

Harlem and Ridge Creek Site

Live, Work, Shop, and Play at Ridge Creek

SITE SPECIFICATIONS

Location: Harlem Avenue between I-294 & Southwest Highway

Municipality: Village of Chicago Ridge

Existing Zoning: Manufacturing (M-1) & Commercial (C-2)

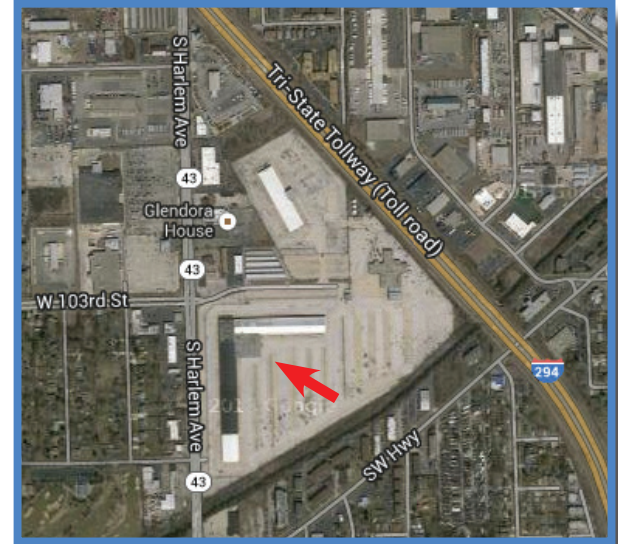
Existing Use: Vacant truck terminal & commercial

Desired Use: Mixed use

Approximate Size: 100+ acres

Frontage along Harlem Avenue: 3,000 ft. approx.

Current Owner: Yellow Roadway Inc. (60 acres)



Site Highlights

- Just 15 minutes from Midway Airport and conveniently located to an I-294 interchange and the Chicago Ridge Mall, the Ridge Creek development is ideally situated to draw from a very large, densely populated area
- Tax Increment Finance District study completed
- Vision for the site includes retail, condominium/townhomes, restaurants, hotel with banquet and/or convention facilities, office space, and entertainment
- Large site with extensive frontage along Harlem Avenue, and adjacent users that include Walmart
- Harlem Avenue is a State Highway and major north-south transportation corridor with daily traffic counts that average over 40,000 vehicles per day in portions of the corridor

Demographics

	<u>Within 1 Mile</u>	<u>Within 3 Miles</u>	<u>Within 5 Miles</u>
Population (2000)	15,285	124,132	273,905
Population (2010)	14,336	119,740	264,630
Households (2000)	6,199	47,272	103,696
Households (2010)	5,790	45,722	100,284
Median HH Income	\$53,237	\$60,006	\$60,523
Median Age	38.5	40.1	40.0
College Degree %	23.3%	29.1%	29.4%

Source: URS Harlem Avenue Corridor Study, www.harlemcorridor.com

HARLEM
CORRIDOR
AVENUE

For more information, please contact:

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