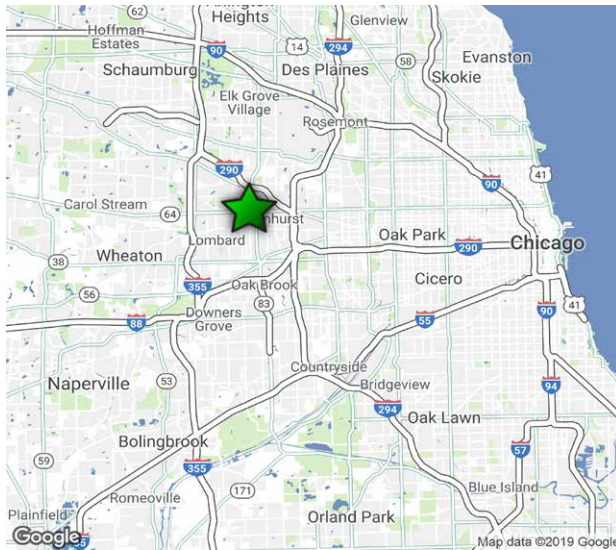


# OFFICE BUILDING FOR SALE

# ±9,616 SF BUILDING ON ±1.02 ACRES

851 N. VILLA AVENUE / VILLA PARK, IL 60181



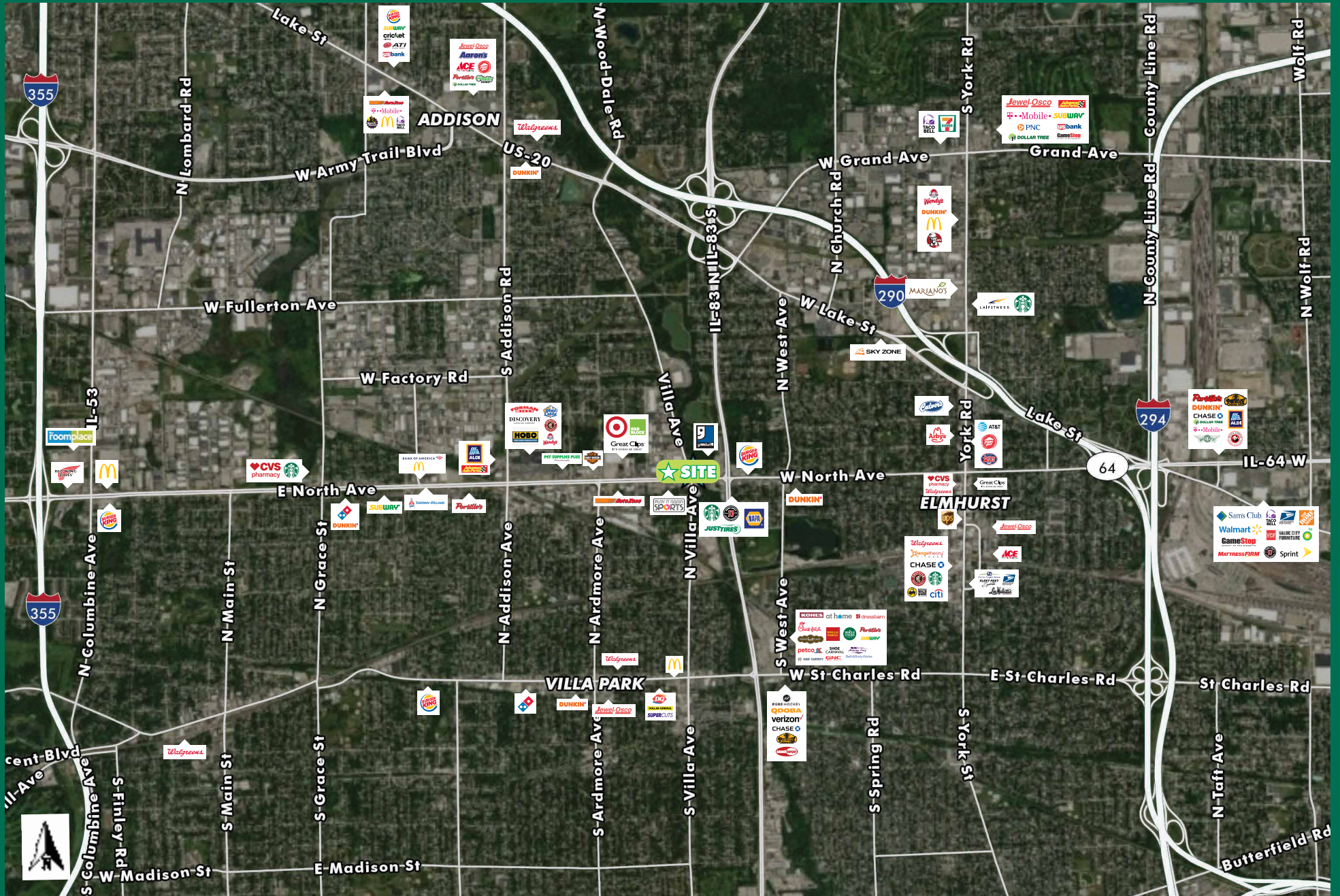
## DEMOGRAPHICS

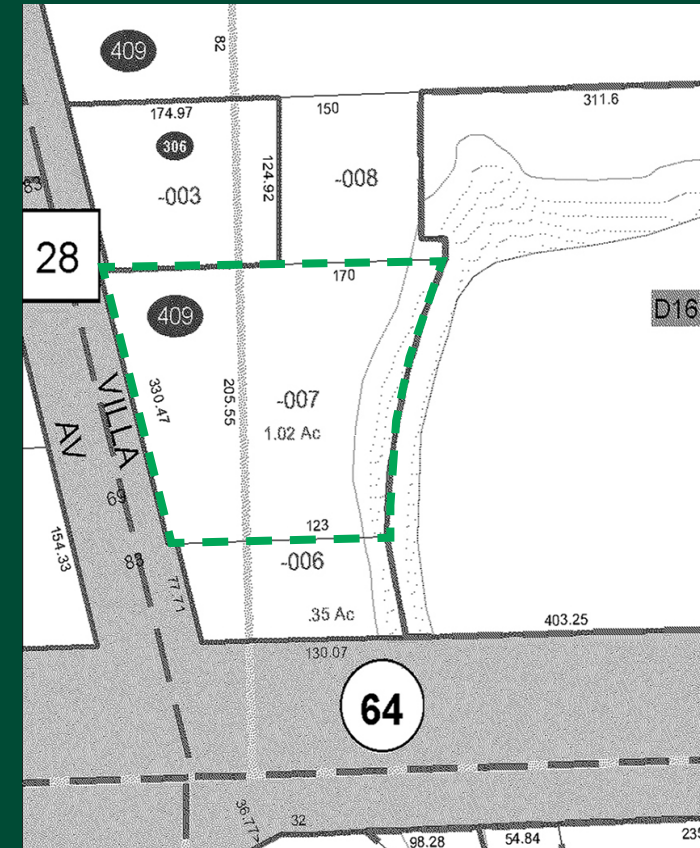
	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>12,601</b>	<b>112,763</b>	<b>272,826</b>
<b>Estimate Households</b>	<b>4,251</b>	<b>39,113</b>	<b>95,818</b>
<b>Median HH Incomes</b>	<b>\$86,690</b>	<b>\$85,068</b>	<b>\$77,455</b>
<b>Average HH Incomes</b>	<b>\$111,133</b>	<b>\$110,523</b>	<b>\$99,322</b>
<b>Daytime Population</b>	<b>11,801</b>	<b>114,138</b>	<b>330,489</b>

## PROPERTY INFO

- + Building Size: ±9,616 SF
- + Land Size: ±1.02 acres
- + Zoning: PUD-C
- + Building Includes: 4 ADA restrooms, kitchenette, fully sprinkled, 40 car parking and overhead door
- + Just north of the signalized intersection at Villa Ave & North Ave
- + Traffic counts: 48,900 vpd on North Ave & 9,700 vpd on Villa Ave
- + Visible from North Avenue
- + Scenic river view of Salt Creek, with pedestrian path
- + Convenient access to I-355, I-290, I-294 & Route 83

# AERIAL:





PLEASE CONTACT:

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