

NORRIDGE COMMONS

4211 N. Harlem Avenue, Norridge, IL 60706



Brand new retail-ready
space for sublease



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AVAILABILITY



Sublease Opportunity

Available space: 50,000 SF

Master lease expires: 01/31/2032

Fully built-out grocery store.

Flexible Terms.

FF&E is available.

Building Details



315,652 SF shopping center with co-tenants Ross and Bob's Discount Furniture and IHOP. Good visibility, parking and signage.



The center is located at the busy lighted intersection of Harlem Avenue and Forest Preserve Drive.



Norridge Commons includes Michael's, Petco, Shoe Carnival and Staples. Harlem Irving Plaza is across the street with Target, Best Buy, Hobby Lobby, Kohl's and many more.

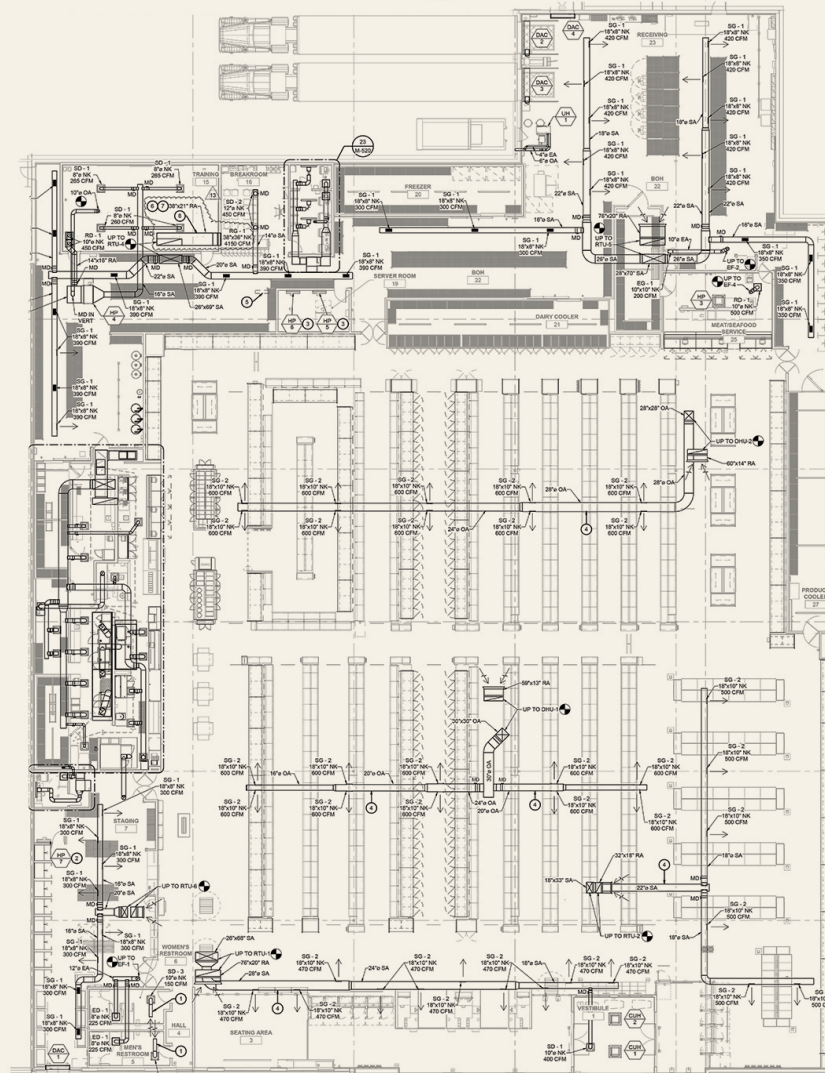


Harlem Avenue	23,165 VPD
Forest Preserve Drive	17,950 VPD

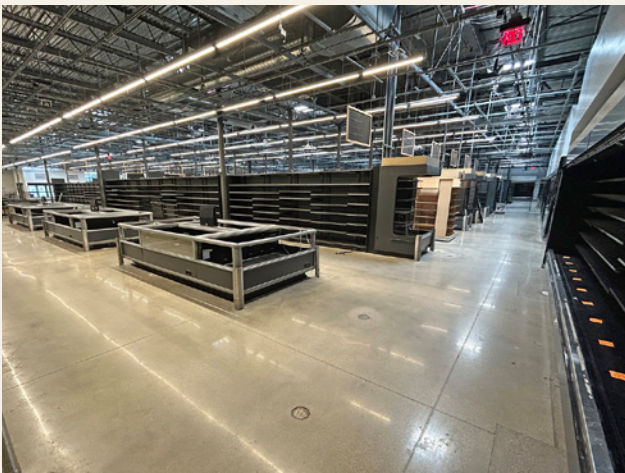
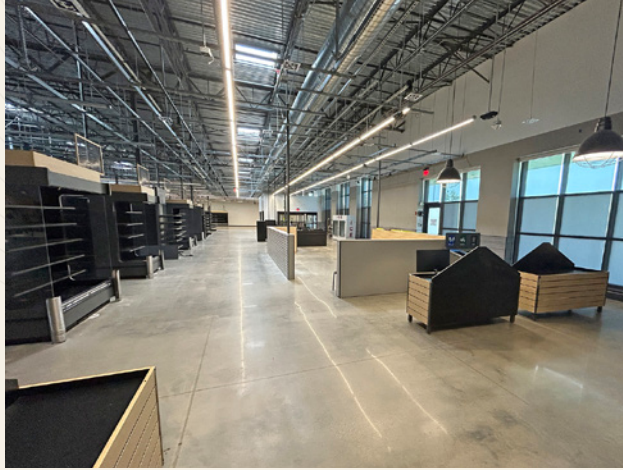
FLOOR PLAN & SPACE CONDITION

50,000 SF

- Fully built-out grocery store
- FF&E is available



SPACE PHOTOS





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NORRIDGE RETAIL AERIAL

MARKET COVERAGE



Demographics

2026	1 Mile	3 Miles	5 Miles
Total Population	27,550	289,617	687,390
Total Households	10,859	111,057	260,449
Total Daytime Population	12,686	90,435	265,711
Average HH Income	\$123,929	\$126,912	\$133,315
Median Age	43.9	40.4	39.2

Annual Total Consumer Expenditure

 Apparel & Services	miles	1	\$23.01 M
		3	\$242.61 M
		5	\$573.44 M
 Food at Home	miles	1	\$72.79 M
		3	\$761.92 M
		5	\$1.8 B
 Food Away from Home	miles	1	\$50.8 M
		3	\$535.44 M
		5	\$1.27 B
 Personal Care	miles	1	\$11.64 M
		3	\$122.73 M
		5	\$290.19 M

NORRIDGE COMMONS



For More Information, Contact:

Contact

Matthew Smetana

630-572-5632

msmetana@edgemarkllc.com

Contact

Michael Wesley

630-572-5610

mwesley@edgemarkllc.com



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