

**FRIEDMAN
PROPERTIES**

Holiday Inn

cta Blue Line
Cumberland
Stop

Marriott
HOTELS · RESORTS · SUITES

MARIANO'S

**82
01**

HIGGINS

SPRINGHILL SUITES[®]
Marriott

JOIN
Chick-fil &

FOUR-WAY INTERCHANGE

W Higgins Rd

90



CANVAS

8201 W. Higgins Road

CHICAGO, ILLINOIS

1.6 acres Available for Lease

Along Higgins Road, east of Cumberland along I-90

FOR MORE INFORMATION, PLEASE CONTACT

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DEMOGRAPHICS



24k+

Total Population
1 Mile

79k+ 164k+
2 Miles 3 Miles



9k+

Total Households
1 Mile

32k+ 65k+
2 Miles 3 Miles



32k+

Daytime Population
1 Mile

98k+ 186k+
2 Miles 3 Miles

CHICAGO/O'HARE

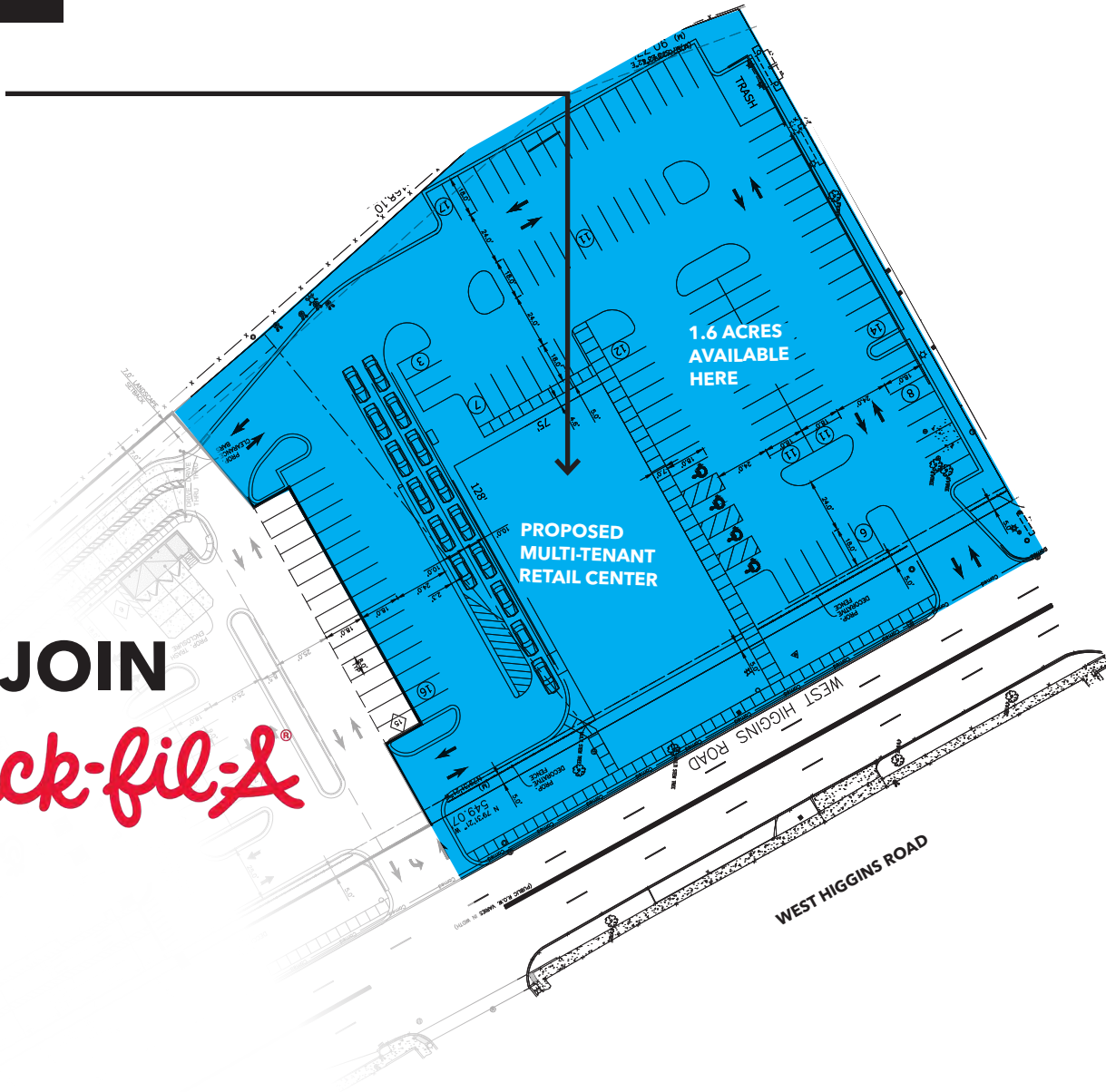
- Ground lease, build-to-suit or multi-tenant lease scenarios available
- Join a brand new Chick-fil-A drive-thru with I-90 visibility
- Retail opportunity immediately adjacent to Kennedy Expressway, in close proximity to O'Hare International Airport and the O'Hare/Rosemont submarket
- Located adjacent to Springhill Suites by Marriott and in walking distance to numerous restaurants
- Visible by more than 163 million people per year via automobiles and public transit
- Transit and driver-friendly location near the Cumberland L stop - half mile away, and the only four-way interchange in the O'Hare submarket - quarter mile away
- 2 miles to Edison Park Metra stop



