

# 7510 W. IRVING PARK ROAD

Norridge, Illinois

**±5,962 SF**  
Available for Sale or Lease



## HIGHLIGHTS:

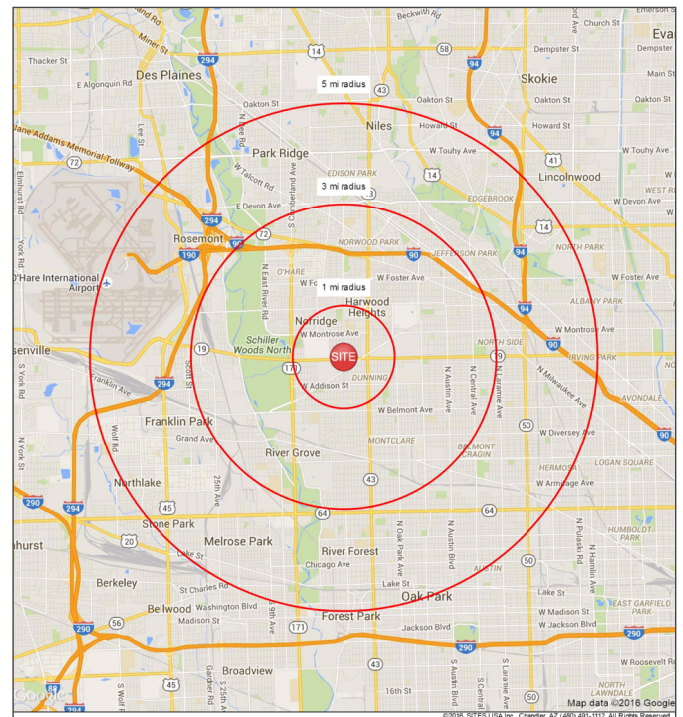
- + Beautiful Showroom Space
- + 0.4 Mile to Harlem Irving Plaza
- + Dense Mature Market
- + Exceptional Parking Options
- + At Stoplit Intersection
- + Great Daily Traffic From Adjoining Dollar General
- + Walking Distance from Adjoining Roof Tops and new Multifamily
- + Recent Capx Improvements (\$88k):
  - New Roof and Gutters
  - 2 New 10 Ton HVAC Units
  - Partial Window Replacement

## TRAFFIC COUNTS:

- + W. Irving Park Road: 21,000 vpd
- + Harlem Avenue: 30,000 vpd

	1 Mile	3 Miles	5 Miles
Population	27,750	256,877	656,783
Households	10,536	96,855	238,764
Avg. HHI	\$69,975	\$71,163	\$77,944
Daytime Employees	18,411	160,721	470,779

## LOCATION MAP



**7510 IL-19**  
Norridge, IL 60706

July 2016



9450 W. BRYN MAWR AVENUE, SUITE 550  
ROSEMONT, ILLINOIS 60018  
MAIN | (773) 355-3000  
[WWW.LEE-ASSOCIATES.COM](http://WWW.LEE-ASSOCIATES.COM)

FOR MORE INFORMATION:

**A. RICK SCARDINO**  
Principal  
(773) 355-3040 direct  
[rscardino@lee-associates.com](mailto:rscardino@lee-associates.com)

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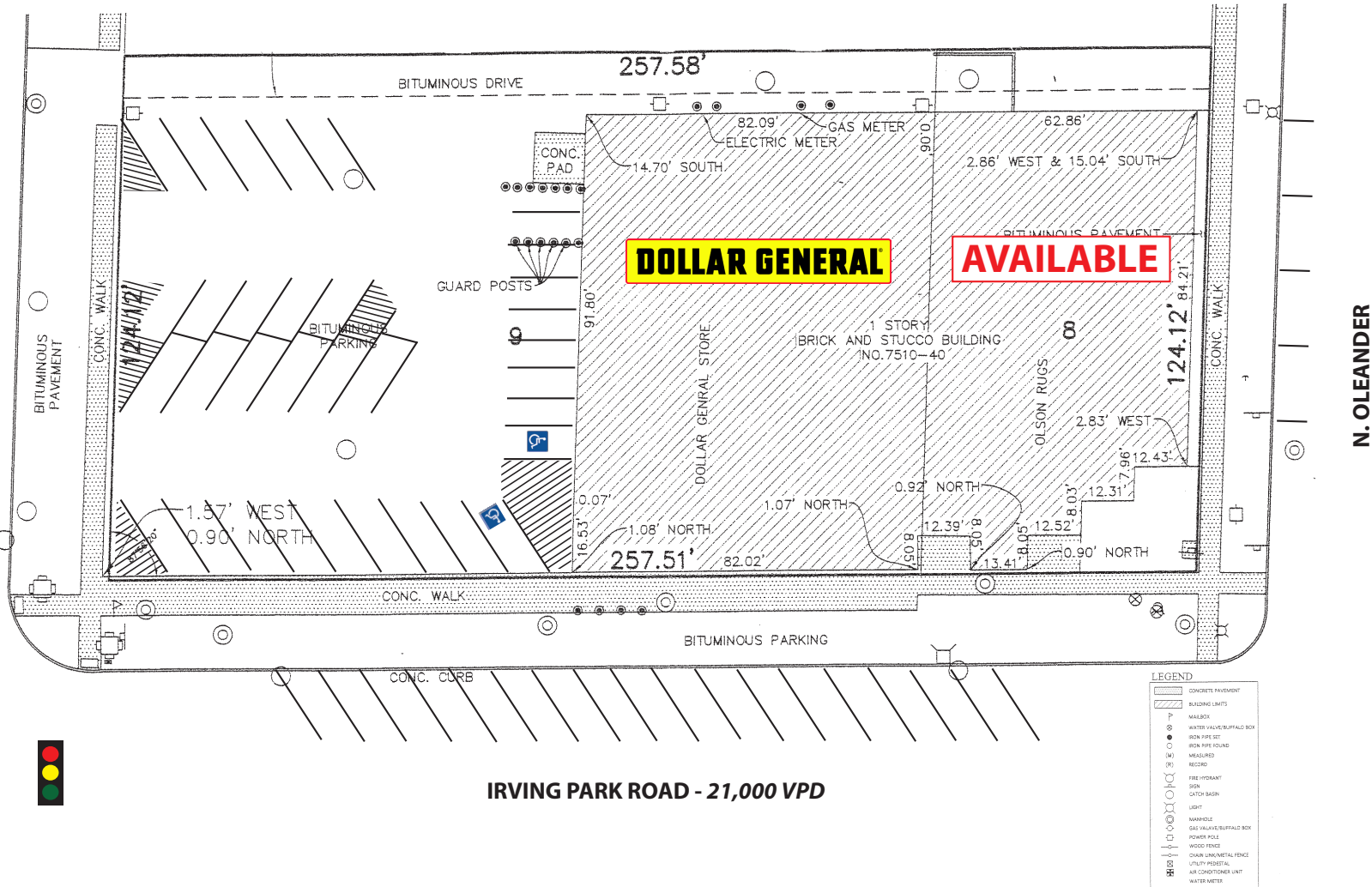


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