

CBRE

The O'Hare Chicago Connection



82
01

HIGGINS

3 ACRE DEVELOPMENT OPPORTUNITY

EXCELLENT BRANDING OPPORTUNITY FOR CORPORATE HEADQUARTERS OR RETAIL

O'HARE CONNECTED



O'HARE PRIMARY LABOR POOL:
1.6M EMPLOYEES

Located in the O'Hare submarket, 8201 Higgins provides an opportunity to lease, build to suit, or purchase. The approximately 3 acre site is situated along I-90 and is only 2.5 miles from O'Hare International Airport, where the city of Chicago meets the suburbs. Its proximity to public transportation and driver-friendly location provides unparalleled branding opportunities for corporate headquarters or retail.

**82
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HIGGINS



Available for immediate development



Office, retail, or combo (up to 500,000 SF)



14.5 miles to DT Chicago



Transit and driver-friendly location
(Cumberland L stop – half mile away,
only four way interchange in the O'Hare
submarket – quarter mile away)



SpringHill Suites by Marriott adjacent,
and walking distance to numerous
restaurants



2 miles to Edison Park Metra stop,
served by PACE



211,000 VPD via I-90



24,400 VPD via Higgins Rd.



19,500 city-bound CTA Blue Line riders
pass by per day



35,000 O'Hare bound CTA Blue Line
riders pass by per day



200,000 airline passengers pass over
on take off and/or landing per day



Visible by 163,569,000 people per year

DEMOGRAPHICS



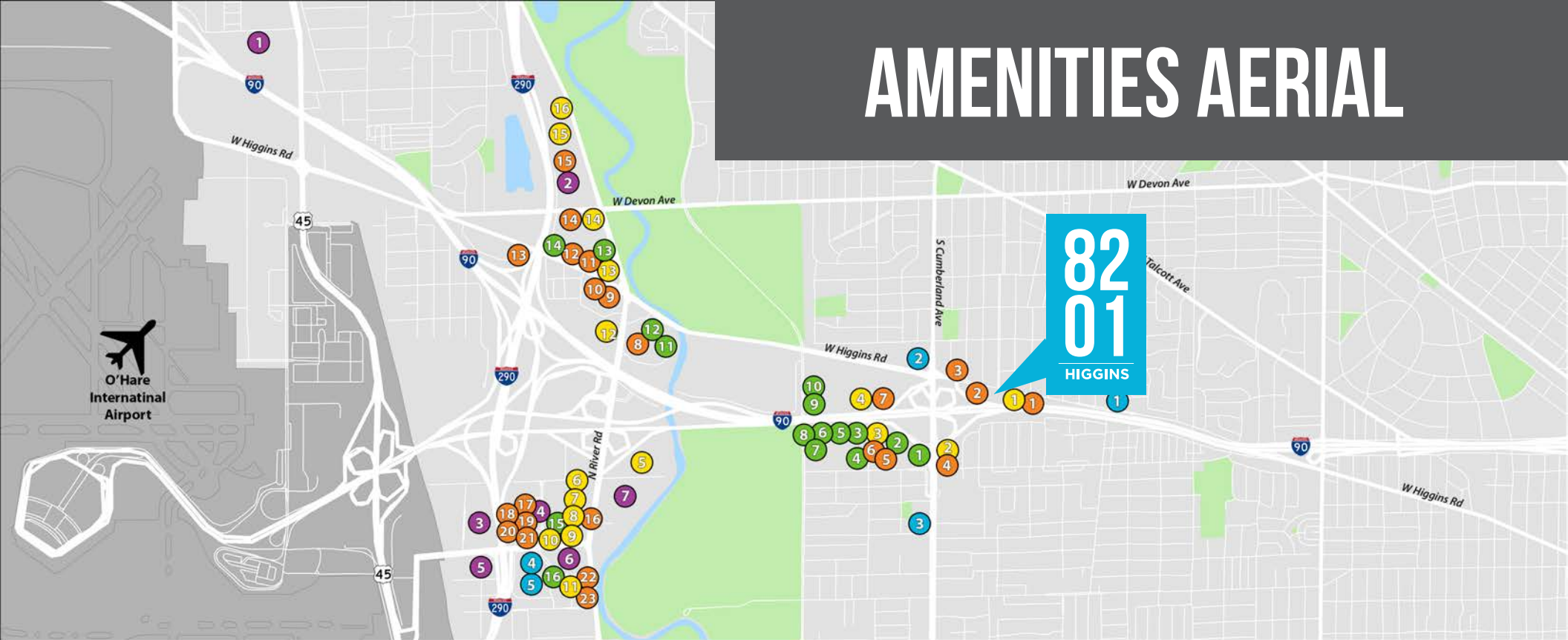
1-MILE RADIUS	2-MILE RADIUS	3-MILE RADIUS
POPULATION		
24,052	79,098	164,192
DAYTIME POPULATION		
32,618	98,106	186,206
TOTAL HOUSEHOLDS		
9,974	32,621	65,584

