



RARE GROUND UP REDEVELOPMENT OPPORTUNITY

1420-1440 Higgins Road, Park Ridge IL



Site Features:

- **Ground up Development Site**
- **Total Lot Size: 2.19 Acres**
- **Zoned B-2: Variety of retail, service, and office**
- **25,000+ Vehicles Per Day on Higgins Road**

1 Mile Area Demographics

Population	41,862
Households	17,065
Housing Units	18,267
Median Income	\$72,336

Make Park Ridge your best business decision!

For more information or to schedule an appointment to visit this or other sites contact:

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Great ground-up redevelopment opportunity for retail, office, medical, educational, and hospitality users to take advantage of the bustling O'Hare Airport office and retail submarket. This 2.19-acre site is located in the heart of the O'Hare/Higgins Road commercial corridor with high visibility from 25,000+ VPD traffic volume. The site is less than 1 mile from the I-90 and I-294 interchanges, 0.5 miles from the Cumberland CTA Blue Line, and 2 miles from the Park Ridge and Rosemont Metra stations.

- Area tenants include: Mariano's, Starbucks, 7-Eleven, Baskin-Robins, Jiffy Lube, Chicago Marriott O'Hare, and First Midwest Bank.
- The site is 3 miles from the booming Fashion Outlets of Chicago and less than 2 miles from the 840,000 SF Donald E Stephens Convention Center.
- Numerous office tenants contribute to a significant daytime population including: True Value; Valsper Corporation; Littlefuse, Inc.; and Loyola Center for Health at Park Ridge.