# 8535 & 8647 Higgins Road

CHICAGO, IL

CBRE

## TWO DEVELOPMENT PARCELS:

I-90 PARCEL: 3.55 ACRES

HIGGINS PARCEL: 2.36 ACRES

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by the Owner.


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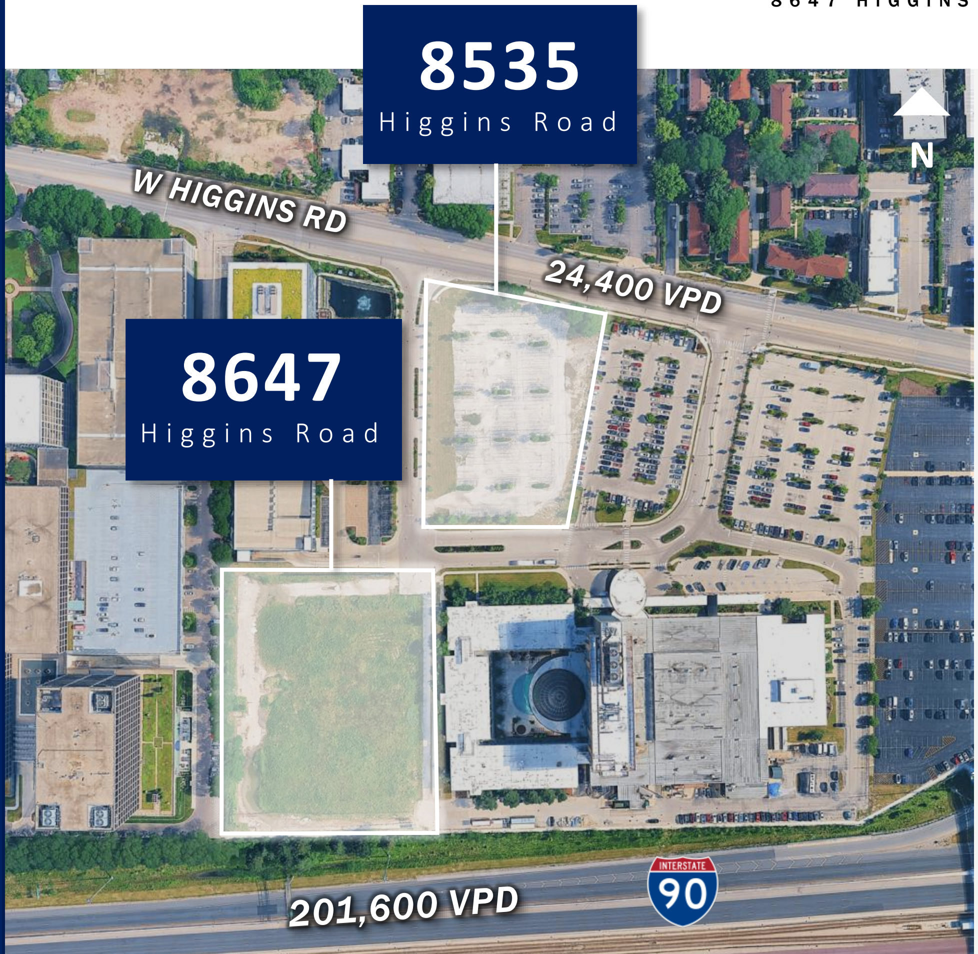
**8535**
&
**8647**
Higgins Road


# 8535 & 8647

Higgins Road

# 01.

## EXECUTIVE SUMMARY




# THE OFFERING

**The offering includes 8647 W Higgins Road, a ±3.55-acre site with exceptional visibility along I-90, and 8535 W Higgins Road, a ±2.36-acre site fronting W. Higgins Road. Parcels may be purchased together or individually, allowing buyers to tailor the acquisition to their specific needs.**

Located approximately 20 minutes from downtown Chicago, the property sits adjacent to two of the region's most established and supply-constrained suburban markets, Park Ridge and Rosemont. The site offers outstanding connectivity to I-90, I-294, O'Hare International Airport, and the broader Chicagoland transportation network.

