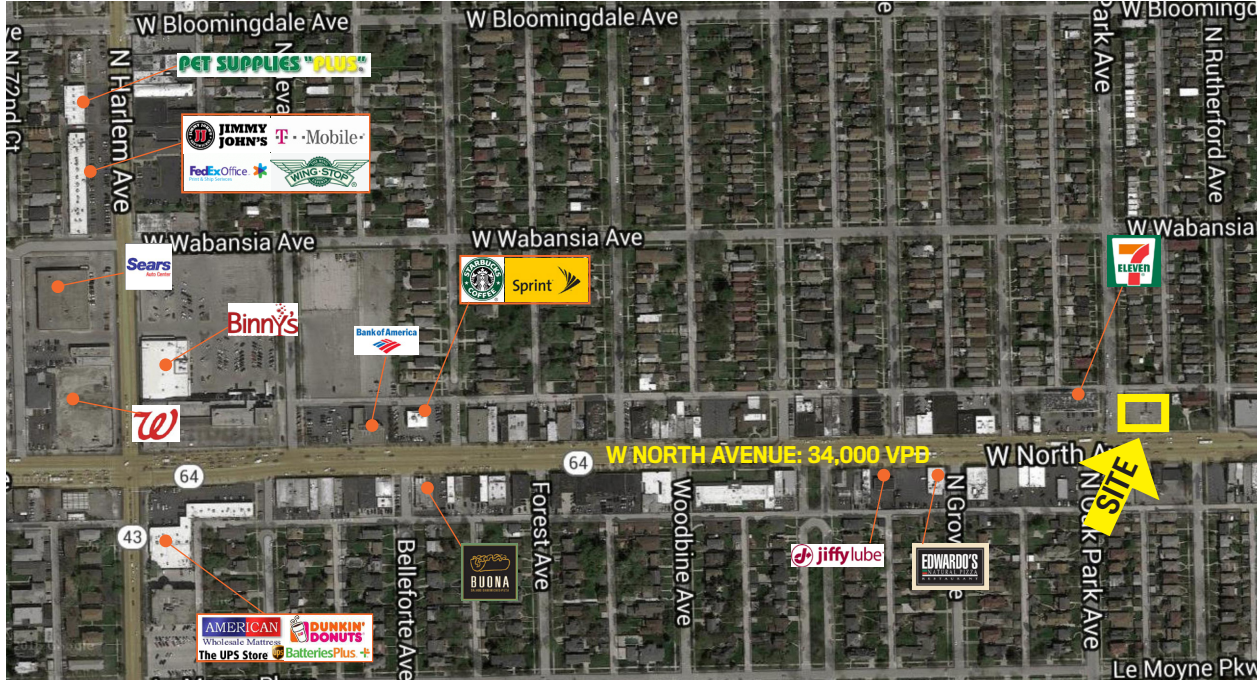


# 6700 W. NORTH AVENUE



**16.8K**  
Square feet available

**346K**  
Population in a 3-mile radius

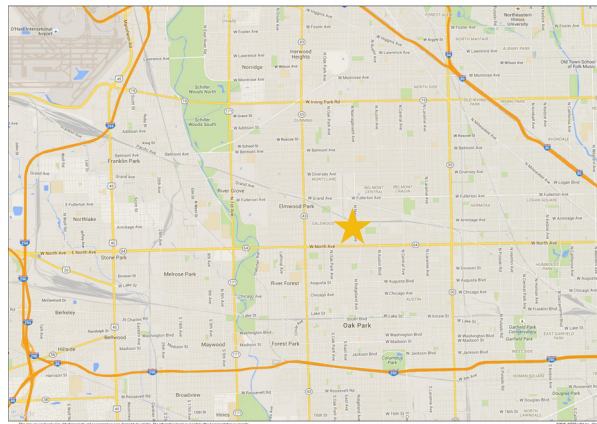
**135'**  
Street frontage

**\$118K**  
Household income in a one-mile radius

**123K**  
Daytime population in a two-mile radius

**34K**  
Vehicles per day on North Avenue

## Build-to-Suit or Ground Lease/ Retrofit Opportunity



### PROPERTY DESCRIPTION

- 16,880 sf (corner vacant parcel);
- Signalized intersection.

