



## FOR Sale or Lease

Glendale Heights Retail / Flex on  
5 Acre Lot

217 E North Avenue  
Glendale Heights, IL 60139



## HIGHLIGHTS

Property Type: Industrial  
Lease Type: NNN  
Building Size: 23,181 Sq Ft  
Lot Size: 5.03 Acres  
Zoning: C-3

## SNAPSHOT



- **23,181 Sq Ft retail / warehouse building includes 5,000 Sq Ft of built out office space**
- **14 drive-in doors**
- **Over 200 parking spaces**
- **Surrounded by major national retailers including: Walgreens, CVS, Menards, Home Depot, Ford, Nissan, Dunkin Donuts, Q Doba, Wendy's, Denny's, McDonalds, Portillos, Culver's, TCF Bank, Chase Bank, Bank Of America, Discount Tire, Office Depot, USPS, and TMobile**
- **High visibility location with over 75,000 VPD**
- **Two miles from I-355**
- **Security system for indoors / outdoors**

## DEMOGRAPHICS



**Daytime  
Population**

1 Mile 34,381



**Households**

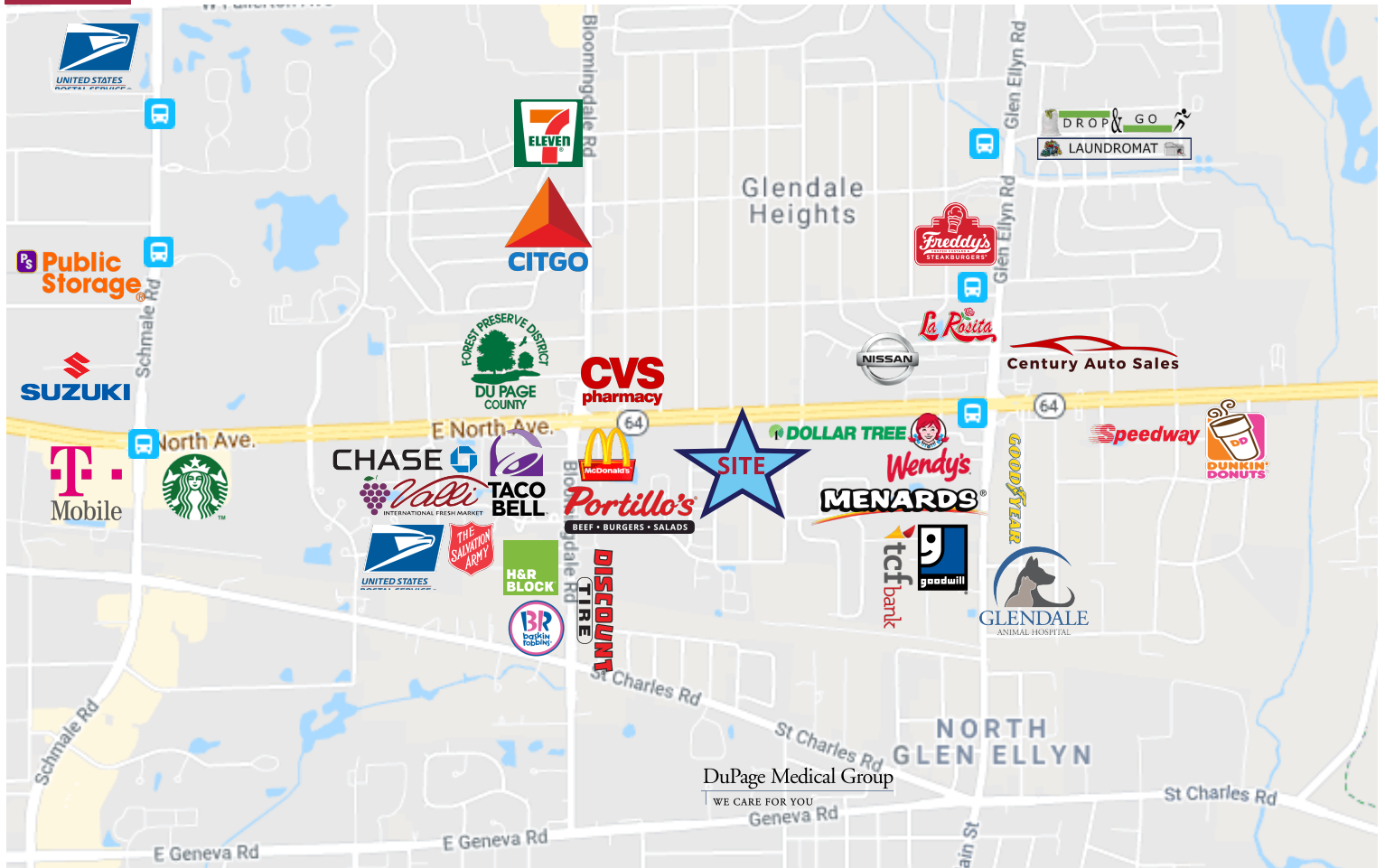
1 Mile 6,194



**Avg Household  
Income**

1 Mile \$64,909

## AREA MAP



## TRAFFIC COUNT

**North Avenue 75,000 VPD**