

**LAND
LEASE OR
BUILD TO
SUIT**

PARK RIDGE VFW

LARGE PARCEL - STOPLIGHT CORNER

10 W. HIGGINS, PARK RIDGE, IL

**PROPERTY
HIGHLIGHTS**

- 11,000+/- SF Building
- 35,000+/- SF Site
- 60+/- Car Parking in Rear
- Great Redevelopment Opportunity
- Easy off and on Kennedy Expressway (I-90)
- R-2 Park Ridge & Unincorporated Cook County Zoning
- Stoplight intersection of Higgins & Canfield
- 19,800 VPD on Higgins
- 13,200 VPD on Canfield
- 189,500 VPD on Kennedy (I-90)



Demographics	1 Mile	3 Mile	5 Mile
Population	25,921	186,496	516,531
Households	10,332	73,712	190,259
Avg. HH Income	\$64,369	\$62,087	\$57,558
Daytime Employees	15,475	103,844	268,289

CONTACT INFORMATION

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