

**COMMERCIAL DEVELOPMENT
 SITE FOR SALE**

OFFERING PRICE: \$697,000

800 IRVING PARK ROAD
 HANOVER PARK, IL 60133

Property Highlights:

- +/- 35,000 sf lot
- 255' Frontage
- B-2 Zoning (local business district)
 - Retail, Medical, Service
- Pylon sign
- Existing 1,700 sf building with 46 parking spaces and drive-thru
- APN: 07-29-300-003-0000
- [**CLICK HERE TO SEE VIDEO**](#)

Location Highlights:

- 34,790 VPD along Irving Park Road
- Strong retail & entertainment corridor
- Close proximity to transportation
 - 1.0 Miles to I-390 Interstate
 - 3.5 Miles to commuter Metra Station
- Developer friendly municipality
- Demographics (5-mile):
 - Population 275,722
 - Households 99,203
 - Average household income \$108,502



For More Information Contact:

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