Anchored by O'Hare International Airport, the surrounding submarket serves as a major commercial, hospitality, and employment hub, with a strong concentration of hotels, restaurants, retail destinations, and corporate users. Positioned in the northwest corner of Chicago, the property is immediately adjacent to Park Ridge where median family income exceeds $145,995.

Nearby amenities include the CTA Blue Line, the Rosemont Entertainment District, Fashion Outlets of Chicago, and an extensive forest preserve system, all of which further enhance the property's appeal as a highly accessible and well-positioned development opportunity.

## PROPERTY OVERVIEW

| | |
|---|---|
| **ADDRESS:** | *Higgins Parcel:* 8535 W Higgins<br>*I-90 Parcel:* 8647 W Higgins |
| **CITY:** | Chicago |
| **COUNTY** | Cook County |
| **SCHOOL DISTRICT:** | Chicago Public School District 299 |
| **ZONING** | Planned Development 44 |

**UPTOWN PARK RIDGE**
8 min drive
2.4 mi from site

**O'HARE AIRPORT**
5 min drive
2.5 mi from site

**I-90 / I-294**
**ACCESS**

**CTA BLUE LINE**
0.6 mi from site

# PROPERTY OFFERING & DETAILS (BOTH PARCELS)

| | |
|---|---|
| **TOTAL LAND SIZE:** | ±5.91 Acres / 261,650 SF |
| **I-90 PARCEL:** | 8647 W Higgins Rd<br>±3.55 Acres<br>$3,900,000 |
| **HIGGINS PARCEL:** | 8535 W Higgins Rd<br>±2.36 Acres<br>Subject To Offer |
| **ZONING:** | Planned Development 44 |
| **SUB-AREAS:** | B-3 (8647 W Higgins Rd)<br>B-1 (8535 W Higgins Rd) |
| **BUILDABLE FLOOR AREA (FAR SF):** | 611,215 SF Total |
| **PINS:** | 12-02-301-020, 12-02-301-022 |
| **TRAFFIC COUNTS:** | 201,600 VPD (I-90)<br>24,400 VPD (W Higgins Rd) |

