

# NEW RETAIL DEVELOPMENT

## 8 Acre Site

NWC of Harlem Ave & Lawrence Ave  
Harwood Heights, IL

### POTENTIAL USES

- Restaurant, Retail, Medical, Bank

### TRAFFIC

- Lawrence Avenue: 17,800 VPD
- Harlem Avenue: 35,500 VPD
- Gunnison Street: 12,800 VPD

### SPECIAL FEATURES

- Strategically located in the heart of Harwood Heights with the ability to serve the surrounding communities of Norridge, Portage Park, Norwood Park, and Dunning
- Tremendous density - nearly a quarter of a million people within a three mile radius
- Nearby businesses contribute to steady daytime activity in the area (nearly 220,000 person daytime population within three mile radius)
- Rare opportunity to be located adjacent to a recently opened Mariano's Fresh Market
- Area retailer generators include the 700,000 square foot Harlem Irving Plaza anchored by Target, Best Buy, Carson's, Kohl's, & Sports Authority. Additional anchors include HH Gregg, Old Navy, Michael's, Petco, & Bed Bath & Beyond

### DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
• Population	27,753	247,071	622,865
• Average HH Income	\$65,744	\$70,849	\$72,212
• Daytime Population	27,660	213,017	596,464

## CONTACT INFORMATION

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# Harwood Heights IL: Harlem Ave & Lawrence Ave

