

RETAIL/RESTAURANT SPACE
AVAILABLE FOR LEASE

800 W. Higgins Rd.
PARK RIDGE - IL



CANVAS

PARK RIDGE

Located at the Northeast corner of
Higgins & Brophy

HIGHLIGHTS

- Brand new retail development in Park Ridge with a Dunkin' & Baskin-Robbins drive-thru
- 2,512 SF (divisible) endcap available with exceptional visibility, prominent frontage, and pylon signage opportunity
- Prime location just minutes from O'Hare International Airport, one of the busiest airports in the country
- Ideal for restaurant, retail, medical, fitness, and service users
- Excellent traffic counts of 32,900 VPD at Higgins & Cumberland

NEIGHBORHOOD RETAILERS



DEMOGRAPHICS



157k+
Total Population
3 Miles

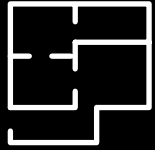


\$145k+
Average HH Income
3 Miles

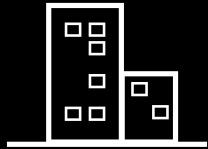


178k+
Daytime Population
3 Miles

SPACE AVAILABLE

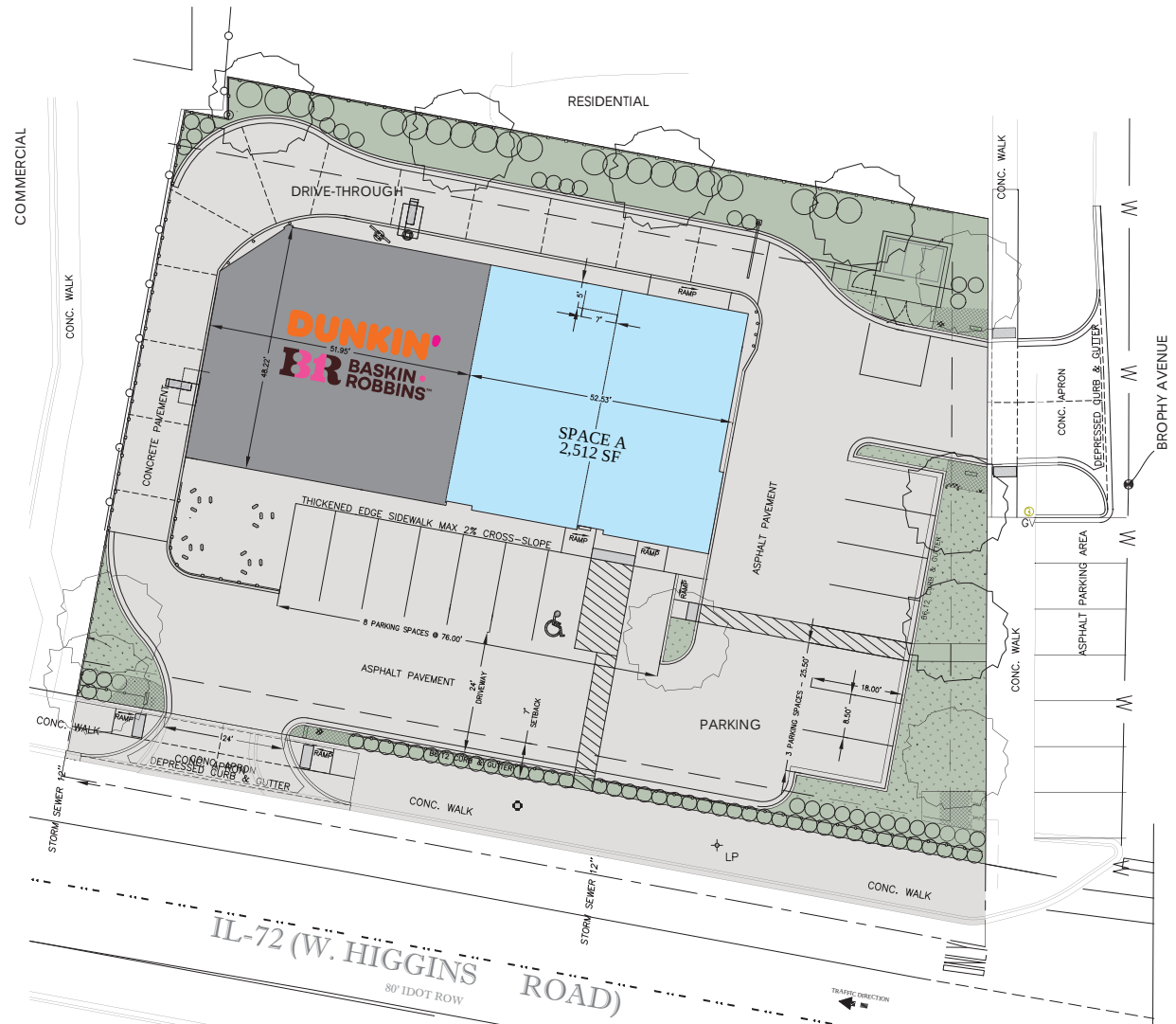


2,512 sf
Total

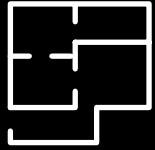


52.53 ft
Frontage on Higgins

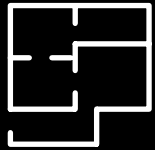
SITE PLAN



SPACE AVAILABLE

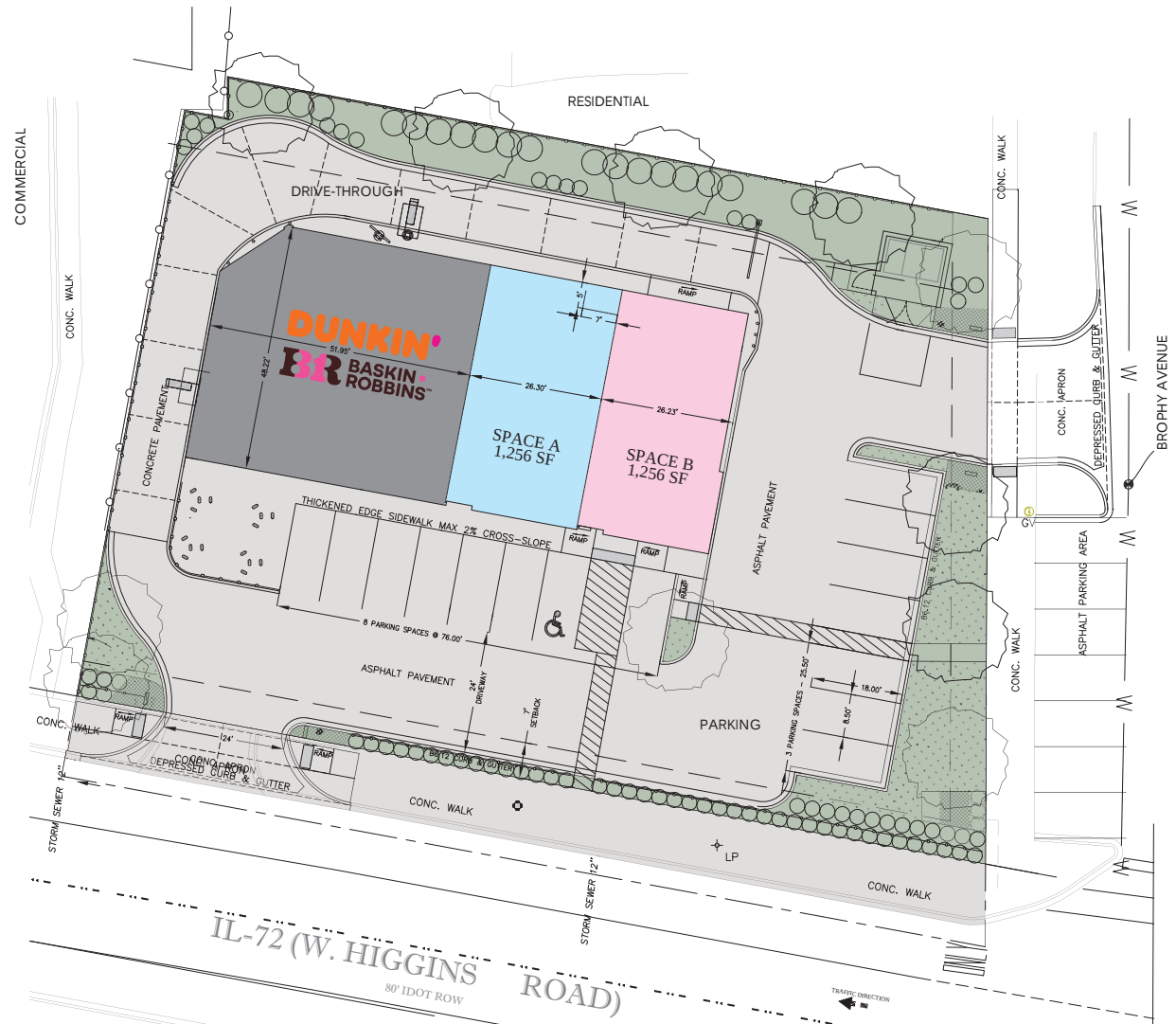


1,256 sf
Space A

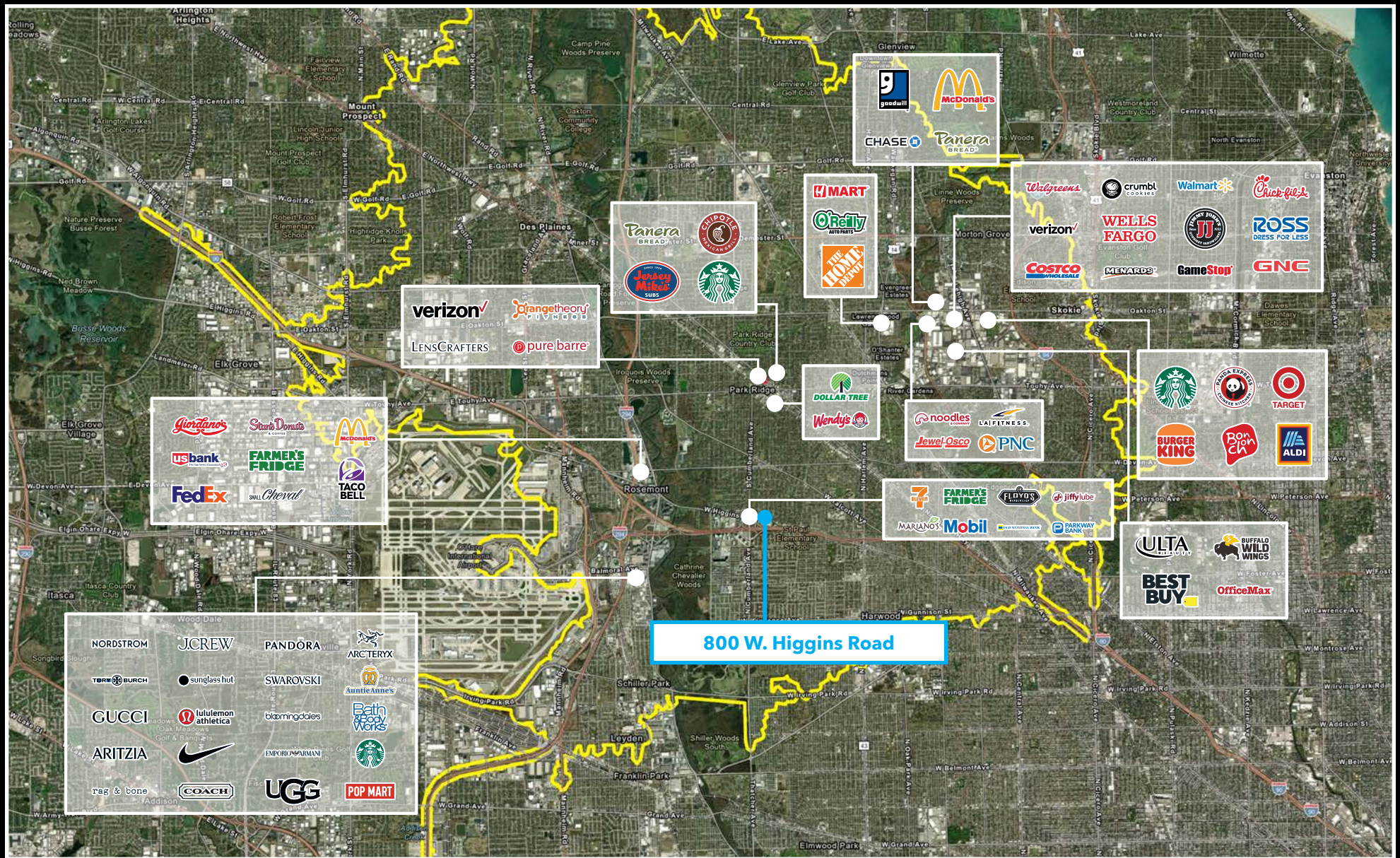


1,256 sf
Space B

SITE PLAN (DEMISED)







FOR MORE INFORMATION, PLEASE CONTACT

CANVAS

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