**Chicago address with high-barrier-to-entry suburban adjacency — Park Ridge is just 8 minutes (2.4 miles) away.**

# INVESTMENT HIGHLIGHTS

**ZONING**
Planned Development 44
Link to PD 44

**TOTAL LAND SIZE**
±5.91 acres

**BUILDABLE AREA**
611,215 SF total between the two parcels

**PARK RIDGE**
Affluent suburb adjacent
$145,995 median family income

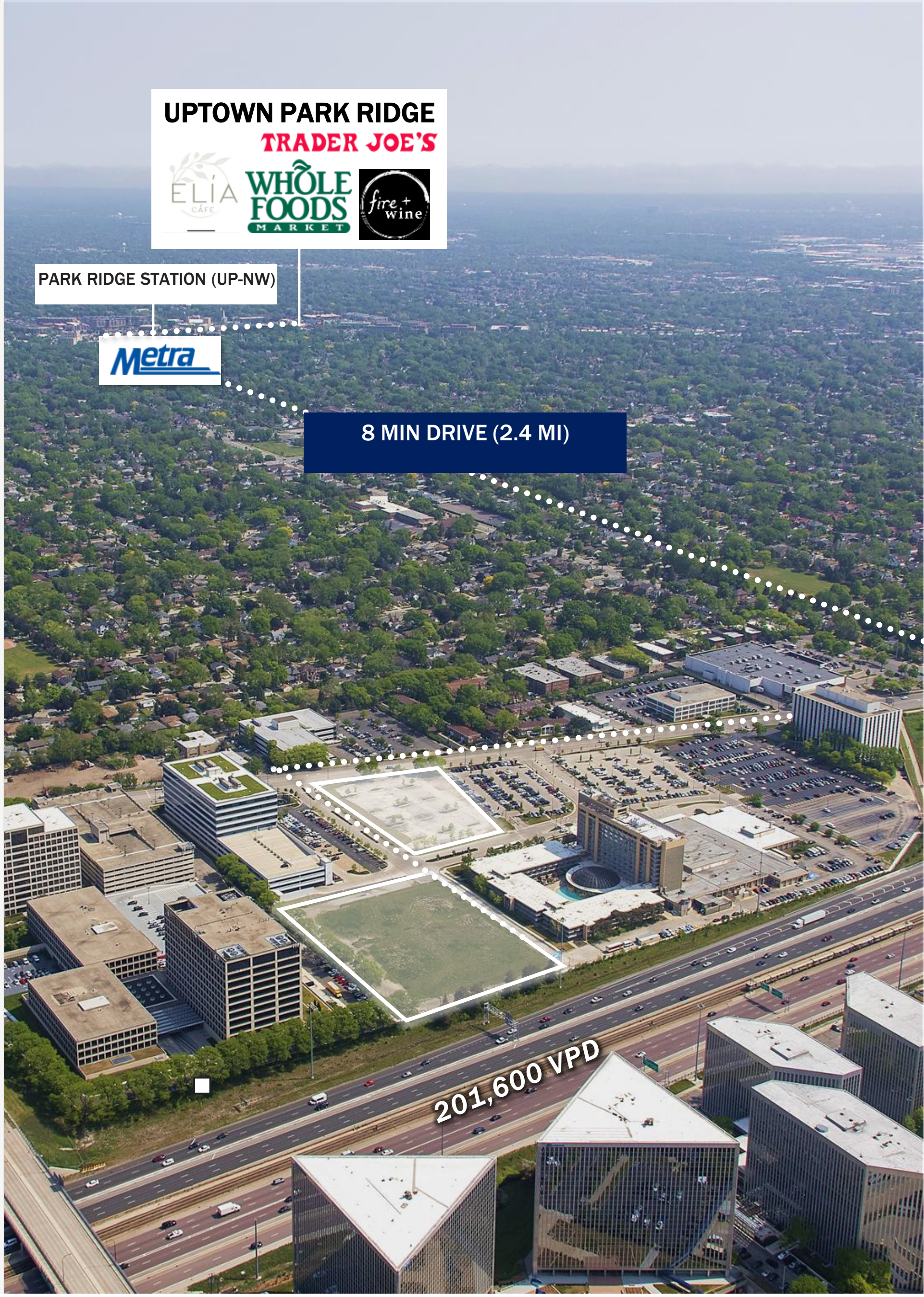
**I-90 EXPOSURE**
201,600 vehicles/day
on the Kennedy Expressway