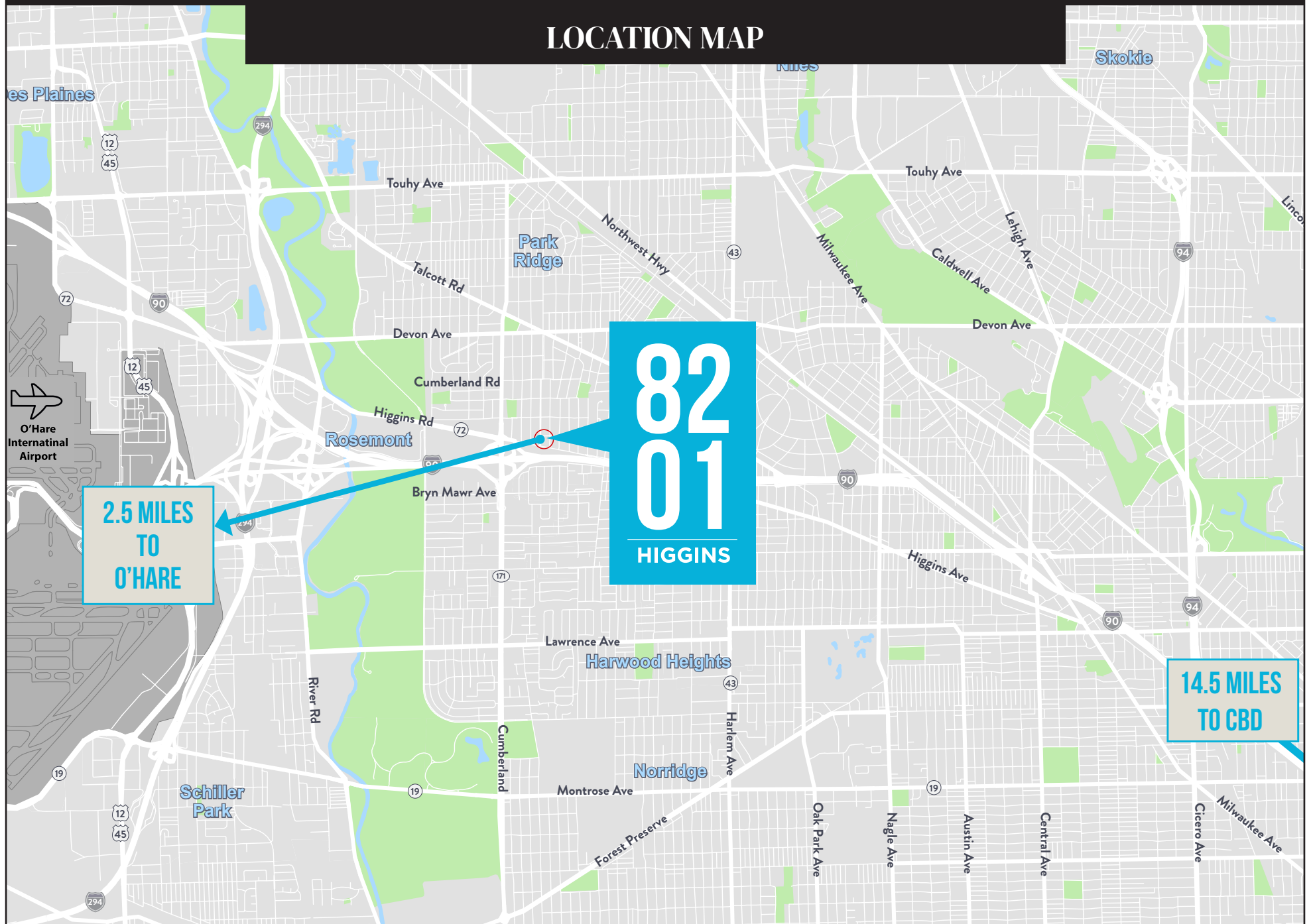
SITE PLAN

Drive-thru Opportunity
Also Available

JOIN
Chick-fil-A



LOCATION MAP

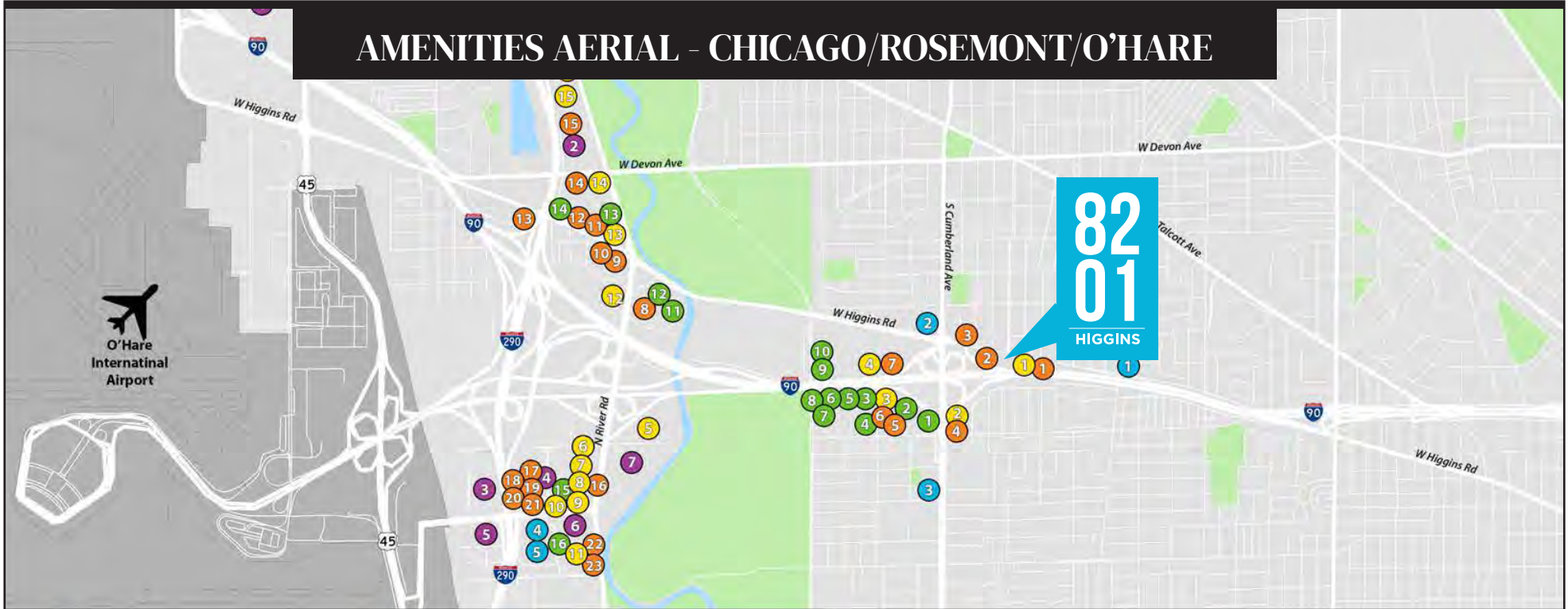


2.5 MILES
TO
O'HARE

82
01
HIGGINS

14.5 MILES
TO CBD

AMENITIES AERIAL - CHICAGO/ROSEMONT/O'HARE



Corporate

- 1) US Cellular
- 2) APICS
- 3) True Value
- 4) Advocate Medical Group
- 5) Power Construction Company
- 6) First Midwest Bank
- 7) Lawson Products
- 8) Komatsu
- 9) Valspar
- 10) Littlefuse
- 11) Central States Funds
- 12) US Foods
- 13) Reyes Holdings
- 14) MB Financial
- 15) Big Ten Network
- 16) Cysco Systems

Dining

- 1) Outback Steakhouse
- 2) Hooters
- 3) D'Agostinos Pizza
- 4) Bar Louie
- 5) Asado Urban Grill
- 6) Starbuck's
- 7) Brickton
- 8) Carlucci Rosemont
- 9) Giordano's
- 10) Gene & Georgetti
- 11) Starbuck's
- 12) Ram Restaurant & Brewery
- 13) TGI Fridays
- 14) Gino's East Rosemont
- 15) Hugo's Frog Bar
- 16) Gibsons Bar & Steakhouse
- 17) Five Roses Pub
- 18) Hofbrauhaus
- 19) Adobe Gilas
- 20) Park Tavern
- 21) Bub City
- 22) The Capital Grille
