

PRIME RETAIL SPACE AVAILABLE

3122 W NORTH AVENUE,
STONE PARK, IL 60165

FOR LEASE – 1,244 SF



Property Information

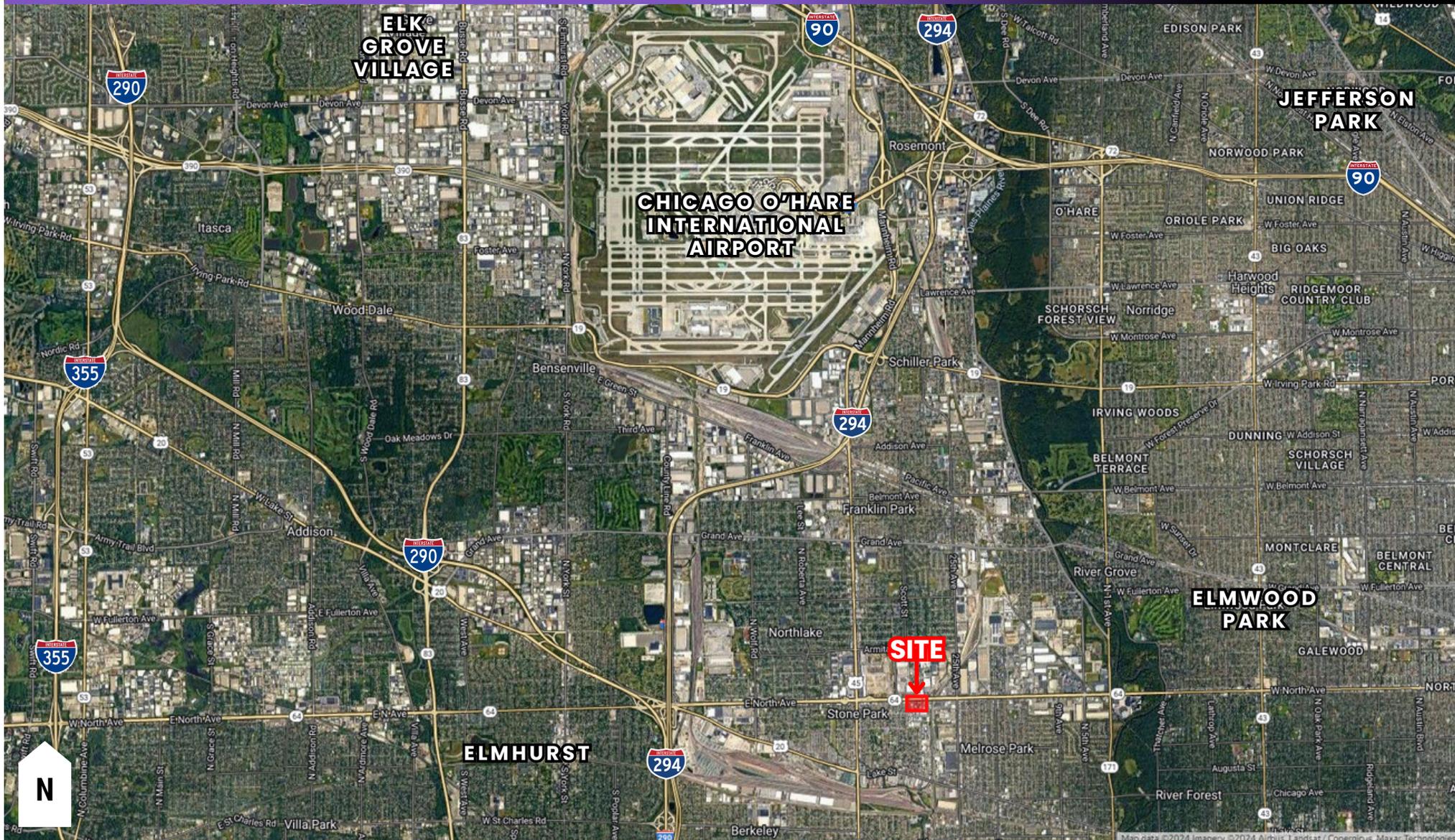
- High visibility on busy North Avenue (major traffic corridor).
- Easy access to I-294 and I-290 for regional reach.
- Strong daytime population from nearby industrial & service employers supports strong customer flow.
- Pro-business zoning encourages commercial development.
- Proximity to O'Hare Airport boosts logistics and travel-related business.
- Building and Pylon Signage Available