**O'HARE ADJACENT**
Minutes from the airport
I-90, I-294 access

**PERMITTED USES**
Office, retail, medical, multifamily & more

**MIXED-USE SETTING**
Live-work-play district
Office, hotel & multifamily

**AMENITIES**
Rosemont Entertainment District & Fashion Outlets



# 8535 & 8647

Higgins Road

# ZONING DETAILS

# 02.

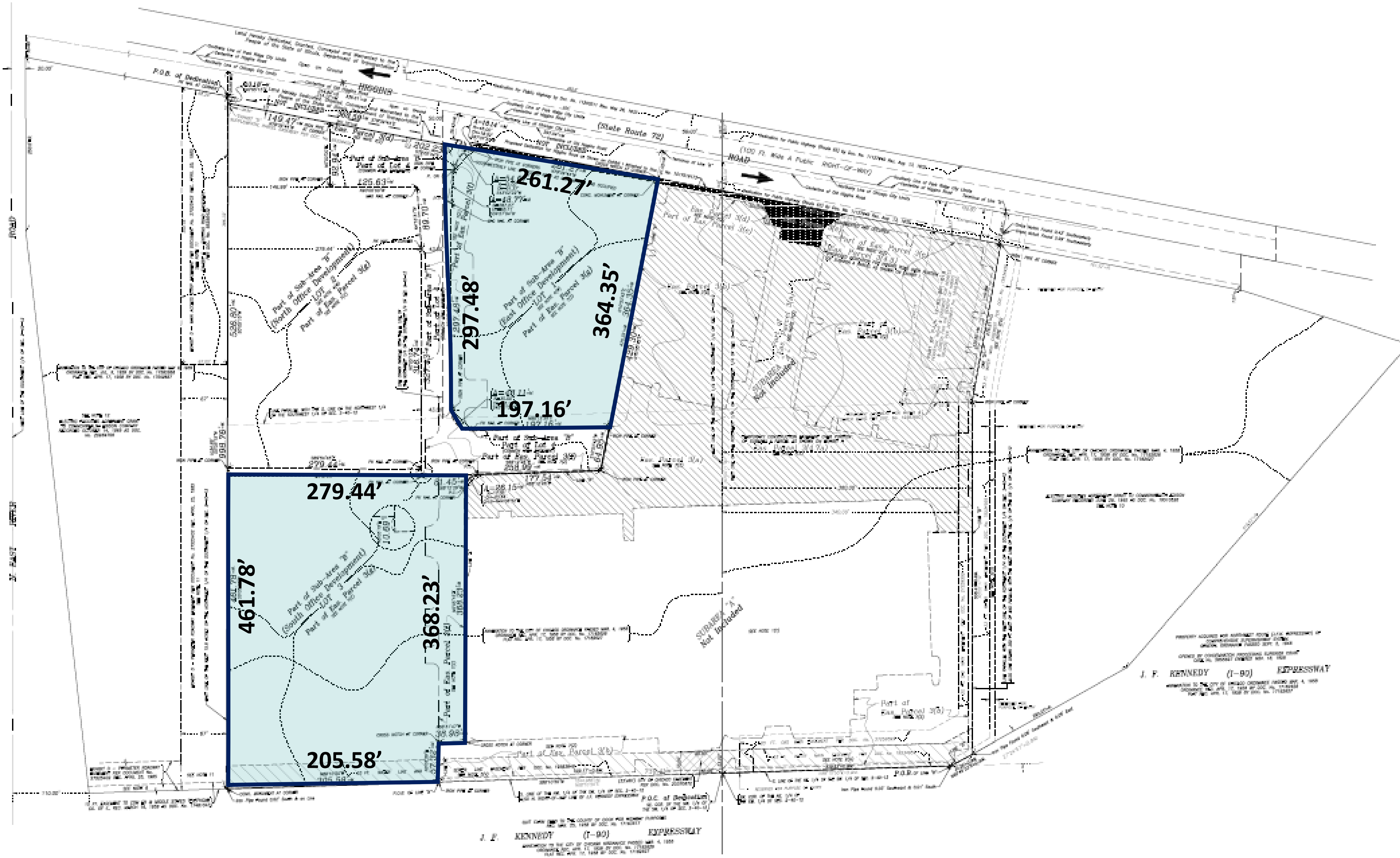
# ZONING DETAILS
## (3.55 PARCEL ALONG I-90)

| | |
|---|---|
| **ADDRESS:** | 8647 W Higgins Road |
| **LAND SIZE:** | ±3.55 Acres / 154,492 SF |
| **ZONING:** | Planned Development 44 |
| **SUB-AREA:** | B-3 |
| **FLOOR-TO-AREA RATIO:** | 2.25 |
| **BUILDABLE FLOOR AREA:** | 347,607 SF |
| **PIN:** | 12-02-301-022-0000 |
| **POTENTIAL USES:** | Office, retail, restaurants, drive-through, medical, daycare, dry cleaning, accessory parking, and related uses. |

# ZONING DETAILS
## (2.36 PARCEL ALONG W HIGGINS)

| | |
|---|---|
| **ADDRESS:** | 8535 W Higgins Road |
| **LAND SIZE:** | ±2.36 Acres / 107,158 SF |
| **ZONING:** | Planned Development 44 |
| **SUB-AREA:** | B-1 |
| **MULTIFAMILY ENTITLEMENT:** | 297 Units (60 Affordable) |
| **FLOOR-TO-AREA RATIO:** | 2.46 |
| **BUILDABLE FLOOR AREA:** | 263,608 SF |
| **PIN:** | 12-02-301-020-0000 |
| **POTENTIAL USES:** | Residential, retail, restaurants, drive-through, accessory parking, and related commercial uses. |

# SURVEY


261.27'
297.48'
364.35'
197.16'
279.44'
461.78'
368.23'
205.58'
HIGGINS ROAD
(State Route 72)
J. F. KENNEDY (I-90) EXPRESSWAY

