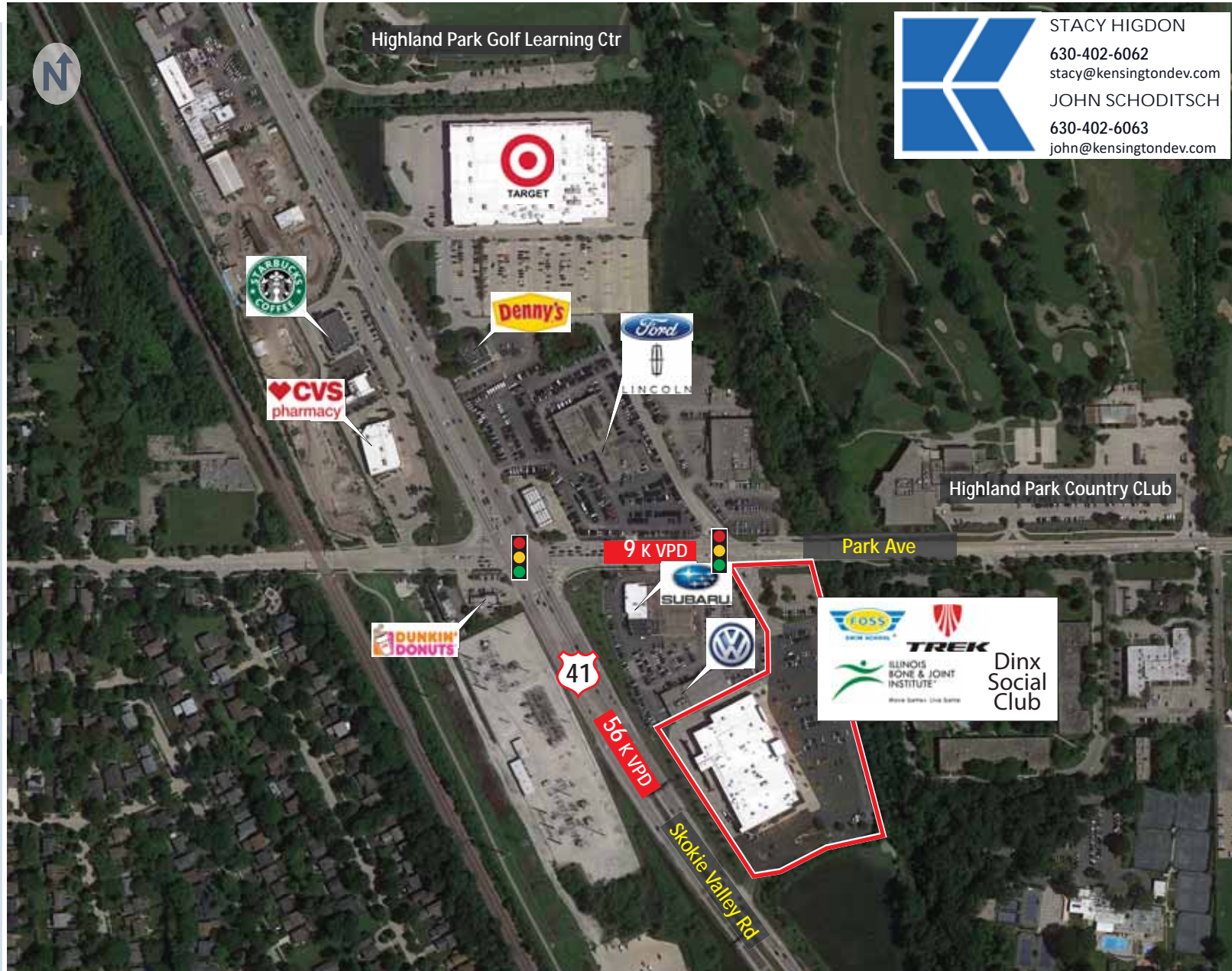


FULLY LEASED



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POTENTIAL USES

Retail and Service

TRAFFIC

Skokie Valley Road (Hwy 41): 56K VPD

Park Ave: 9K VPD

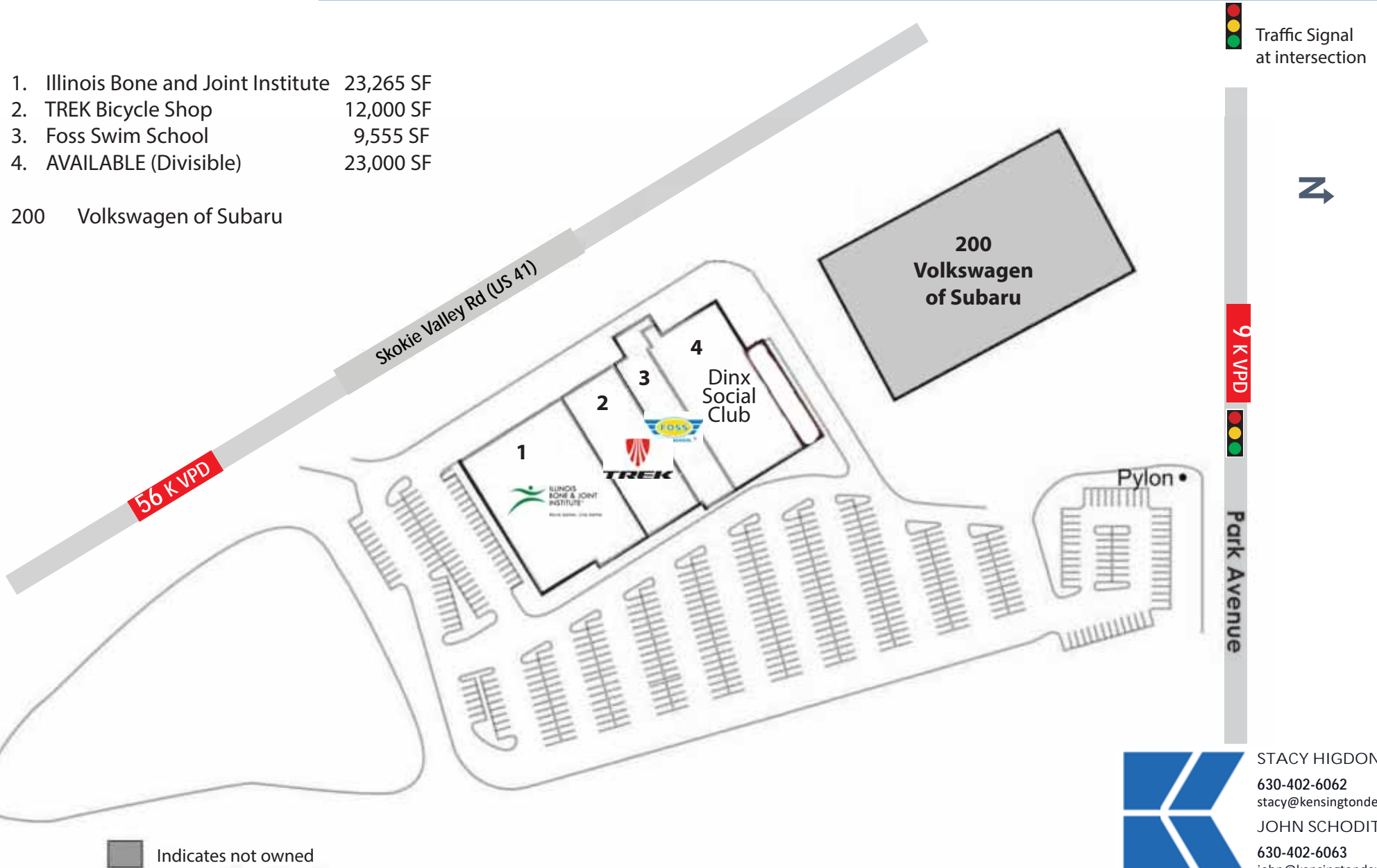
SPECIAL FEATURES

- Great visibility from busy US - 41
- Mature market with high incomes
- Convenient ingress/egress from lighted intersection on Park Ave.
- Right in access from north-bound Skokie Hwy traffic
- Easy cross shopping with Target

DEMOGRAPHICS

POPULATION	1 Mile	8,933
	3 Mile	60,632
	5 Mile	110,745
DAYTIME POPULATION	1 Mile	6,247
	3 Mile	39,200
	5 Mile	128,559
AVERAGE HH INCOME	1 Mile	\$157,510
	3 Mile	\$160,959
	5 Mile	\$166,786

- | | | |
|----|-----------------------------------|-----------|
| 1. | Illinois Bone and Joint Institute | 23,265 SF |
| 2. | TREK Bicycle Shop | 12,000 SF |
| 3. | Foss Swim School | 9,555 SF |
| 4. | AVAILABLE (Divisible) | 23,000 SF |
-
- | | |
|-----|----------------------|
| 200 | Volkswagen of Subaru |
|-----|----------------------|



 Traffic Signal
at intersection

9 K VPD
Park Avenue

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