30.5%

OF THE SKILLED MILLENNIAL POPULATION
IN THE METRO AREA RESIDES IN THE
8201 HIGGINS LABOR POOL



AMENITIES AERIAL



Corporate

- 1) US Cellular
- 2) APICS
- 3) True Value
- 4) Advocate Medical Group
- 5) Power Construction Company
- 6) First Midwest Bank
- 7) Lawson Products
- 8) Komatsu
- 9) Valspar
- 10) Littlefuse
- 11) Central States Funds
- 12) US Foods
- 13) Reyes Holdings
- 14) MB Financial
- 15) Big Ten Network
- 16) Cisco Systems

Dining

- 1) Outback Steakhouse
- 2) Hooters
- 3) D'Agostinos Pizza
- 4) Bar Louie
- 5) Asado Urban Grill
- 6) Starbucks
- 7) Brickton
- 8) Carlucci Rosemont
- 9) Giordano's
- 10) Gene & Georgetti
- 11) Starbucks
- 12) Ram Restaurant & Brewery
- 13) TGI Fridays
- 14) Gino's East Rosemont
- 15) Hugo's Frog Bar
- 16) Gibsons Bar & Steakhouse
- 17) Five Roses Pub
- 18) Hofbrauhaus
- 19) Adobe Gilas
- 20) Park Tavern
- 21) Bub City
- 22) The Capital Grille
- 23) McCormick & Schmick's

Retail

- 1) Walgreens
- 2) Mariano's
- 3) LA Fitness
- 4) Rosemont Shopping Outlet
- 5) Fashion Outlets of Chicago

Hospitality

- 1) SpringHill Suites
- 2) Holiday Inn
- 3) Renaissance Suites
- 4) Marriott
- 5) Hyatt Regency
- 6) Hilton
- 7) Embassy Suites
- 8) Double Tree by Hilton
- 9) Crowne Plaza
- 10) Aloft Chicago O'Hare
- 11) Loews Chicago O'Hare
- 12) The Westin
- 13) Hampton Inn & Suites
- 14) Hyatt Rosemont
- 15) Courtyard by Marriott

