

NORRIDGE COMMONS

4211 N. Harlem Avenue, Norridge, IL 60706



Brand new retail-ready
space for sublease



Scan QR Code or visit www.futureweppagename.com to view our national portfolio



AVAILABILITY



Sublease Opportunity

Available space: 50,000 SF

Master lease expires: 01/31/2032

Fully built-out grocery store.

Flexible Terms.

FF&E is available.

Building Details



315,652 SF shopping center with co-tenants Ross and Bob's Discount Furniture and IHOP. Good visibility, parking and signage.



The center is located at the busy lighted intersection of Harlem Avenue and Forest Preserve Drive.



Norridge Commons includes Michael's, Petco, Shoe Carnival and Staples. Harlem Irving Plaza is across the street with Target, Best Buy, Hobby Lobby, Kohl's and many more.

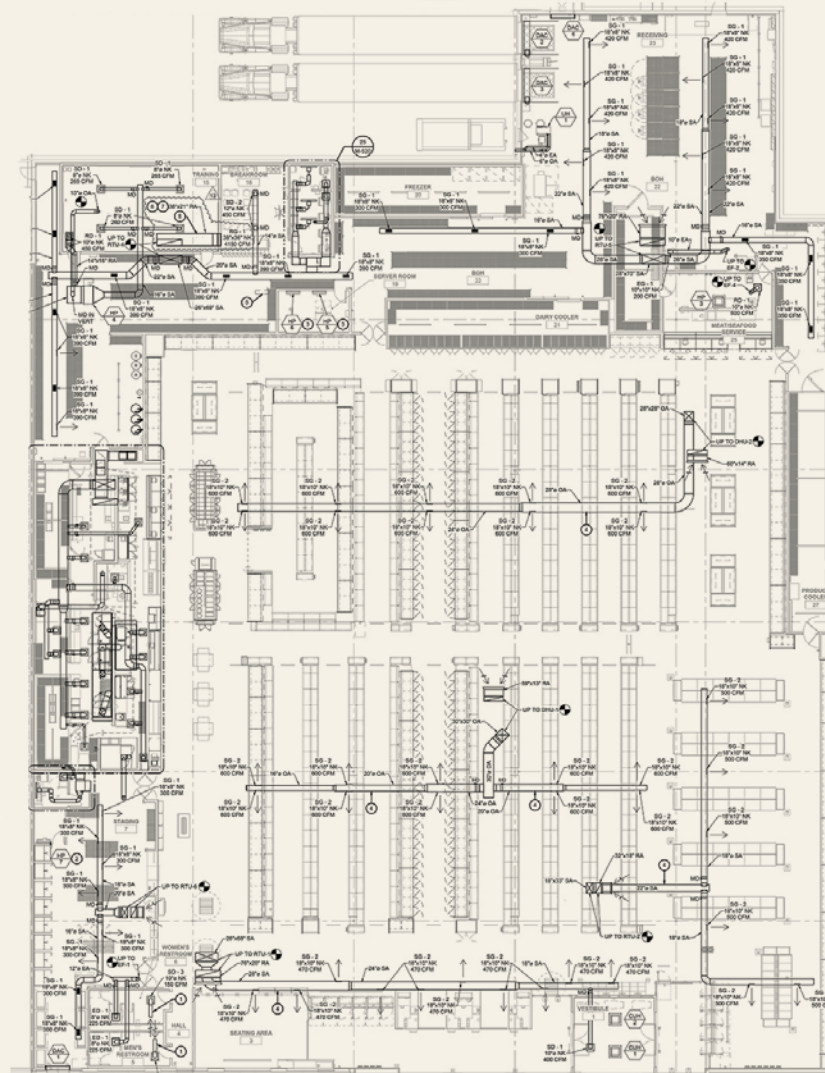


Harlem Avenue	23,165 VPD
Forest Preserve Drive	17,950 VPD

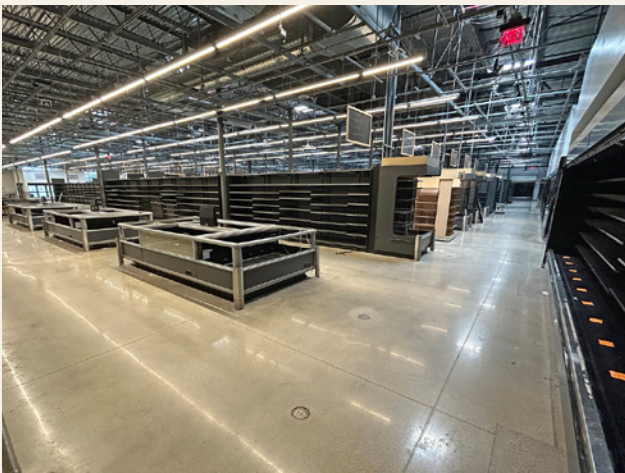
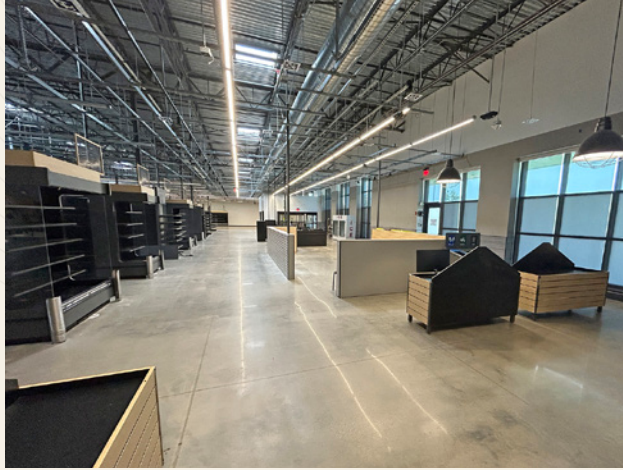
FLOOR PLAN & SPACE CONDITION

50,000 SF

- Fully built-out grocery store.
- FF&E is available.



SPACE PHOTOS





4211 N. Harlem Ave
Norridge, IL 60706

NORRIDGE RETAIL AERIAL

MARKET COVERAGE



Demographics

	2026	1 Mile	3 Miles	5 Miles
Total Population		27,550	289,617	687,390
Total Households		10,859	111,057	260,449
Total Daytime Population		12,686	90,435	265,711
Average HH Income		\$123,929	\$126,912	\$133,315
Median Age		43.9	40.4	39.2

Annual Total Consumer Expenditure

 Apparel & Services	miles	1	\$23.01 M
		3	\$242.61 M
		5	\$573.44 M
 Food at Home	miles	1	\$72.79 M
		3	\$761.92 M
		5	\$1.8 B
 Food Away from Home	miles	1	\$50.8 M
		3	\$535.44 M
		5	\$1.27 B
 Personal Care	miles	1	\$11.64 M
		3	\$122.73 M
		5	\$290.19 M

NORRIDGE COMMONS



For More Information, Contact:

Contact

Matthew Smetana

630-572-5632

msmetana@edgemarkllc.com

Contact

Michael Wesley

630-572-5610

mwesley@edgemarkllc.com



EDGEMARK



Scan QR Code or visit
www.futureweppagename.com
to view our national portfolio

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-CENTRAL- 07/30/26