Demographics

	Population	Average Household Income	Businesses
1 Mile:	19,607	\$85,538	759
3 Miles:	148,742	\$108,097	4,849
5 Miles:	423,269	\$133,491	15,884

AERIAL | 3122 W NORTH AVENUE, STONE PARK, IL 60165

EXCELLENT ACCESSIBILITY FROM HWYS



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leasing@firstmidwestgroup.com

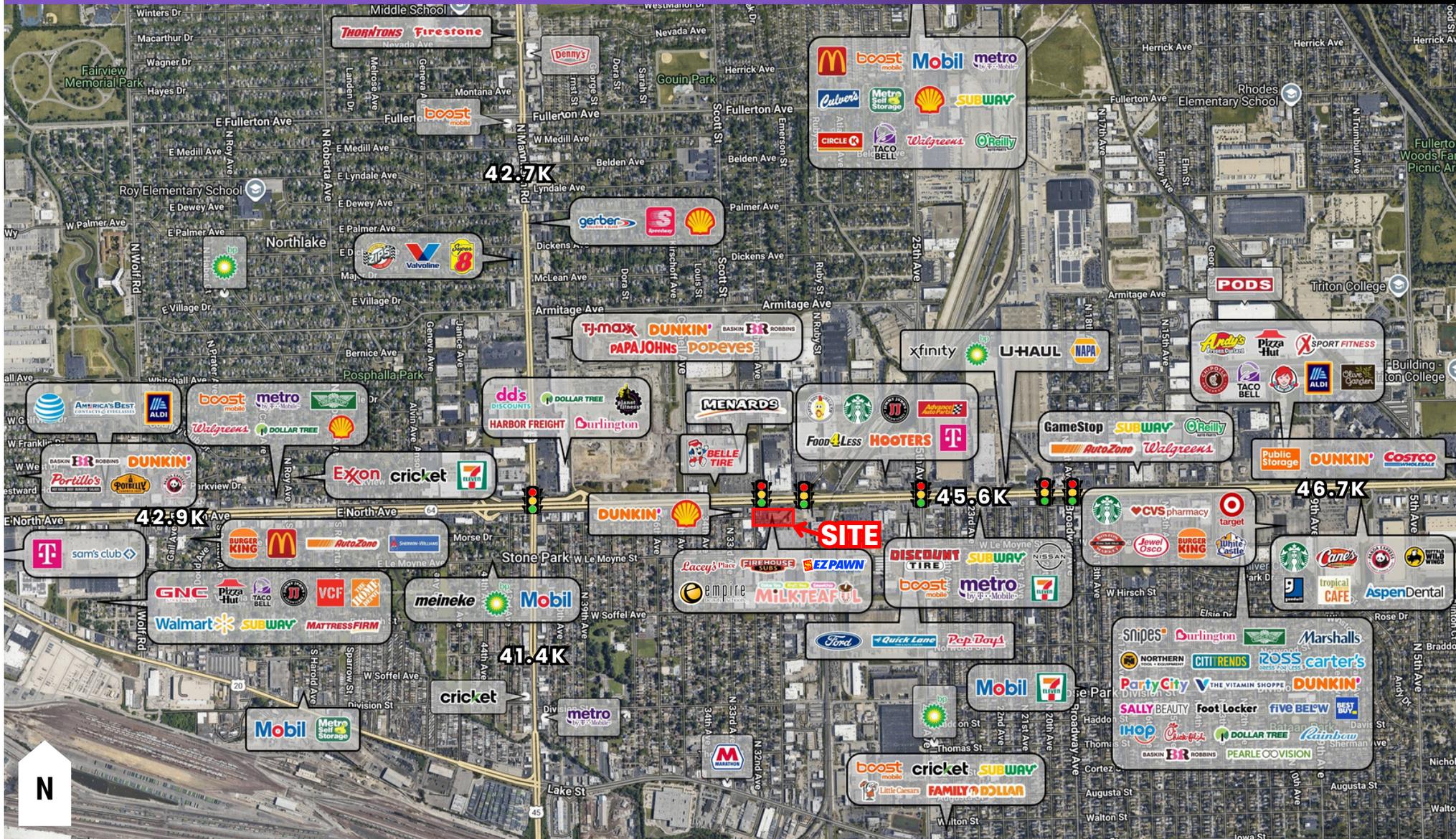


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SUPERIOR VISIBILITY - 45.6K VPD