# 03.

## MULTIFAMILY APPROVED PLANS (8535 W HIGGINS ROAD)

# MULTIFAMILY APPROVED SITE MAP
## (2.36 PARCEL ALONG W HIGGINS)

### Project Details

**Acres:** 2.46 (127,258 SF)

**Units:** 297 (60 Affordable)

**Parking:** 307 Garage Stalls (1.03/Unit)

**Zoning:** Planned Development 44

**Unit Mix**

| Unit Type | Units | Avg RSF | % Total |
|---|---|---|---|
| Studio/Convertible | 57 | 673 | 19% |
| 1 BR | 161 | 777 | 54% |
| 2 BR | 79 | 1,174 | 27% |
| **Total** | **297** | **862** | |

2.44 Acres — Multifamily Development Site
*8535 W Higgins, Chicago, IL*

2.88 Acres — Central States – 150,000 SF Office Built to Suit (2018)

3.61 Acres — **Future Commercial Development**

Planned Development Common Area

# APPROVED FLOOR PLANS & BUILDING LAYOUT

## Building Layout

Ground Floor

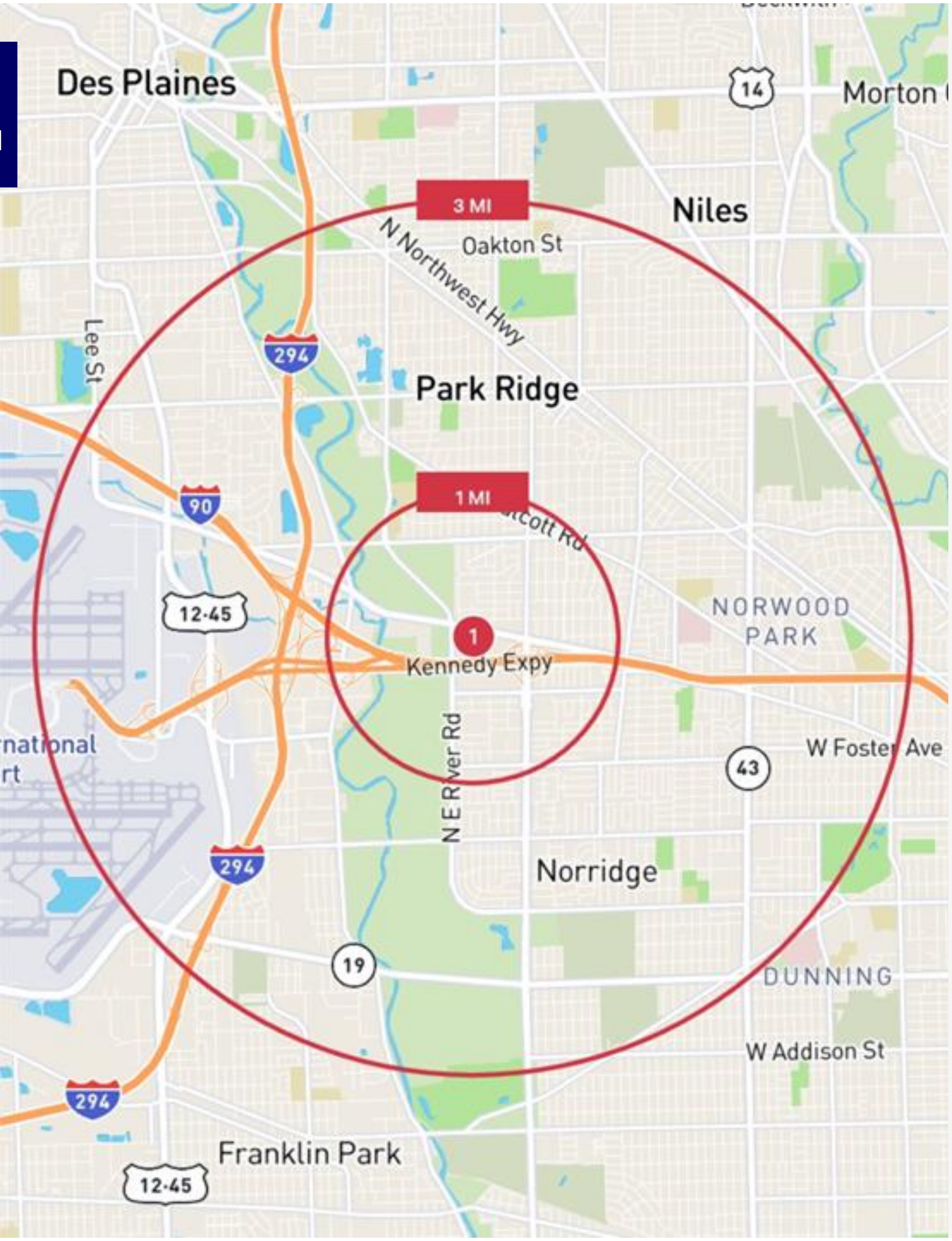
Typical Floor Plate

3rd Floor

# 8535 & 8647 Higgins Road


# LOCATION OVERVIEW

# 04.




# AREA DEMOGRAPHICS

| DEMOGRAPHIC COMPREHENSIVE | 1.0 MILES | 3.0 MILES |
|---|---|---|
| **POPULATION** | | |
| 2025 Population - Current Year Estimate | 19,450 | 141,657 |
| **HOUSEHOLD INCOME** | | |
| 2025 Average Household Income | $135,020 | $146,927 |
| 2025 Median Household Income | $96,735 | $107,973 |
| **PLACE OF WORK** | | |
| 2025 Businesses | 975 | 5,951 |
| 2025 Employees | 18,388 | 97,184 |
| **EDUCATION** | | |
| Graduate or Professional Degree | 21.1% | 18.5% |
| **HOUSEHOLDS** | | |
| 2025 Households - Current Year Estimate | 8,370 | 58,055 |
| **HOUSING VALUE** | | |
| Average Home Price | $490,771 | $470,410 |
