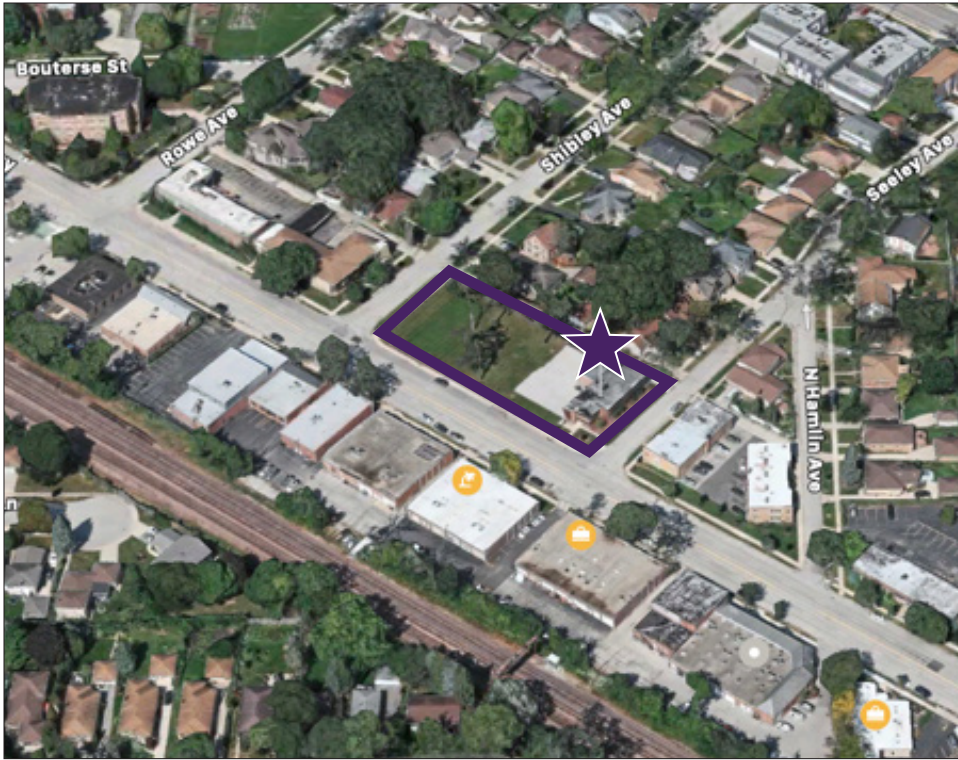


819 Busse Highway, Park Ridge, IL

Price Upon Request



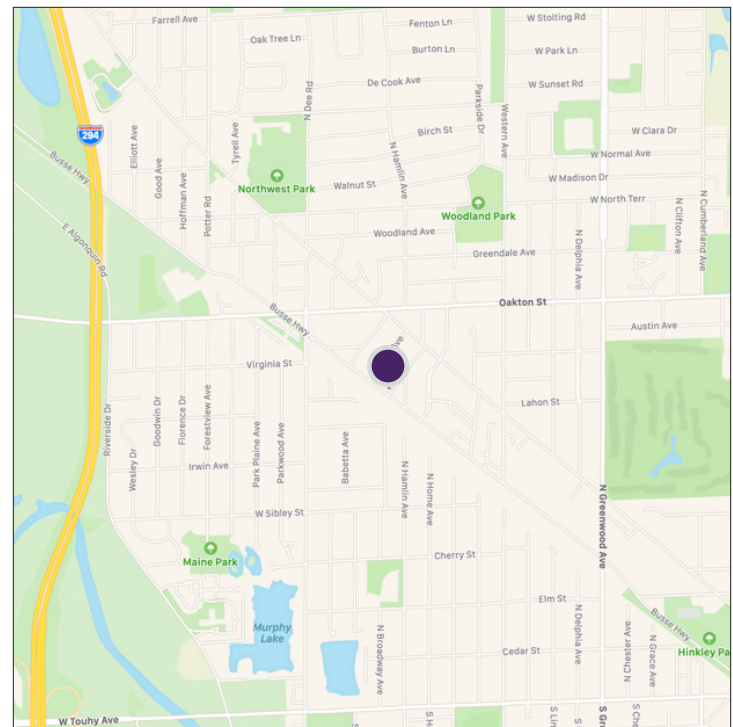
Property Highlights

- 32,427 SF development site
- One full block on prime Busse Hwy
- Redevelopment approved for 4-story Aged 55 and Over-housing development
- Close proximity to Park Ridge Metra station and Oakton Street, retailers, business parks as well as several residential subdivisions
- Diverse retail options, dining establishments such as: Starbucks, McDonald's, Lou Malnati's, Jewel-Osco, Chase Bank and more
- Zoning: PUD, Park Ridge (zoned for 24 units and 48 parking spaces)