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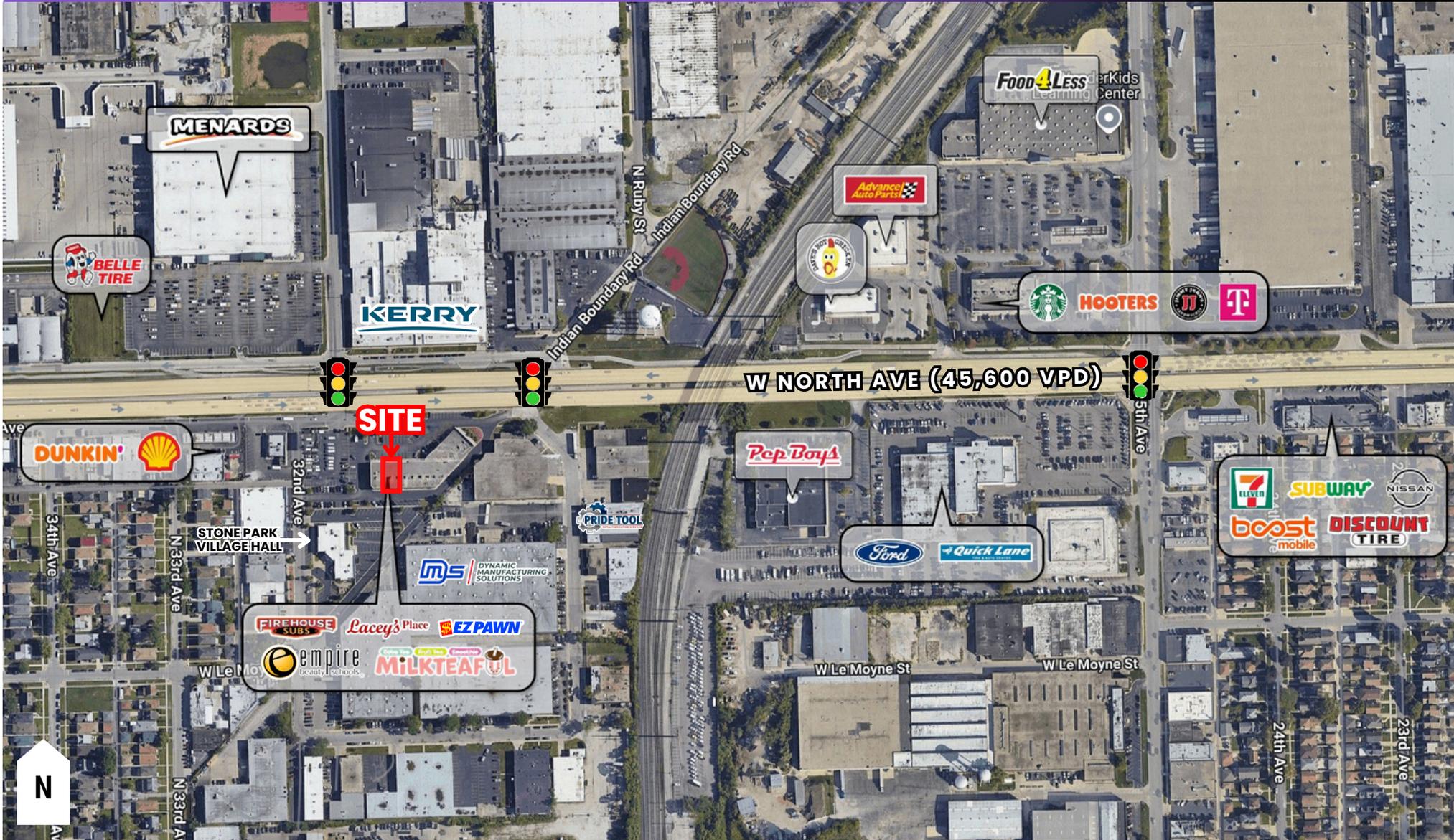


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SITE SURVEY | 3122 W NORTH AVENUE, STONE PARK, IL 60165

SITUATED NEAR TRAFFIC SIGNALS



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SITE PLAN | 3122 W NORTH AVENUE, STONE PARK, IL 60165

