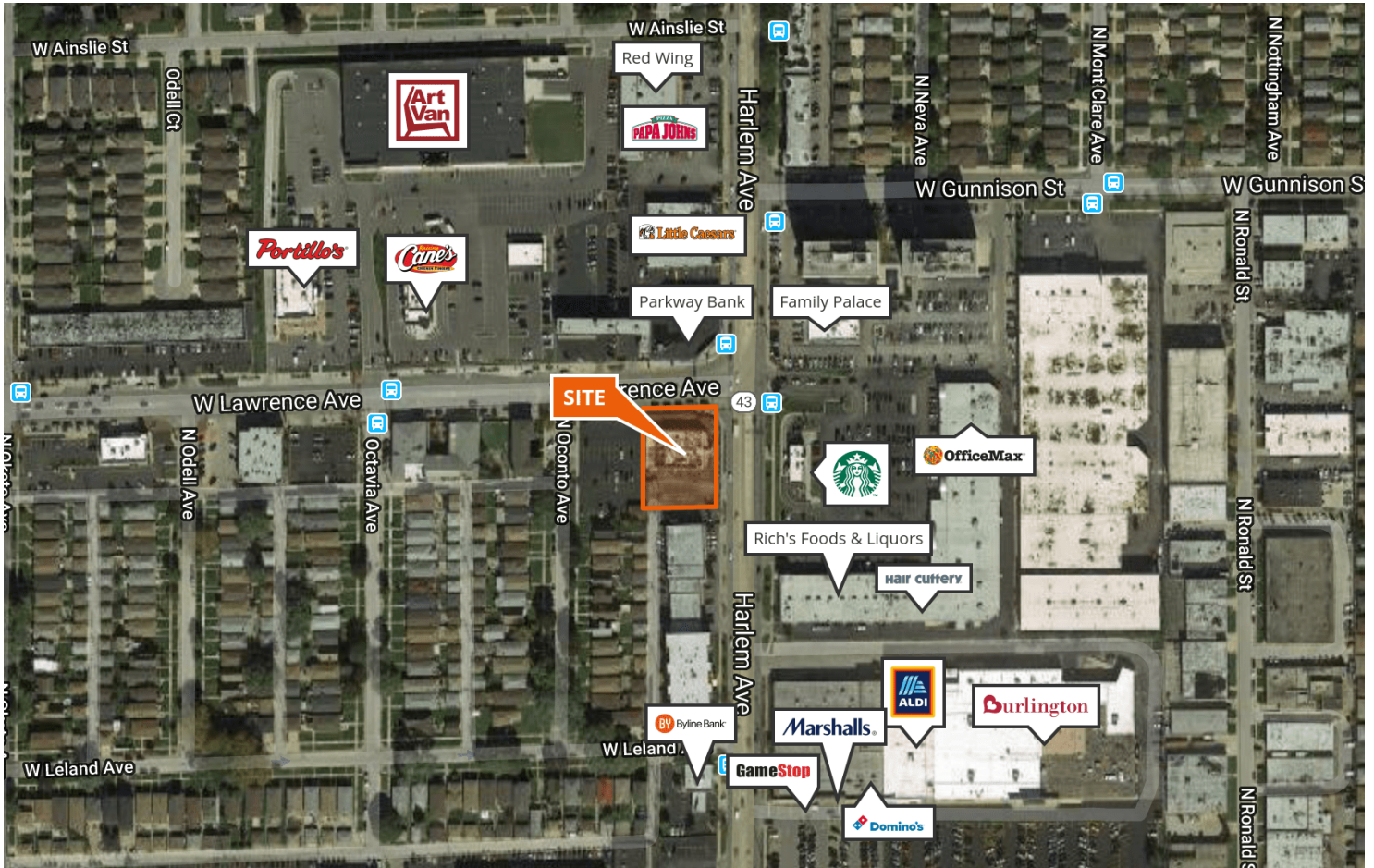


4750 N. Harlem Avenue

Harwood Heights, IL 60706 |

For Sale

Land



- ▶ ±35,236 SF land available at the hard corner of Harlem Avenue & Lawrence Avenue
- ▶ Premier stop light corner parcel available immediately for new development
- ▶ Potential for multiple development types
- ▶ Incredible visibility and exposure
- ▶ Heavy traffic counts - Harlem Avenue: 30,100 VPD, Lawrence Avenue: 21,200 VPD

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|----------|----------|----------|
| Estimated Population | 26,754 | 259,247 | 660,301 |
| Adj. Daytime Demographics | 26,457 | 218,069 | 590,872 |
| Estimated Households | 10,551 | 97,950 | 234,403 |
| Estimated Average Household Income | \$84,262 | \$84,307 | \$85,470 |

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