Property Overview

The property at 819 Busse Highway in Park Ridge is available for sale. Strategically situated near the Park Ridge Metra station, it offers excellent accessibility for both commuters and residents. The site's proximity to Oakton Street further enhances its connectivity to major thoroughfares, making it an ideal location for the recently approved four-story, twenty four-unit senior housing development plans but is also appropriate for office, retail or residential use.

Park Ridge is a thriving suburban city located just 15 miles northwest of downtown Chicago. Known for its tree-lined streets, excellent schools and a strong sense of community, it offers a high quality of life for its residents. The area surrounding this property boasts a variety of retail options, including local boutiques, restaurants and essential services, contributing to the neighborhood's appeal. The city's commitment to development is evident in recent approvals, reflecting a supportive environment for growth and investment.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	16,739	157,919	355,920
Households	6,072	60,337	135,131
Median Income	\$112,538	\$85,070	\$86,027

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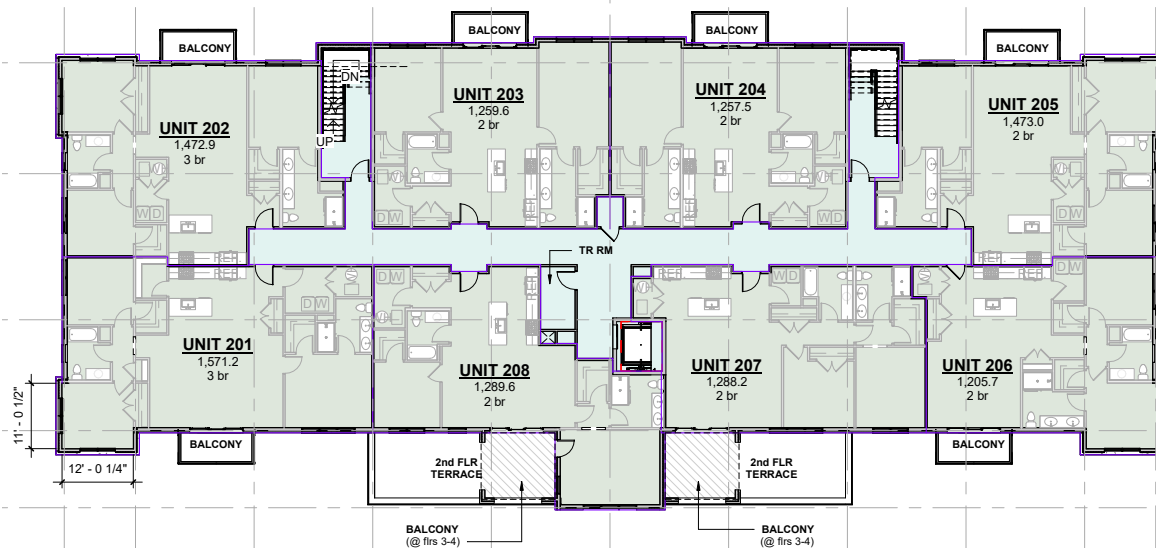
819 Busse Highway, Park Ridge, IL

Price Upon Request

PARK RIDGE CITY COUNCIL APPROVED 4-STORY, 24-UNIT AGED 55 AND OVER - HOUSING DEVELOPMENT



Qty	Unit Mix	SF
3	3 bedroom, 2 bath	1,572 SF
3	3 bedroom, 2 bath	1,473 SF
3	2 bedroom, 2 bath	1,260 SF
3	2 bedroom, 2 bath	1,258 SF
3	2 bedroom, 2 bath	1,437 SF
3	2 bedroom, 2 bath	1,206 SF
3	2 bedroom, 2 bath	1,289 SF
3	2 bedroom, 2 bath	1,290 SF



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