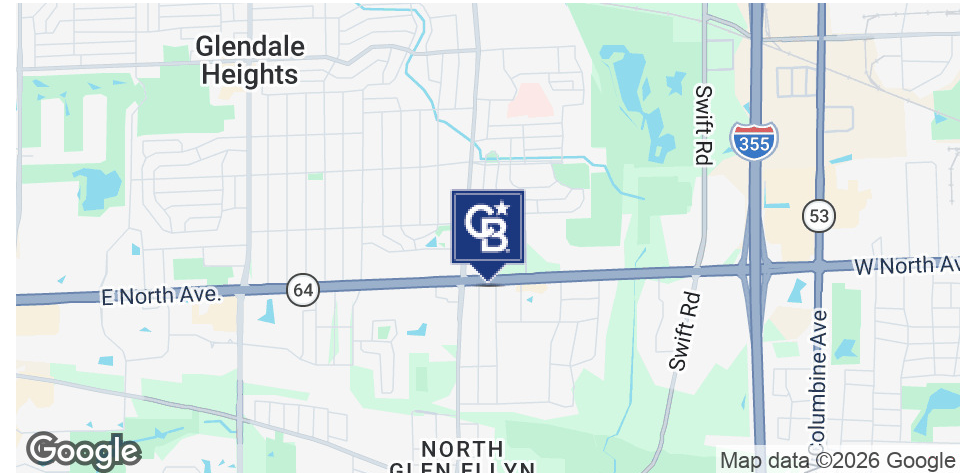
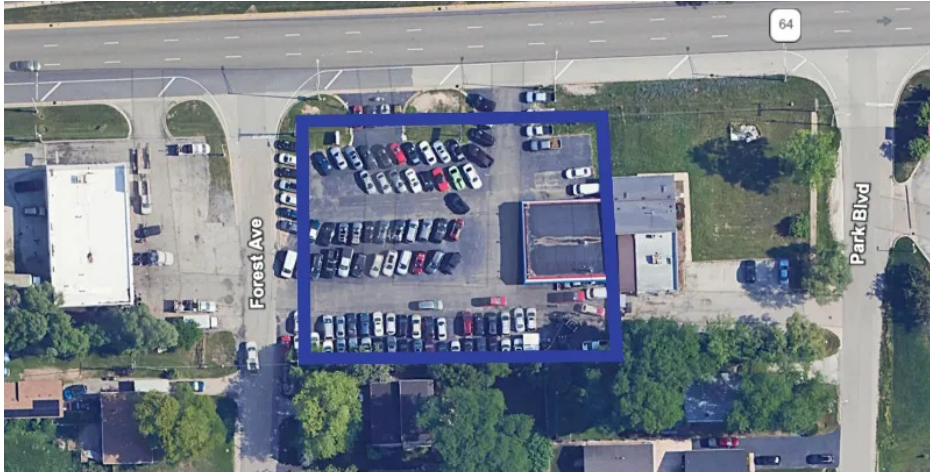


For Sale

635 E North Avenue
635 E North Avenue Glendale Heights, IL 60139



PROPERTY DESCRIPTION

Fantastic Investment/Development Opportunity in Glendale Heights!! Available for sale is a 0.72± AC corner lot, currently leased to a car dealership!! The property features 2 access points on North Avenue (VERY RARE) and 1 access point on Forest Avenue. Conveniently located just west of I-355, on the Eastbound Side. An optimal investment already producing income, with great future development potential. Shouldn't be missed!!