CURRENT SITE PLAN



W NORTH AVENUE



FRONTAGE

ROAD

AVENUE

32-nd

PUBLIC ALLEY

PUBLIC ALLEY

FIREHOUSE
SUBS

SITE

Lacey's FLAGE

EZPAWN

Empire
beauty schools

LOT 20

LOT 21



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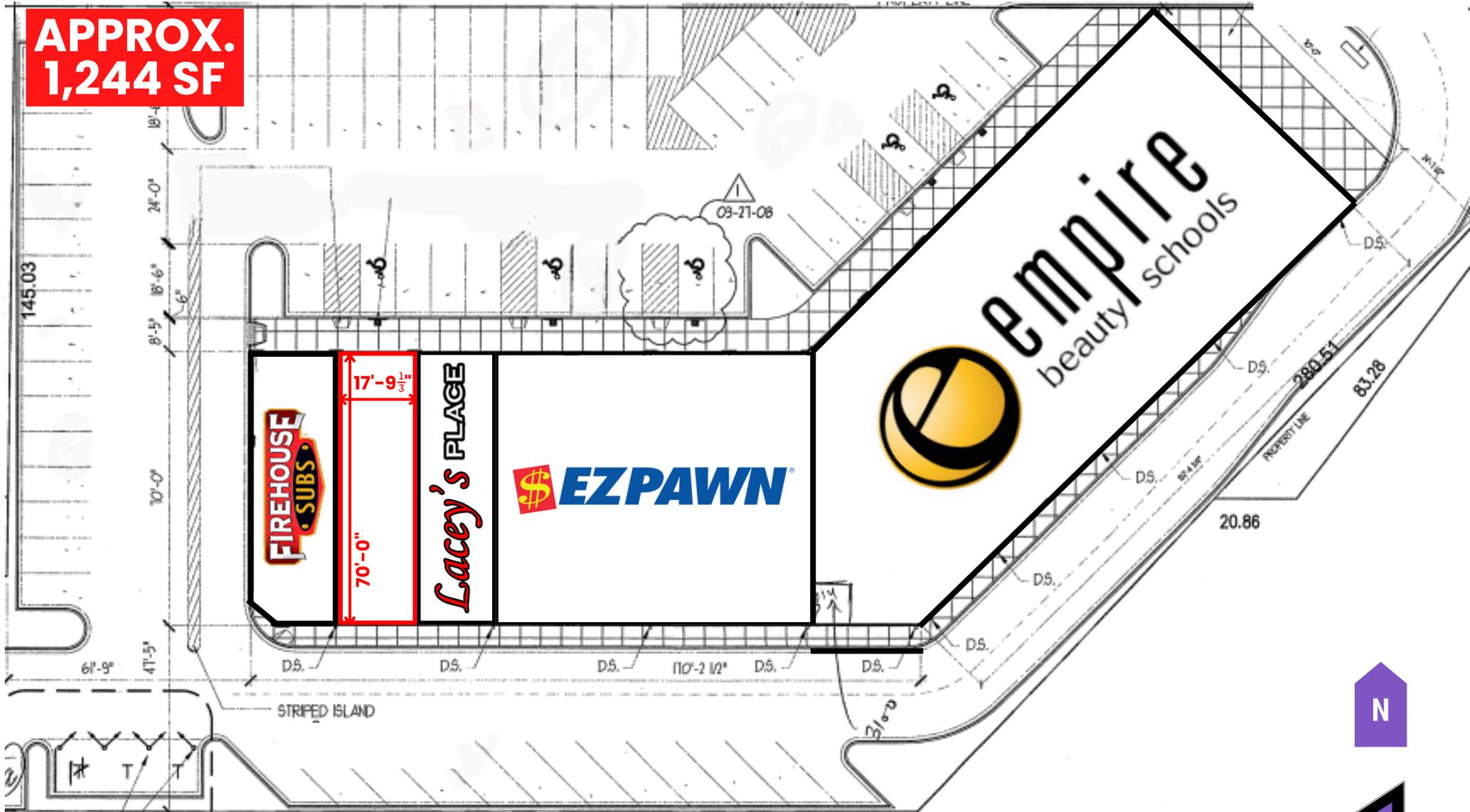
FLOOR PLAN | 3122 W NORTH AVENUE, STONE PARK, IL 60165

SUITE 3122 WITH DIMENSIONS

200 AMP | 120/208V | 3-PHASE PANEL

W NORTH AVENUE

**APPROX.
1,244 SF**



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