

**FOR LEASE – 2,500 SQUARE FEET
HIGH VISIBILITY CORNER PROPERTY ON HARLEM AVENUE**

PRIME NORTHWEST LOCATION ON THE CHICAGO/NILES BORDER



**7250 N. HARLEM AVENUE
(SOUTHWEST CORNER OF HARLEM AND CHASE-CHICAGO, IL)**

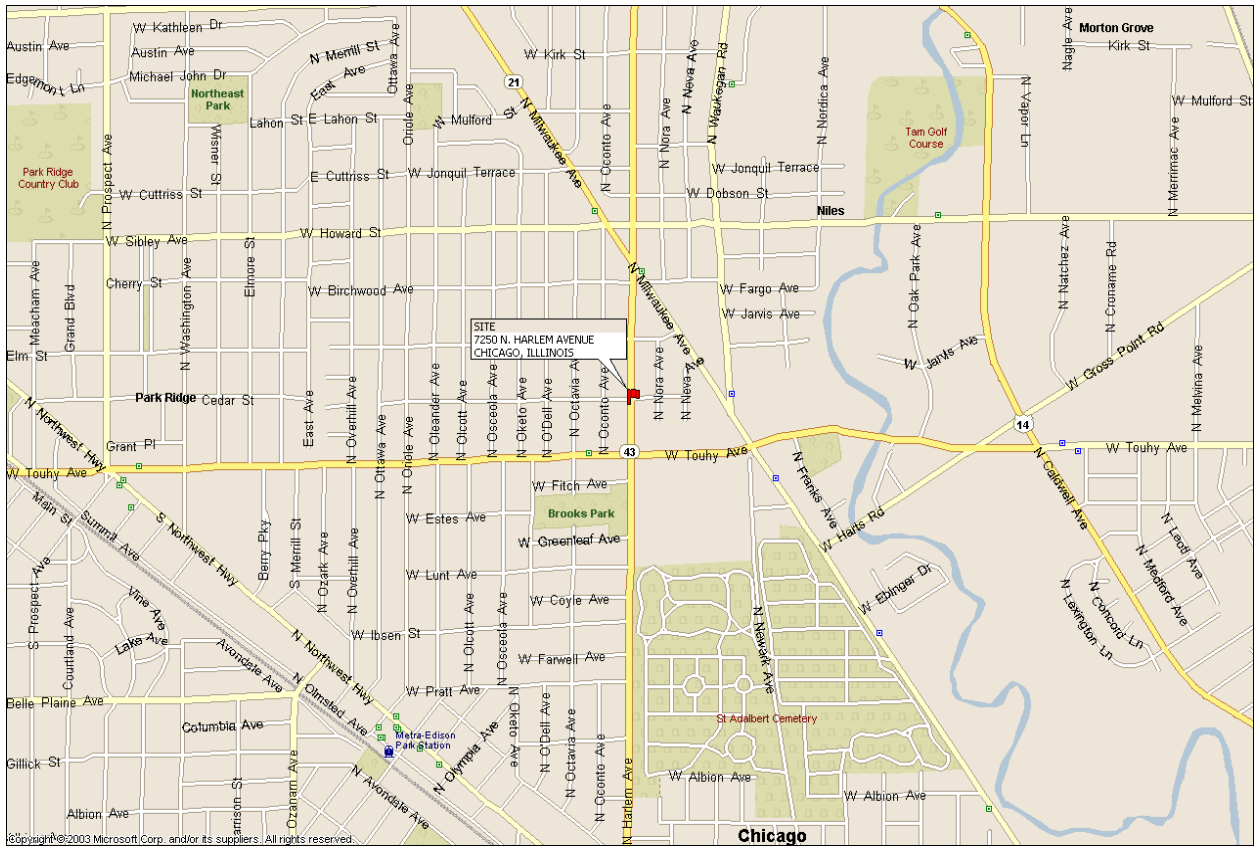
An excellent opportunity is available in this highly visible commercial property. Presently, occupied by 7-Eleven and it is ideally suited for any retail or commercial use. In the desirable Edison Park community on the Village of Niles border, the location offers a dense residential base with desirable demographics. Numerous commercial, retail and restaurant establishments are in the area .

- 2,500 square feet clear span space (50 foot frontage)
- 16 car parking
- Zoned B3-1, Community Shopping District
- Heavily travelled street – Average Daily Traffic Counts of 23,900 vehicles
- Highly visible, corner location
- Desirable Edison Park community
- Demographics

	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>
2008 Total Population	19,790	167,240
2008 Average Household Income	\$80,981	\$85,515

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PRIME CORNER UNIT

**TOP POSITION
OF
PROMINENT PYLON
SIGN**