### TRAFFIC COUNTS

North Avenue: 34,000 vehicles per day  
Harlem Avenue: 29,300 vehicles per day

### AREA RETAILERS



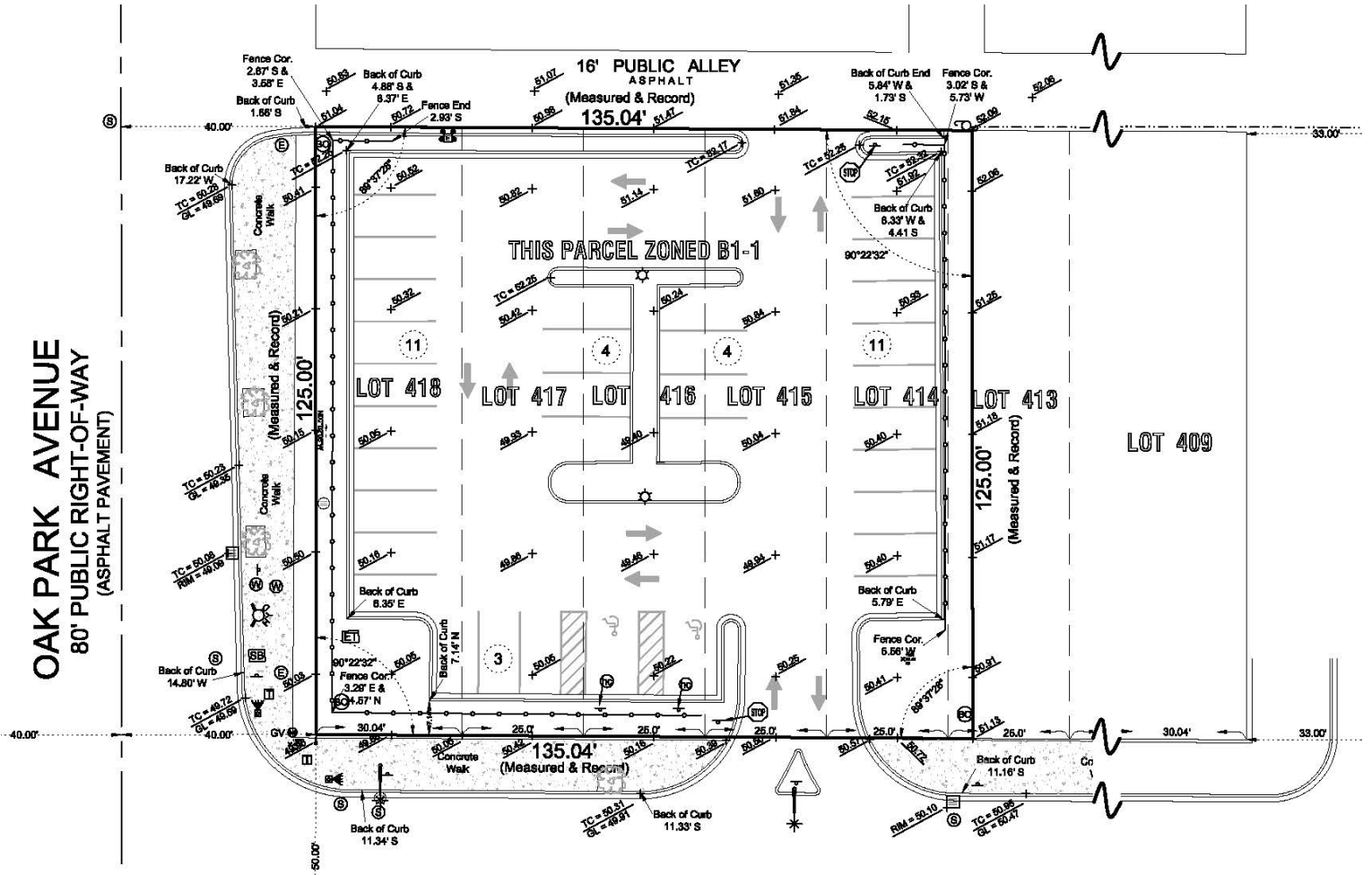
### DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
POPULATION	30,037	159,312	346,843
HOUSEHOLDS	10,598	56,349	120,218
AVERAGE HH INCOME	\$118,198	\$87,526	\$79,073
DAYTIME POPULATION	23,006	123,046	269,633

EXCLUSIVE AGENT

Jason Gustaveson 312/372-2688  
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# 6700 W. NORTH AVENUE



OAK PARK AVENUE  
80' PUBLIC RIGHT-OF-WAY  
(ASPHALT PAVEMENT)



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