PROPERTY HIGHLIGHTS

- Corner Lot
- 0.72± AC Lot w/ 2 access points on North Avenue (IL-64) and 1 access point on Forest Avenue
- Currently Leased
- Close proximity to I-355

Mike Velasco
Sr. Commercial Executive
(847) 409-0232
mike.velasco@cbscnrt.com

OFFERING SUMMARY

Sale Price:	\$1,900,000
Lot Size:	0.72± Acres
Zoning:	C-3
PINs:	05-02-201-036, 05-02-201-002, 05-02-201-033, 05-02-201-032
Taxes (2025):	\$13,024.28



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photos

635 E North Avenue
635 E North Avenue Glendale Heights, IL 60139

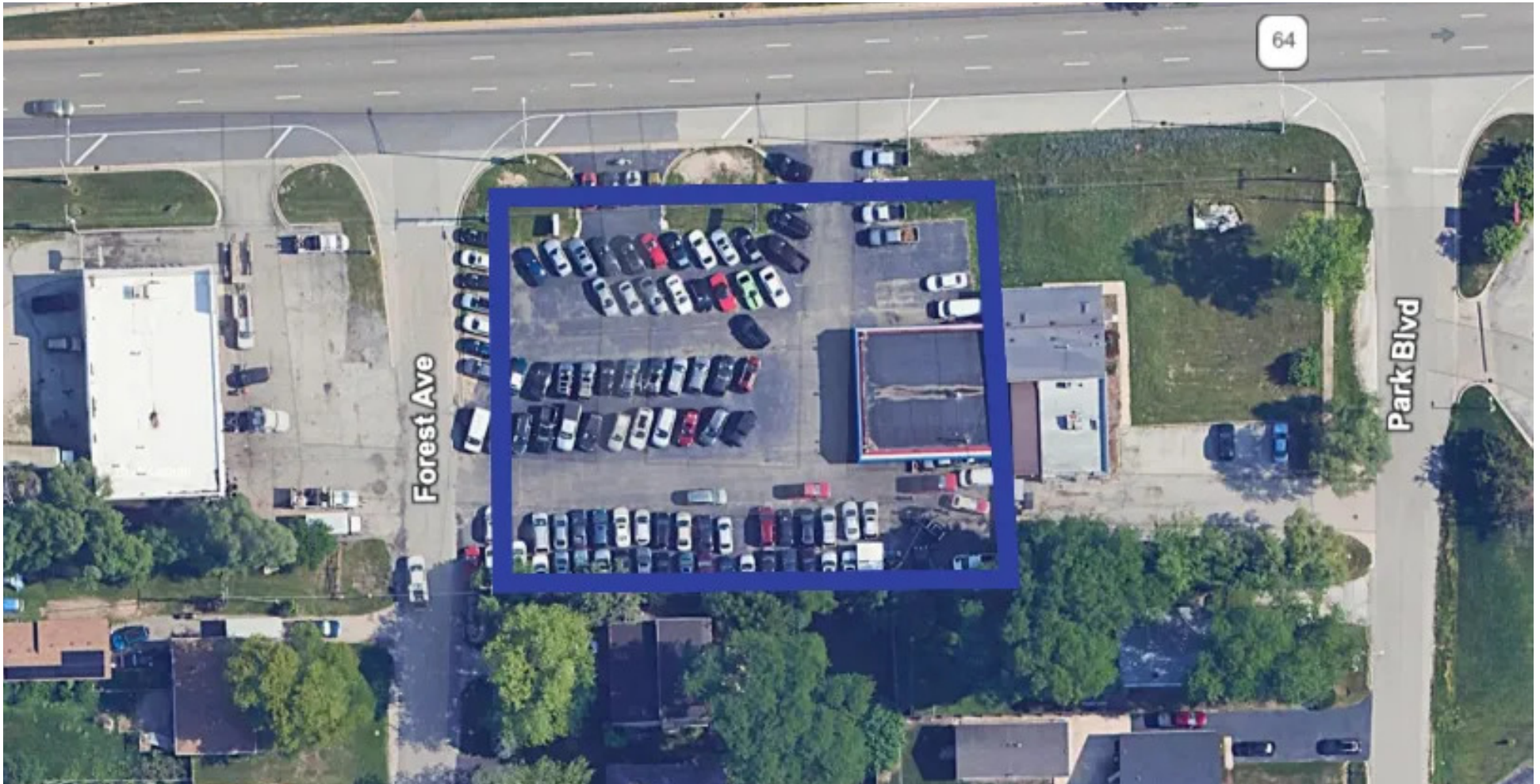


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Aerial Photo

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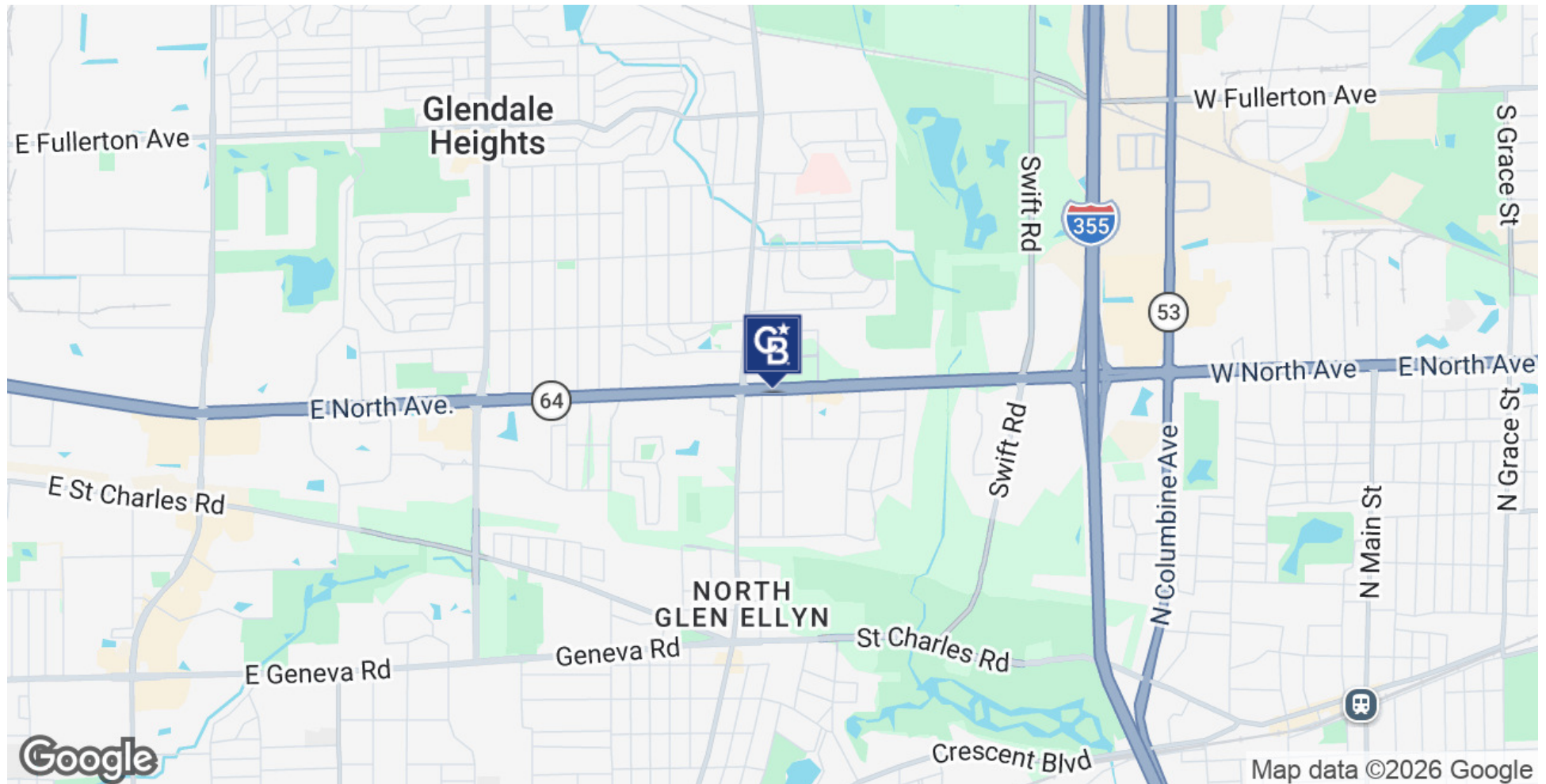
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Location Map

