



FOR SALE

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

ASKING PRICE

• \$1,500,000

AVAILABLE AREA

• **45,467 SF Lot**
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:** \$12,290.41

