

PRIME DEVELOPMENT OPPORTUNITY



7200-7230 S HARLEM AVE
BRIDGEVIEW, ILLINOIS

2 BLOCKS FROM SEATGEEK STADIUM

DIRECT ACCESS TO I-294 & I-55

2.38 ACRES
103,730 SF

300 FT OF FRONTAGE ON S HARLEM AVE

HIGH VISIBILITY
HIGH TRAFFIC
HIGH UPSIDE

THE OPPORTUNITY

PREMIER LOCATION
Just 2 blocks from SeatGeek Stadium and surrounded by hotels, restaurants, retail, and entertainment.

EXCEPTIONAL ACCESS
Seconds from I-294 & I-55 with strong connectivity to the entire Chicagoland area.

STRONG DEMAND DRIVERS
Year-round traffic from concerts, sporting events, conventions, and regional visitors.

LIMITED HOTEL SUPPLY
High demand, low supply — creating significant opportunity for hospitality development.

IDEAL FOR
Select-Service Hotel, Extended Stay, Mixed-Use, QSR, or Retail Development.

PROPERTY OVERVIEW

ADDRESS 7200-7230 S Harlem Ave
Bridgeview, IL 60455

LOT SIZE 103,730 SF (2.38 Acres)

ZONING Commercial

FRONTAGE 300 FT on S Harlem Ave

TRAFFIC COUNTS Harlem Ave: 28,900+ VPD

PARCEL IDS
18252100410000
18252100080000
18252100090000
18252100100000
18252100110000



HOTEL DEVELOPMENT EXAMPLE



WHY THIS LOCATION?

- ✓ Walkable to a major event destination
- ✓ Strong hospitality demand with limited nearby supply
- ✓ High visibility corridor with excellent signage potential
- ✓ Surrounded by retail, dining, corporate & residential
- ✓ Positioned in a high-growth commercial market



(708) 996-9111
asmaramer@ymail.com
ameerasmar.myrealtyonegroup.com
SERVING ILLINOIS & INDIANA