635 E North Avenue

635 E North Avenue Glendale Heights, IL 60139



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Demographics

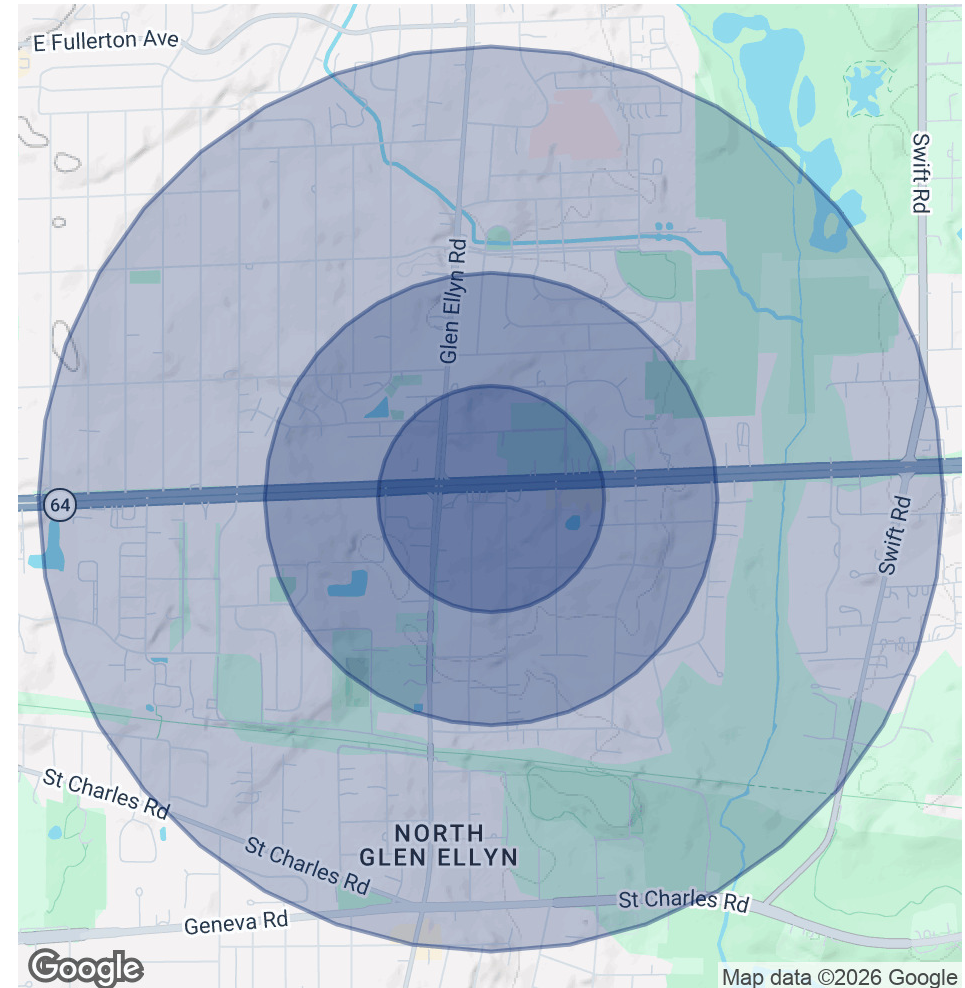
635 E North Avenue

635 E North Avenue Glendale Heights, IL 60139

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	628	3,331	12,574
Average Age	39.3	37	36.9
Average Age (Male)	34.8	33.3	34.2
Average Age (Female)	42.2	40.7	39.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	209	1,122	4,167
# of Persons per HH	3	3	3
Average HH Income	\$121,983	\$125,744	\$135,707
Average House Value	\$322,761	\$279,557	\$339,255

2023 American Community Survey (ACS)



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