| Median Home Price | $443,093 | $409,063 |

# RETAIL MAP


O'HARE INT'L AIRPORT
FOGO DE CHÃO
EMBASSY SUITES by Hilton
CROWNE PLAZA HOTELS & RESORTS
MORTON'S THE STEAKHOUSE
GIBSONS BAR • STEAKHOUSE
DOUBLETREE BY HILTON
Hilton HOTELS & RESORTS
aloft HOTELS
7 ELEVEN
Giordano's
Moretti's
Allstate arena
294
90
WESTIN HOTELS & RESORTS
THE CAPITAL GRILLE
Maria's Mexican Restaurant
LOEWS
HYATT REGENCY
MARRIOTT
foodbarz! Fresh Made your way
Hampton by HILTON
HYATT
RIVERS CASINO DES PLAINES
Hilton Garden Inn
COURTYARD BY MARRIOTT
FASHION OUTLETS OF CHICAGO
bloomingdale's
TOMMY HILFIGER
HUGO BOSS
COLE HAAN
BURBERRY
AMERICAN EAGLE
MICHAEL KORS
VERSACE
J.CREW
GUCCI
GUESS
sunglass hut
CONVERSE
COACH
VINCE.
ALLSAINTS
Calvin Klein
Columbia
TORY BURCH
ARITZIA
STEVE MADDEN
freshii
Saks OFF 5TH
GAP
CHARLEYS
RENAISSANCE HOTELS
W Higgins Rd
MARIANO'S
N Cumberland Ave
Holiday Inn

# LARGE LOCAL OFFICE LEASES

# TRANSPORTATION MAP


**Proximate Amenities**

Within minutes of the site, residents can enjoy a multitude of shopping and dining options including 12 5-star restaurants, multiple sporting & entertainment venues and an extensive forest preserve recreational system.

The subject site benefits from direct access to unparalleled transportation infrastructure, including the CTA "L" Blue line, O'Hare International Airport, & multiple highways converging from all directions.

# 8535 & 8647

## Higgins Road


**BROKER CONTACTS**

**TOM SVOBODA**
Senior Vice President
+1 312 935 1481
tom.svoboda@cbre.com

**MATT ISHIKAWA**
Senior Vice President
+1 630 573 7068
matt.ishikawa@cbre.com




CBRE