

7120 N. Ridgeway Ave., Lincolnwood, IL

**\$950,000**



## Property Highlights

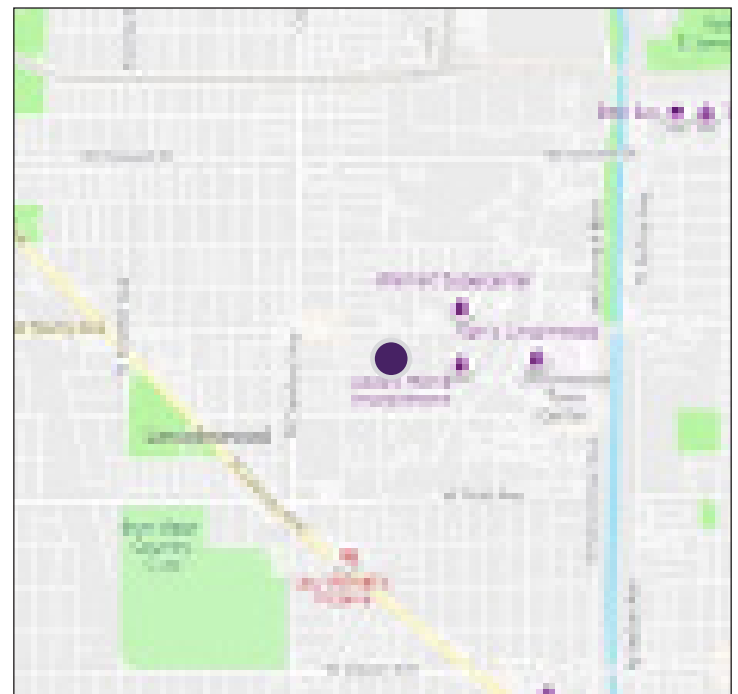
- 10,094 SF single-tenant building
  - 7,876 SF laboratory space
  - 2,218 SF office space
- 600 AMP electric
- Ceiling heights-14' Clear
- Approximately 15 parking spots
- Opportunity for user or investor
- Easy access to I-90/I-94 Edens Expressway, Lincoln Avenue, Touhy Avenue and McCormick Boulevard
- Part of the Northeast Industrial TIF District
- Land area: 20,174 SF
- Zoning: MB
- Taxes (2021): \$51,248.41

## Property Overview

Available for sale is a 10,094 square foot single-story industrial property situated on a 20,174 square foot lot in Lincolnwood, Illinois. The property has been improved with 7,876 square feet of laboratory space and 2,218 square feet of office space. This single-tenant building is the perfect opportunity for a user or an investor, with easy access to I-90/I-94 Edens Expressway and main thoroughfares as such McCormick Boulevard, Lincoln Avenue and Touhy Avenue.

Lincolnwood is a northern suburb of Chicago located approximately 12 miles from downtown. The village has a strong base of residential, commercial and light manufacturing properties. The area continues to experience growth in both residential and commercial development.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	17,148	293,708	748,503
Households	6,104	106,077	294,909
Median Income	\$75,781	\$66,455	\$71,739



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