## 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 desireable 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.

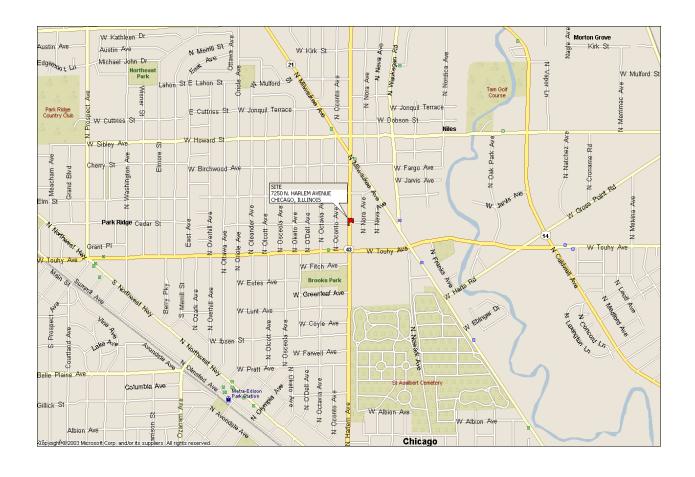
- Rarely Available 5,100 Square Foot Three Unit Neighborhood Strip Center
- 1,300 Square Foot Unit Available for User/Investor or Leased for Additional Income
- 16 car parking
- Zoned B3-1, Community Shopping District
- Heavily travelled street Average Daily Traffic Counts of 21,700 vehicles
- Highly 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

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

