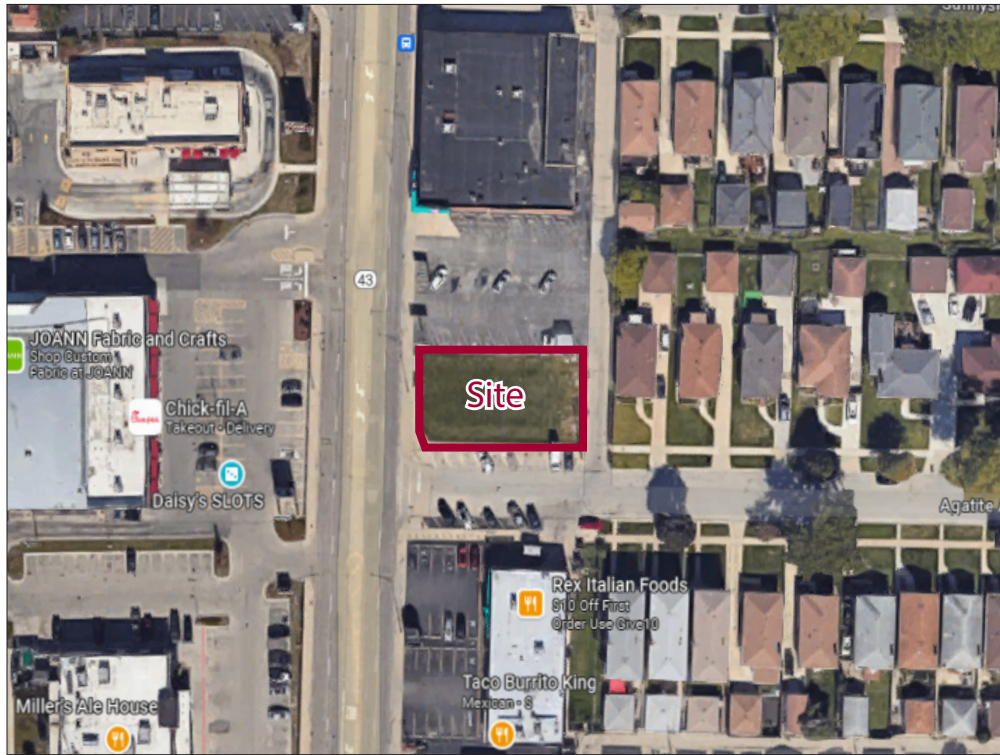


MILLENNIUM PROPERTIES R/E For Sale: Land Lot on Prominent Corner at Harlem Ave.

4435 N. Harlem Ave., Norridge, IL

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Property Highlights

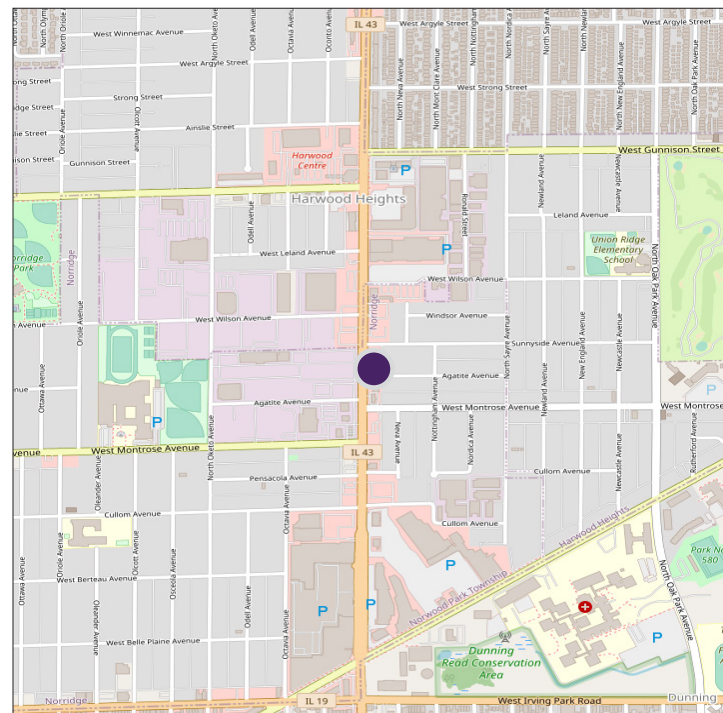
- 7,162 SF land parcel
- 58' of frontage on prominent corner of Harlem Ave and Agatite Ave
- All utilities available to site
- Close to public transportation
- Retailers in area include Harlem Irving Mall, Norridge Commons Mall, Nordstrom Rack, Kohl's, Joann, Hobby Lobby, Miller's Ale House, European Wax Center, Planet Fitness, and several restaurants and boutiques
- Traffic count: 29,945 vehicles daily
- Zoning: B-1
- Real estate taxes (2023): \$1,419.80

Property Overview

A 7,162 square foot (or 0.16 acre) corner land parcel in Norridge is available for sale. This land site is strategically situated at intersection of Harlem (IL Route 43) and Agatite Avenues. The site is located at the hard corner and provides substantial frontage on bustling Harlem Avenue. All utilities are available to site. Perfect for developing a variety of uses including retail, office, medical office, a restaurant, spa, gym and more. Excellent access to public and vehicular transportation. Perfect opportunity for developer or investor.

This land parcel is situated in the vibrant Village of Norridge, in a mixed-use commercial corridor on Harlem Avenue. The property benefits from high visibility and high potential for a steady flow of visitors due to the proximity to residential developments.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	26,611	258,050	622,695
Households	10,168	94,829	216,189
Median Income	\$81,420	\$78,029	\$77,390



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