- 23) McCormick & Schmick's

Retail

- 1) Walgreens
- 2) Mariano's
- 3) LA Fitness
- 4) Rosemont Shopping Outlet
- 5) Fashion Outlets of Chicago

Hospitality

- 1) SpringHill Suites
- 2) Holiday Inn
- 3) Renaissance Suites
- 4) Marriott
- 5) Hyatt Regency
- 6) Hilton
- 7) Embassy Suites
- 8) Double Tree by Hilton
- 9) Crowne Plaza
- 10) Aloft Chicago O'Hare
- 11) Loews Chicago O'Hare
- 12) The Westin
- 13) Hampton Inn & Suites
- 14) Hyatt Rosemont
- 15) Courtyard by Marriott

Entertainment

- 1) Allstate Arena
- 2) Rivers Casino & Resort
- 3) Impact Field
- 4) Parkway Bank Park Entertainment District
 - iFLY
 - AMC Rosemont
 - Kings Dining & Entertainment
 - Joe's Live
 - Zanies Comedy Club
 - The Big Ten Experience
 - Free Summer Concert Series
- 5) The Pearl District
 - Dave & Busters
 - Future Restaurants/Entertainment
- 6) Rosemont Theatre
- 7) Donald E Stephens Convention Center

STREET MAP

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CHICAGO, ILLINOIS

AVAILABLE FOR LEASE



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