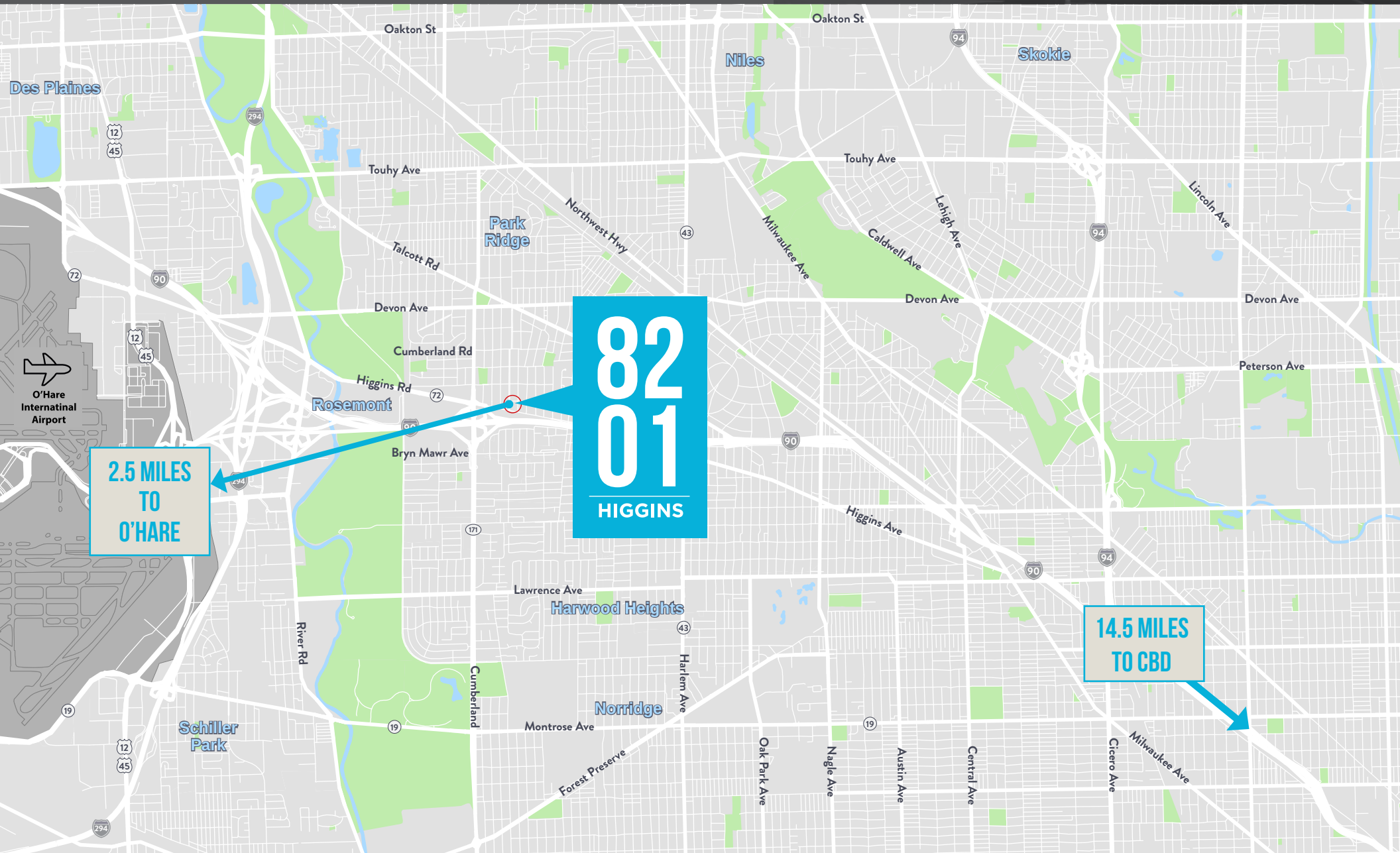
Entertainment

- 1) Allstate Arena
- 2) Rivers Casino & Resort
- 3) Impact Field
- 4) Parkway Bank Park Entertainment District
 - iFLY
 - AMC Rosemont
 - Kings Dining & Entertainment
 - Joe's Live
 - Zanies Comedy Club
 - The Big Ten Experience
 - Free Summer Concert Series
- 5) The Pearl District
 - Dave & Busters
 - Future Restaurants/Entertainment
- 6) Rosemont Theatre
- 7) Donald E Stephens Convention Center

