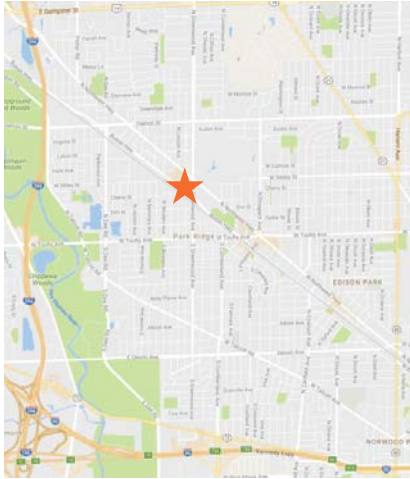


NWC GREENWOOD & BUSSE

HARD CORNER AVAILABLE IN PARK RIDGE

BUILD-TO-SUIT OR GROUND LEASE OPPORTUNITY



AREA RETAILERS



DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
POPULATION	18,131	159,089	375,484
HOUSEHOLDS	7,026	63,970	148,913
AVERAGE HH INCOME	\$129,547	\$87,427	\$88,568
DAYTIME POPULATION	8,014	126,588	261,045

RENT

Upon request.

PROPERTY

- 1.3 acre pad with additional 20,000 sf parking area;
- Adjacent to a 100 unit Senior Housing development;
- Up to 22,000 sf of building area possible;
- Drive-thru potential;
- Signalized intersection.

TRAFFIC COUNTS

Greenwood Ave: 16,000 VPD
 Busse Highway: 6,000 VPD



\$129k
 Average Household Income within a 1-mile radius



22k
 Vehicles per day on intersection



126k
 Daytime population within a 2-mile radius



72k
 Square feet available

EXCLUSIVE AGENT Jason Gustaveson (jason@stonerealestate.com, 312/372-2688)

STONE
 REAL ESTATE

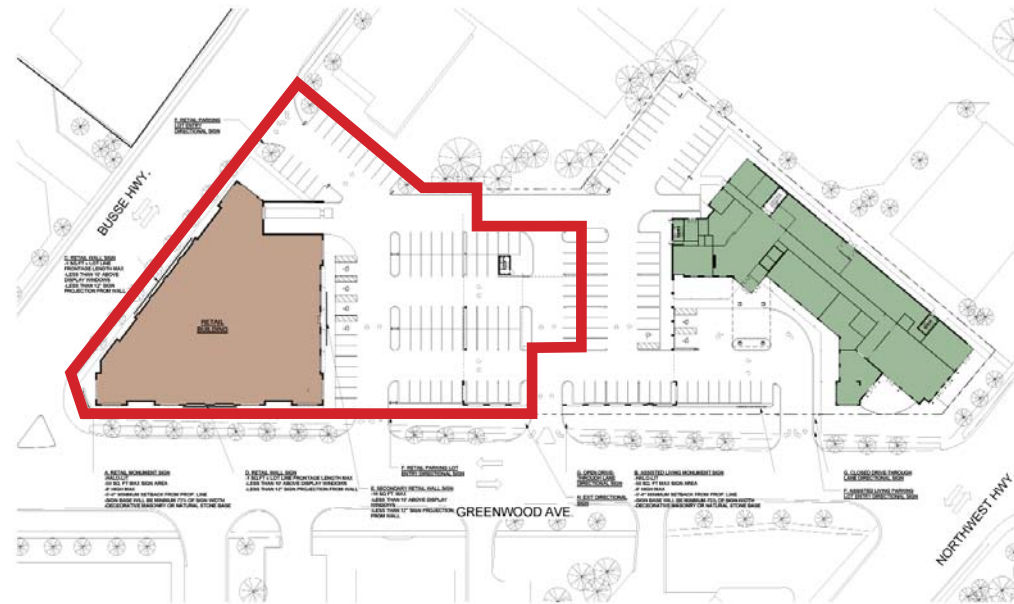
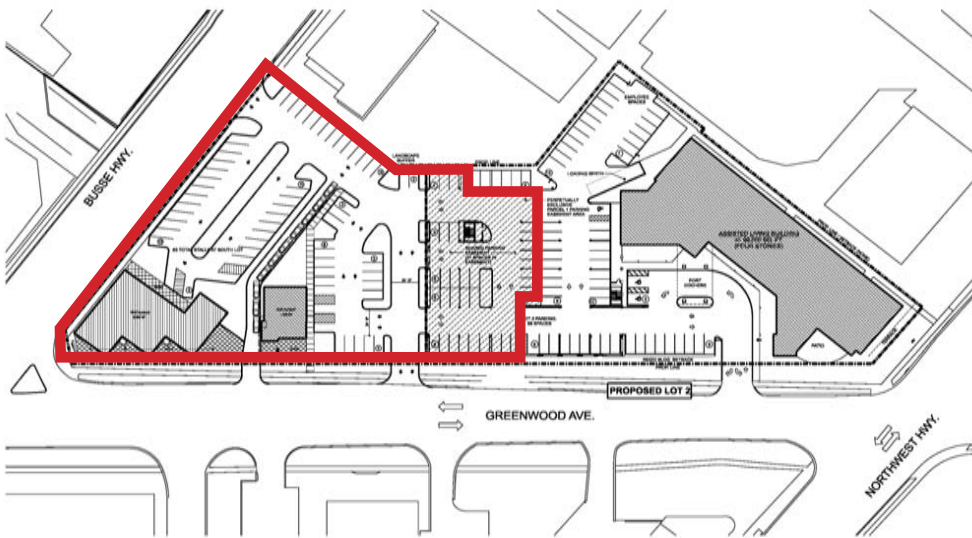
NWC GREENWOOD & BUSSE

HARD CORNER AVAILABLE IN PARK RIDGE

BUILD-TO-SUIT OR GROUND LEASE OPPORTUNITY



Conceptual Site Plans



EXCLUSIVE AGENT Jason Gustaveson (jason@stonerealestate.com, 312/372-2688)

STONE
REAL ESTATE

