

**AVAILABLE** +/- 1.2 AC Development Site on Highland Avenue 1811 South Highland Avenue | Lombard, Illinois



# Property Profile

Land Available	52,400 SF		1 mile	3 miles
Area Businesses	DuPage Medical Group, Yorktown Mall, Westin Hotel (500 rooms), Target, AMC Theater (17 screens)	Population	11,205	91,181
		Average HHI	\$84,933	\$100,629
		Households	5,397	36,930
Traffic Counts	17,300 VPD (Highland Ave)	Employment	18,749	98,069

## **Property Highlights**

- Two, 100'x 262' foot residential lots with frontage and access on Highland Avenue just north of 22nd Street
- Near the recently-renovated 1.5 million-square-foot Yorktown Mall (anchored by Carson's, Von Maur, and JC Penney) which is visited by over 10 million customers annually
- Over 3,500 hotel rooms in a 5-mile radius
- Dense, mature office market in surrounding area

### Contact

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www.hsacommercial.com

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in 🕨

5 miles

258,899

\$110,165

101,110

222,407



#### HSA Commercial: 100 S Wacker Drive, Suite 950 | Chicago, Illinois 60606 | www.hsacommercial.com

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice.

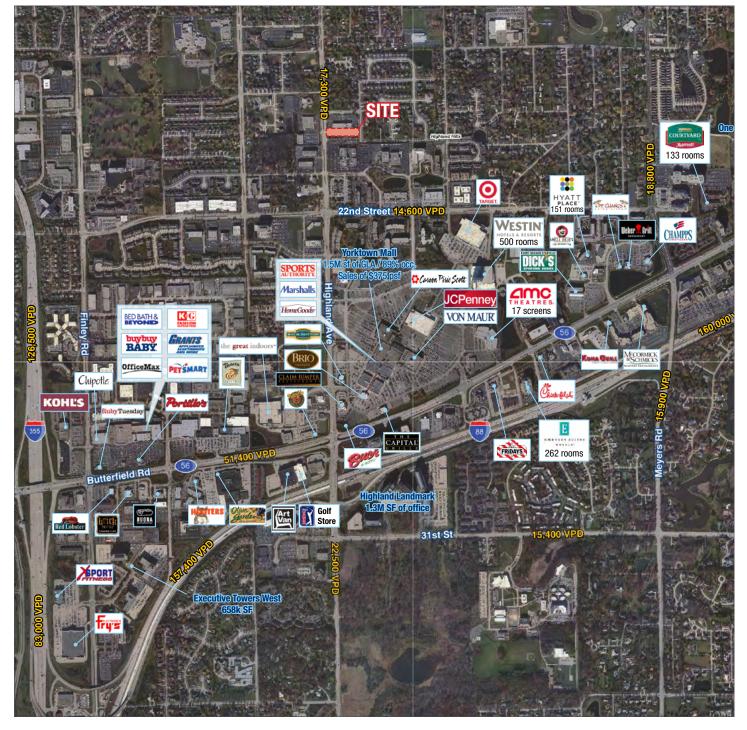


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## Market Aerial



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