

Palos Heights Gateway Site

SITE SPECIFICATIONS

Location: Harlem Avenue and College Drive (Route 83)

Municipality: Palos Heights

Existing Zoning: Business/PUD

Existing Use: Vacant Land

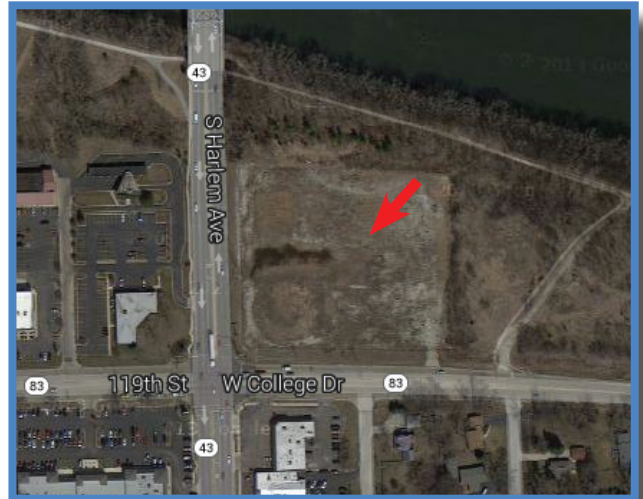
Desired Use: Commercial and office development, with possible adjoining residential

Approximate Size: 6.9 acres (additional 1.2 acres owned by City of Palos Heights available for development)

Frontage along Harlem Avenue: 600 feet

Offered by: Marcus and Millichap, 773-867-1500

Sale Price: \$2,975,000



Site Highlights

- Site is located at intersection of Harlem Avenue and Illinois Route 83, or College Drive. Traffic counts average over 37, 000 per day on Harlem Avenue, and 17,000 vehicles per day on Route 83.
- Existing TIF District includes redevelopment site
- Area retailers include CVS, Walgreens, Starbucks, Jimmy Johns, Bank of America, and Chase Bank
- Site abuts the Cal-Sag Channel and planned regional recreational trail network that will provide east-west connectivity, link to various recreational uses, four Metra lines, and over 20 Pace routes

Demographics

	<u>Within 1 Mile</u>	<u>Within 3 Miles</u>	<u>Within 5 Miles</u>
Population (2000)	9,251	81,144	260,008
Population (2010)	8,700	79,783	254,088
Households (2000)	3,280	31,926	99,221
Households (2010)	3,089	31,487	97,480
Median HH Income	\$72,014	\$63,761	\$62,859
Median Age	43.4	41.7	40.6
College Degree %	38.6%	34.7%	32.1%

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

HARLEM
CORRIDOR
AVENUE

For more information, please contact:

City of Palos Heights

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