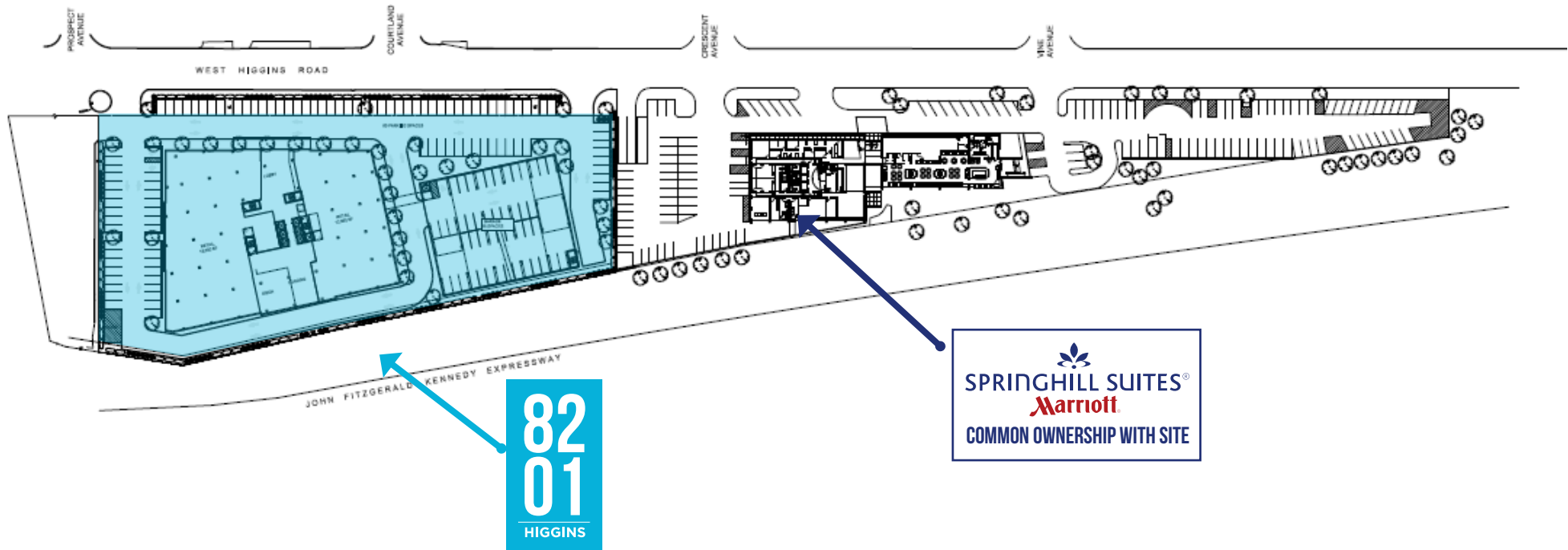
LOCATION MAP



EASY ACCESS TO I-90, I-190, I-294,
CTA BLUE LINE, METRA NORTHWEST LINE



SITE PLAN



AERIAL

UNPARALLELED SIGNAGE
OPPORTUNITY VISIBLE TO
163,569,000
PEOPLE PER YEAR



LA FITNESS

RENAISSANCE
HOTELS

Marriott
HOTELS · RESORTS · SUITES

cta
Blue Line
Cumberland
Stop

H
Holiday Inn

MARIANOS

SPRINGHILL SUITES®
Marriott
(Common ownership with
adjacent site!)

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HIGGINS

AERIAL

O'Hare International Airport

RENAISSANCE
HOTELS

Marriott
HOTELS - RESORTS - SUITES

cta
Blue Line
Cumberland
Stop

LAIFITNESS.

Holiday Inn

MARIANO'S
Fresh Market

FOUR-WAY INTERCHANGE

Cumberland Ave

90

82
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HIGGINS

SPRINGHILL SUITES
Marriott
(Common ownership with
adjacent site!)

PROMINENT
CHICAGO
ADDRESS



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HIGGINS

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