

**FANTASTIC USER/INVESTOR OPPORTUNITY!**  
**HIGH VISIBILITY CORNER PROPERTY ON HARLEM AVENUE**

**PRIME NORTHWEST LOCATION ON THE CHICAGO/NILES BORDER**  
**ACROSS FROM DOLLAR TREE STORE**



**7250-7258 N. HARLEM AVENUE CHICAGO, IL**  
**(SOUTHWEST CORNER OF HARLEM AND CHASE AVENUES)**

An excellent opportunity presents itself with this rarely available, high visibility commercial property which features a multi-tenant 5,200 square foot single story building. Ideally suited for any retail, commercial, or medical 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 .

- Rarely Available 5,100 Square Foot Three Unit Neighborhood Strip Center
- 1,300 Square Foot Unit Available for User/Investor or Leased for Additional Income
- 16 car parking
- Zoned B3-1, Community Shopping District
- Heavily travelled street – Average Daily Traffic Counts of 21,700 vehicles
- Highly visible, corner location across from new Dollar Tree store
- Desirable Edison Park community
- Demographics
- Across the Street From Proposed Niles 2.5 Acre Mixed-Use Development

	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>
2020 Total Population	20,483	166,970
2020 Average Household Income	\$125,619	\$119,817

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**1,300 SQUARE FOOT  
UNIT (7254 N.  
HARLEM) AVAILABLE  
FOR USER OR CAN  
BE LEASED FOR  
ADDITIONAL INCOME**

**HIGHLY VISIBLE  
PYLON SIGN ON  
HARLEM AVENUE**

