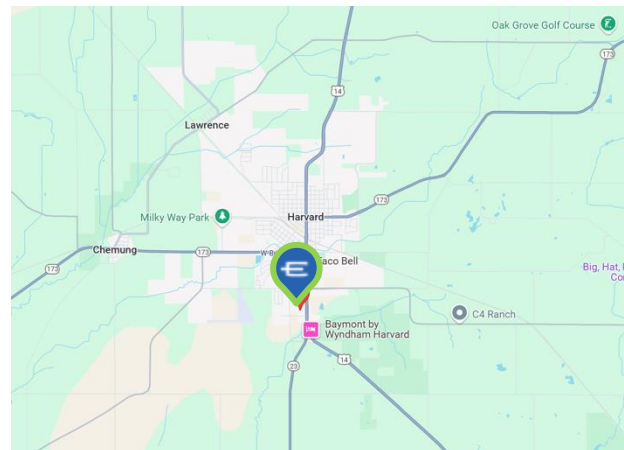
YEAR BUILT: 1987

ZONING: Business-2

VPD: 14,069

PASS-THROUGH ESTIMATE: \$2.21 PSF; Includes Taxes, CAM, Insurance

LEASE RATE: Subject to Offer



	1 Mile	3 Miles
Population	2,096	10,831
Households	704	3,696
Median Age	34.4	35.3
Median HH Income	\$86,373	\$65,695

- Join other successful tenants: Tractor Supply, Little Caesars, and Cute Nails & Spa.
- Great visibility off U.S. Highway 14.
- This retail center is located just north of U.S. Highway 14 and State Highway 23 with heavy daytime traffic, just south of Walmart.
- Harvard is situated to draw consumer from nearby rural communities for business-oriented needs.

SCAN FOR LISTING



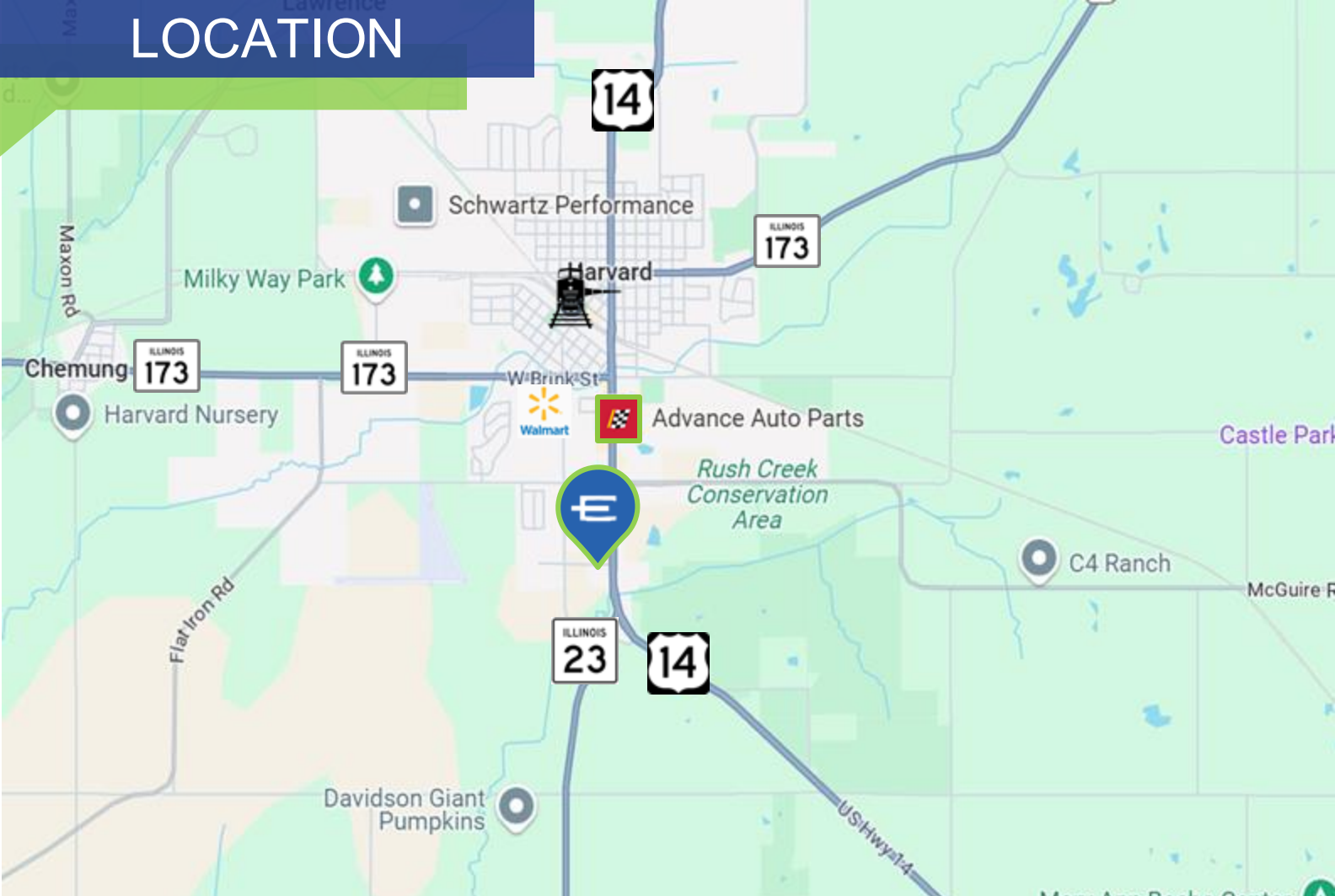
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LOCATION



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Situated along the well-traveled S. Division Street corridor, this prime retail location offers outstanding visibility and daily traffic exposure. Just minutes from downtown Harvard and steps from Route 14, the property provides seamless access for both local shoppers and regional visitors. Surrounded by established neighborhoods, national retailers, and service businesses, it sits in a strong consumer pocket with steady foot and vehicle traffic. Ample parking, proximity to the Metra station, and a location within one of Harvard's busiest commercial zones make this address a strategic choice for any retail operation.