LAND PARCEL AVAILABLE

1630 N. HARLEM AVENUE

Harlem Ave & North Ave | Elmwood Park, Illinois 60707



ARC REAL ESTATE | 700 Commerce Drive, Suite 110, Oak Brook, IL 60523 | arcregrp.com | 630.908.5700

A·R·C REAL ESTATE

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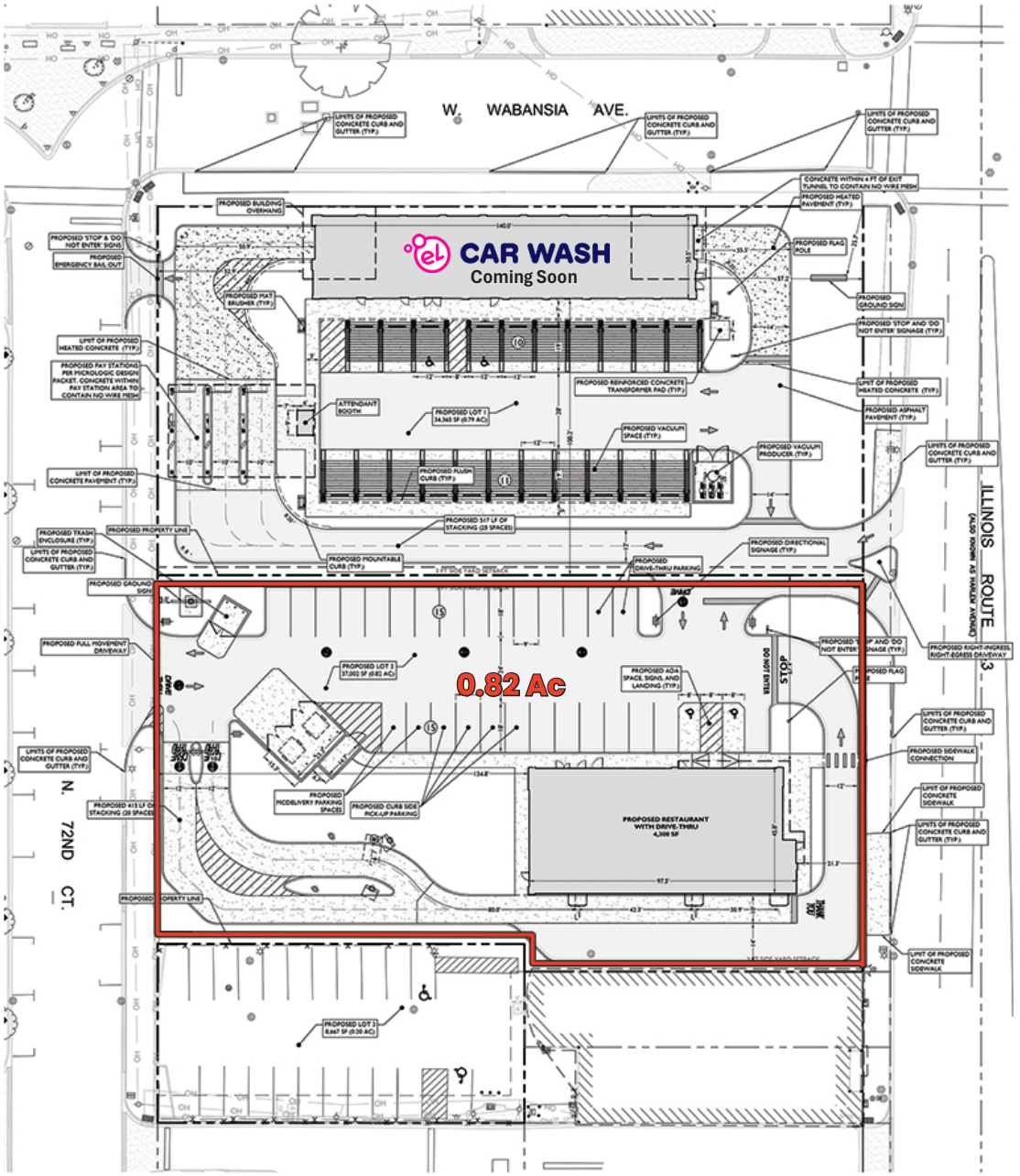
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PARCEL SIZE

0.82 Ac

SITE SUMMARY

- 0.82 acres (±35,700 SF) of land on Harlem Avenue (IL Route 43), a major north-south commercial corridor
- El Carwash is coming soon to the adjacent lot to the north, bringing new investment and steady daily traffic next door
- Strong traffic counts: a nearby listing at Harlem & North Avenue cites about 66,000 vehicles per day.
- Highly visible, high-exposure location with frontage on Harlem Ave
- Suited for a range of commercial uses, such as quick-service restaurant, drive-thru, retail, medical/ dental, or service
- Established trade area where Elmwood Park, Chicago, River Forest, and Oak Park meet, with dense surrounding population and nearby retail



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	26,303	302,733	800,158
Average HH Income	$168,953	$120,458	$110,582
Daytime Population	21,525	240,491	652,267

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FOR MORE INFORMATION, CONTACT

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REALTY RESOURCES MEMBER

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