

RETAIL FREESTANDING *Signature Visibility*

North Riverside Regional Trade Area

AVAILABLE IMMEDIATELY

Pylon & Building Signage

2,368 +- Square Feet

125' Harlem Ave. Frontage

Parking for 25 Cars

High Traffic

In Your Face Visibility

2704 S. Harlem Ave, Riverside, IL 60546

URBAN POPULATION DENSITY METRICS

	1 Mile	3 Mile	5 Mile
POPULATION	25,758	227,036	667,713
DAYTIME POPULATION	24,214	195,540	551,035
AVG HH INCOME	\$90,448	\$82,565	\$80,627
ENTERTAINMENT SPEND	\$30,464,437	\$231,952,838	\$622,697,635



INCLINE REAL ESTATE
Commercial Real Estate Advisors

319 Uvedale Rd, Riverside, IL

Contact Jeff Cermak, CCIM

-Exclusive Agent-

708-447-0112 / jcermak@ccim.net



2704 S. Harlem Ave. Riverside, IL



2704 S. Harlem Ave. Riverside, IL Traffic Map

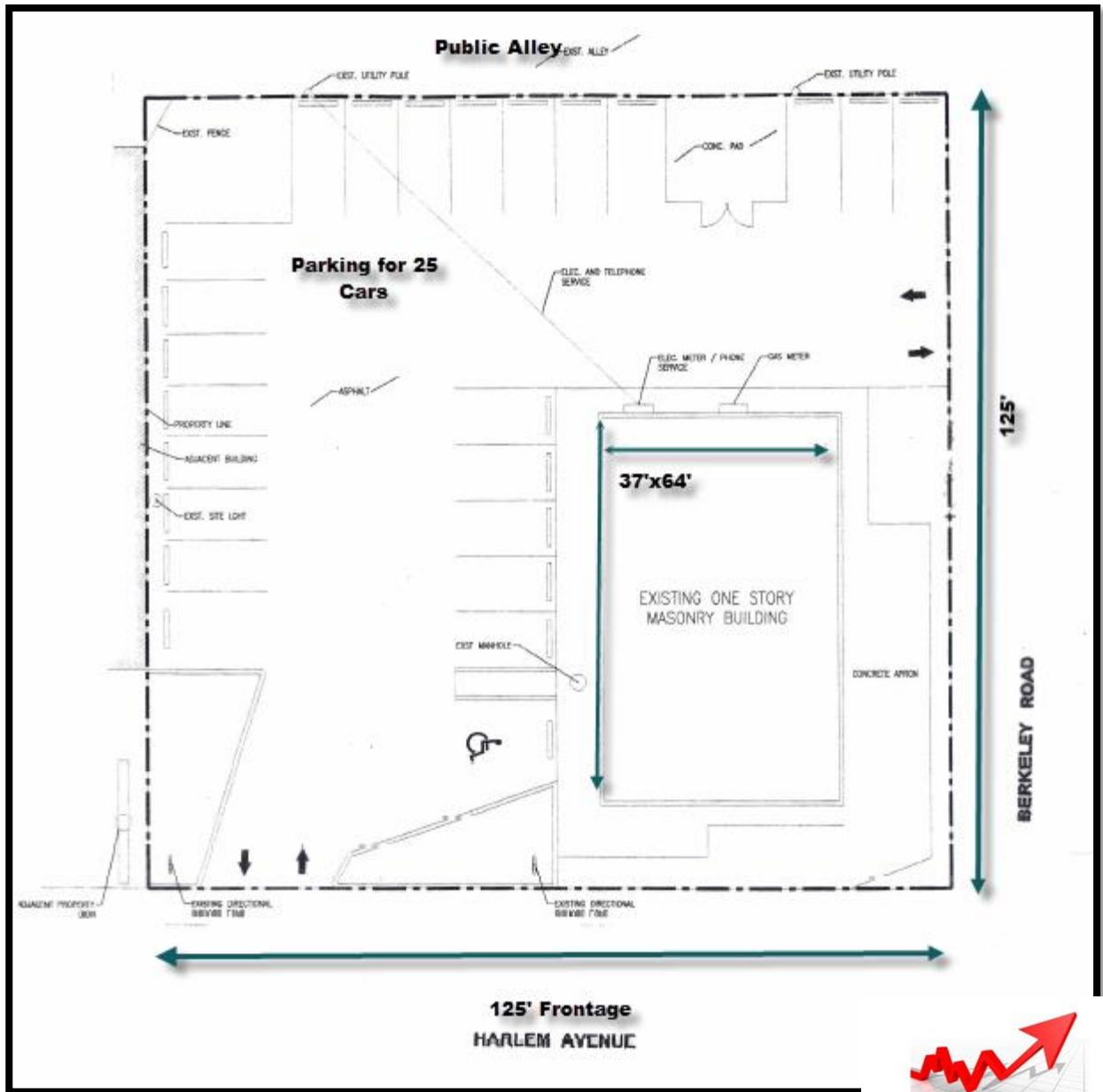


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2704 S. Harlem Ave.

Riverside, IL

Site Plan



2704 S. Harlem Ave. Riverside, IL

***FLOOR PLAN
"AS BUILT"**

