

**FOR LEASE – 1,300-3800 SQUARE FEET  
HIGH VISIBILITY CORNER PROPERTY ON HARLEM AVENUE**

**PRIME NORTHWEST LOCATION ON THE CHICAGO/NILES BORDER**



**7250 N. HARLEM AVENUE  
(SOUTHWEST CORNER OF HARLEM AND CHASE-CHICAGO, IL)**

An excellent opportunity is available in this highly visible commercial property which features spaces of 1,300 SF, 2,500 SF or 3,800 SF (if the two are combined). **Desirable end cap space!** Ideally suited for any retail or commercial use. In the desirable Edison Park community on the borders of both Niles and Park Ridge, the location offers a dense residential base with desirable demographics. Numerous commercial, retail and restaurant establishments are in the area .

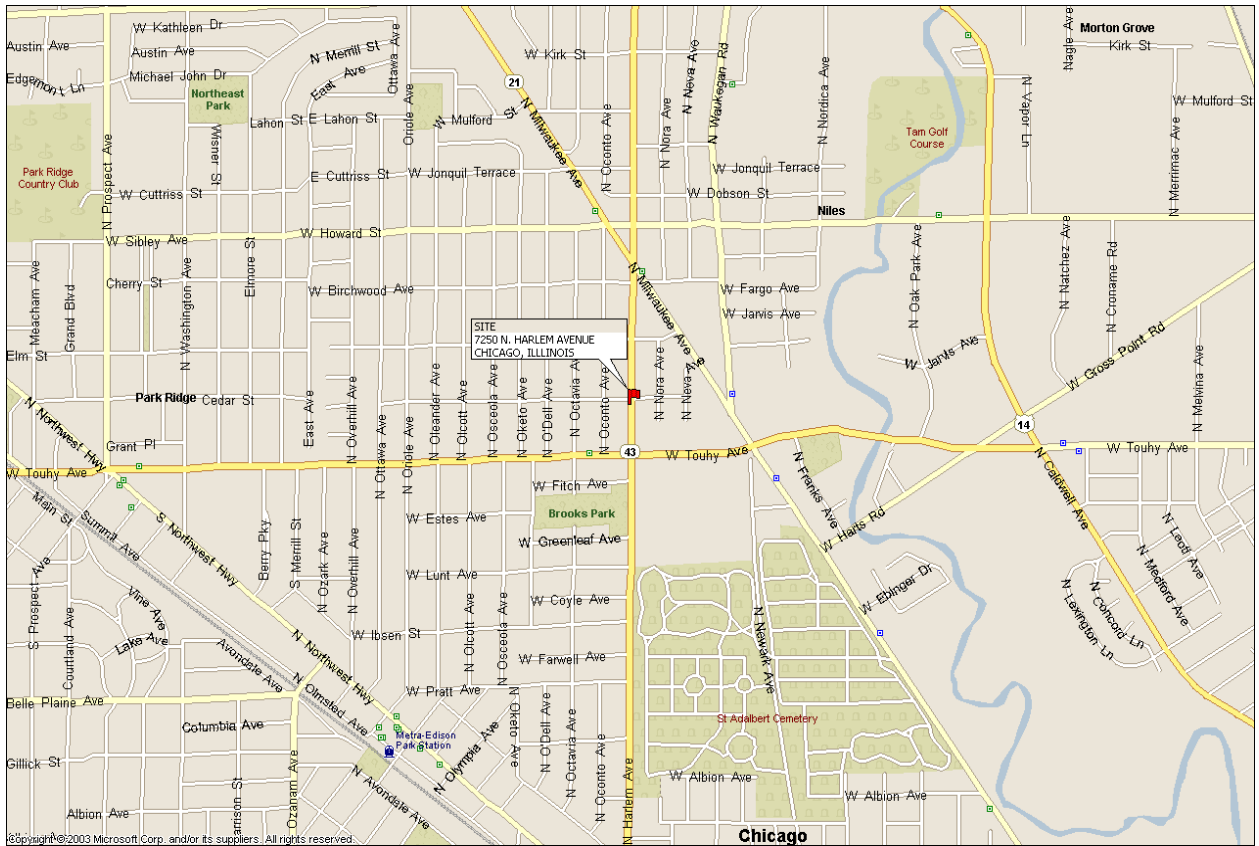
- 1,300 SF and 2,500 SF units available (possible to combine for 3,800 square feet)
- 16 car parking
- Zoned B3-1, Community Shopping District
- Heavily travelled street – Average Daily Traffic Counts of 23,900 vehicles
- Highly visible, corner location
- Desirable Edison Park community
- Demographics

	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>
2011 Total Population	19,981	169,053
2011 Average Household Income	\$84,838	\$97,633

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**PRIME CORNER UNIT**

**TOP POSITION  
OF  
PROMINENT PYLON  
SIGN**

