

819 Busse Hwy., Park Ridge, IL

**\$3,675,000**



**Maine Center Highlights**

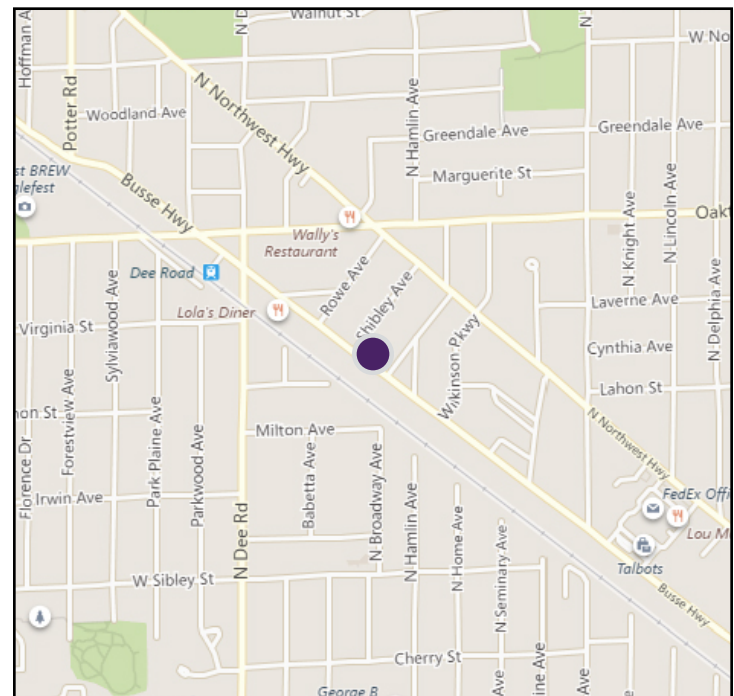
- 32,400 SF development site
- Divided into 10 lots
- Full block site on Busse Hwy.
- Total of 270' of frontage
- Currently improved with 5,500 SF office building
- Potential for use as senior living, day care, mixed-use, office or retail
- All utilities available to site
- Graded & ready for development
- Close to Dee Rd. Metra station
- Great location in desirable suburb on Chicago's northwest side
- Traffic Count: 10,550 cars daily
- Zoning: B-1, retail/office district

**Property Overview**

Maine Center, a full block development site is available for sale in Park Ridge. The 32,400 square foot site is divided into 10 individual lots with a total of 270' of frontage on Busse Hwy. The site is currently improved with a 5,500 square foot former office building. On a busy commercial street, this site can potentially be developed as senior living, a day care, an office building, a mixed-use building, a restaurant or a retail center. The site is graded and ready for development with all utilities available.

In the northwest suburbs of Chicago, Park Ridge is a highly desirable location for businesses and residents alike. Close to the Dee Road Metra station, this site has great potential for a variety of developments and uses.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	15,911	156,052	354,822
Households	5,987	60,723	137,317
Median Income	\$98,001	\$71,711	\$72,500



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