



FOR SALE

NEC S. Harlem Ave. & W. College Dr. | Palos Heights, IL

ASKING PRICE

- \$3,500,000

AVAILABLE AREA

- 97,856 SF Lot (2.24 AC)
Palos Heights Gateway location

PROPERTY HIGHLIGHTS

- **Prime location:** Ideal for commercial, restaurant, or medical
- Situated in the **Commercial Friendly** area of Palos Heights
- **Excellent visibility** with multiple access points

LOCATION

- **Fronting busy S. Harlem Ave.:** with access to W. West College Drive
- **Far corner for northbound S. Harlem**
Traffic at lighted intersection
- **Conveniently located** just south of I-294 and east of US Rt 45 (LaGrange Rd)

DEMOGRAPHICS

Radius	1 mile	3 mile	5 mile
Pop.	7,123	87,199	296,652
Total HH	2,750	35,273	114,395
Avg. Inc.	\$121,745	\$103,987	\$104,701

Traffic Count: 50,800 vehicles per day.
(S. Harlem Ave & W. College Dr)

TAXES

- **2024 Real Estate Taxes:** \$26,451.94

