

STONE REAL ESTATE

# VILLAGE GREEN SHOPPING CENTER

648-678 N. NORTHWEST HWY & 545-575 BUSSE HWY | PARK RIDGE, IL



**1,600**

Square Feet Available



**206K**

Daytime Population in a Five Mile Radius



## Premier Retail Space Available

### PROPERTY DESCRIPTION

- Located less than one mile from Downtown Park Ridge;
- Excellent visibility from Northwest Highway and Busse Highway;
- Ample parking spaces for tenants and customers;
- Close proximity to Interstate 90 and 294 which connects to surrounding suburbs;
- High demand center with three new lease signings in the past twelve months.



**\$199K**

Average HH Income in a One Mile Radius



**33.4K**

Vehicles Per Day

### DEMOGRAPHICS

|                    | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------|-----------|-----------|-----------|
| POPULATION         | 18,853    | 156,810   | 363,640   |
| HOUSEHOLDS         | 6,975     | 61,430    | 140,224   |
| AVERAGE HH INCOME  | \$199,976 | \$147,056 | \$146,960 |
| DAYTIME POPULATION | 5,911     | 111,492   | 206,763   |

### AREA CO-TENANTS



**TRADER JOE'S**



**ATHLETA**



**363K**

People in a Five Mile Radius

### EXCLUSIVE AGENTS

**Ves Pavlovic** 312/782-1374  
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**Noah O'Neill** 312/245-5206  
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This information is from sources we deem to be reliable, however nothing contained herein should be construed as a representation on our part, as no independent verification of the information has been made by us.



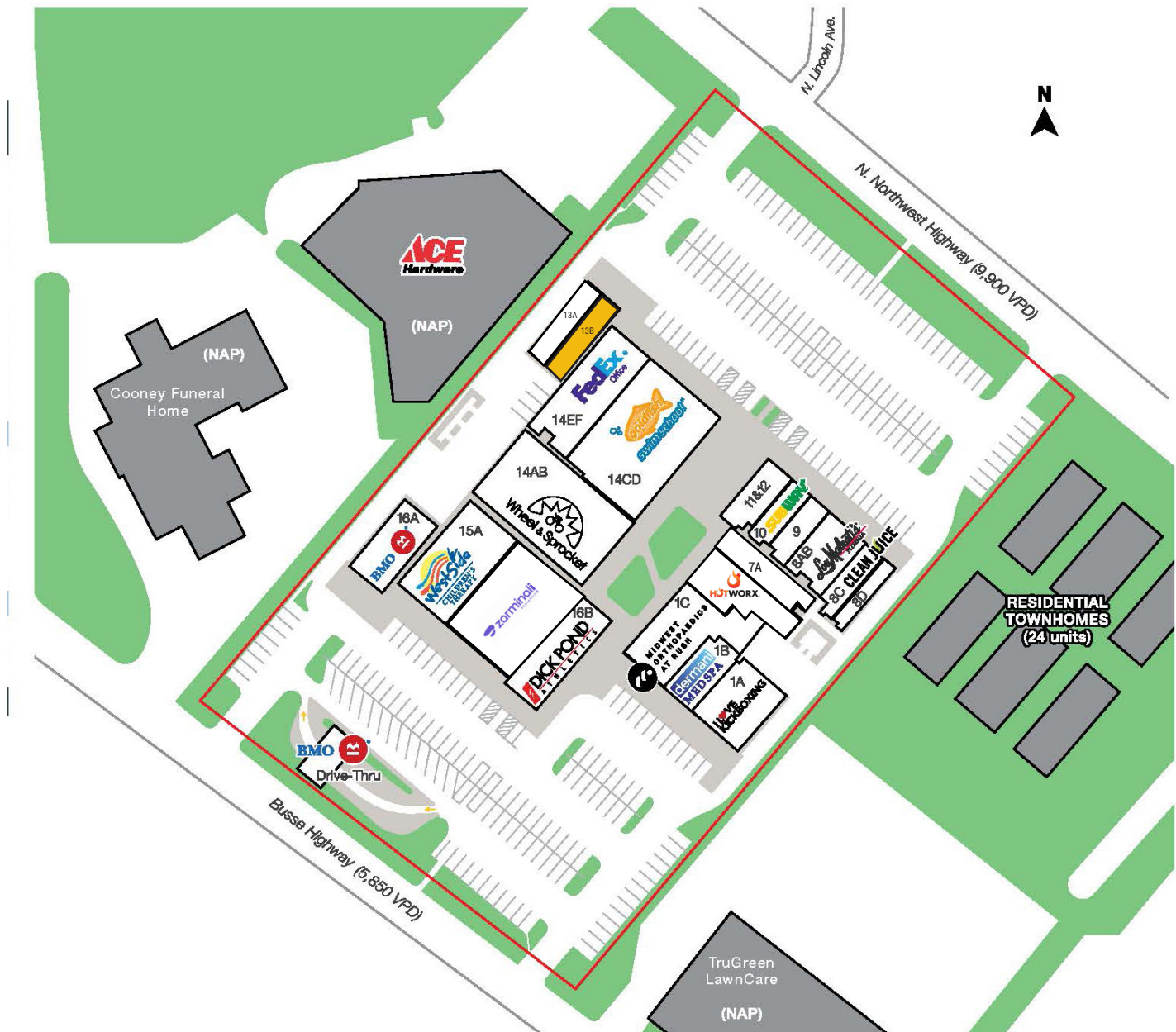
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| SUITE | TENANT               | SIZE (SF) |
|-------|----------------------|-----------|
| 1A    | I Love Kickboxing    | 3,099     |
| 1B    | Dermani MedSpa       | 1,847     |
| 1C    | Midwest Orthopaedics | 4,375     |
| 7A    | Hair Salon           | 1,633     |
| 7B    | Hotworx              | 2,475     |
| 8AB   | Lou Malnati's        | 2,371     |
| 8C    | Clean Juice          | 1,293     |
| 8D    | Nail Beauty          | 1,103     |

| SUITE | TENANT               | SIZE (SF) |
|-------|----------------------|-----------|
| 9     | Don Juan Cantina     | 1,178     |
| 10    | Subway               | 1,178     |
| 11&12 | Beyond Smiles        | 1,875     |
| 13A   | Mad P Hair Spa       | 1,600     |
| 13B   | AVAILABLE            | 1,600     |
| 14AB  | Wheel & Sprocket     | 8,445     |
| 14CD  | Goldfish Swim School | 8,935     |
| 14EF  | FedEx                | 4,801     |

| SUITE | TENANT                     | SIZE (SF) |
|-------|----------------------------|-----------|
| 15A   | Westside Childrens Therapy | 5,557     |
| 15B   | Zarminali Pediatrics       | 5,836     |
| 16A   | BMO                        | 3,000     |
| 16B   | Dick Pond Athletics        | 2,872     |
| Out   | BMO Drive Thru             | N/A       |
| TOTAL |                            | 65,038    |



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