

±4.60 ACRES OF COMMERCIAL LAND FOR SALE

CBRE



8311

**W North Avenue**

MELROSE PARK | IL | 60160



# EXECUTIVE SUMMARY

## Melrose Park, IL

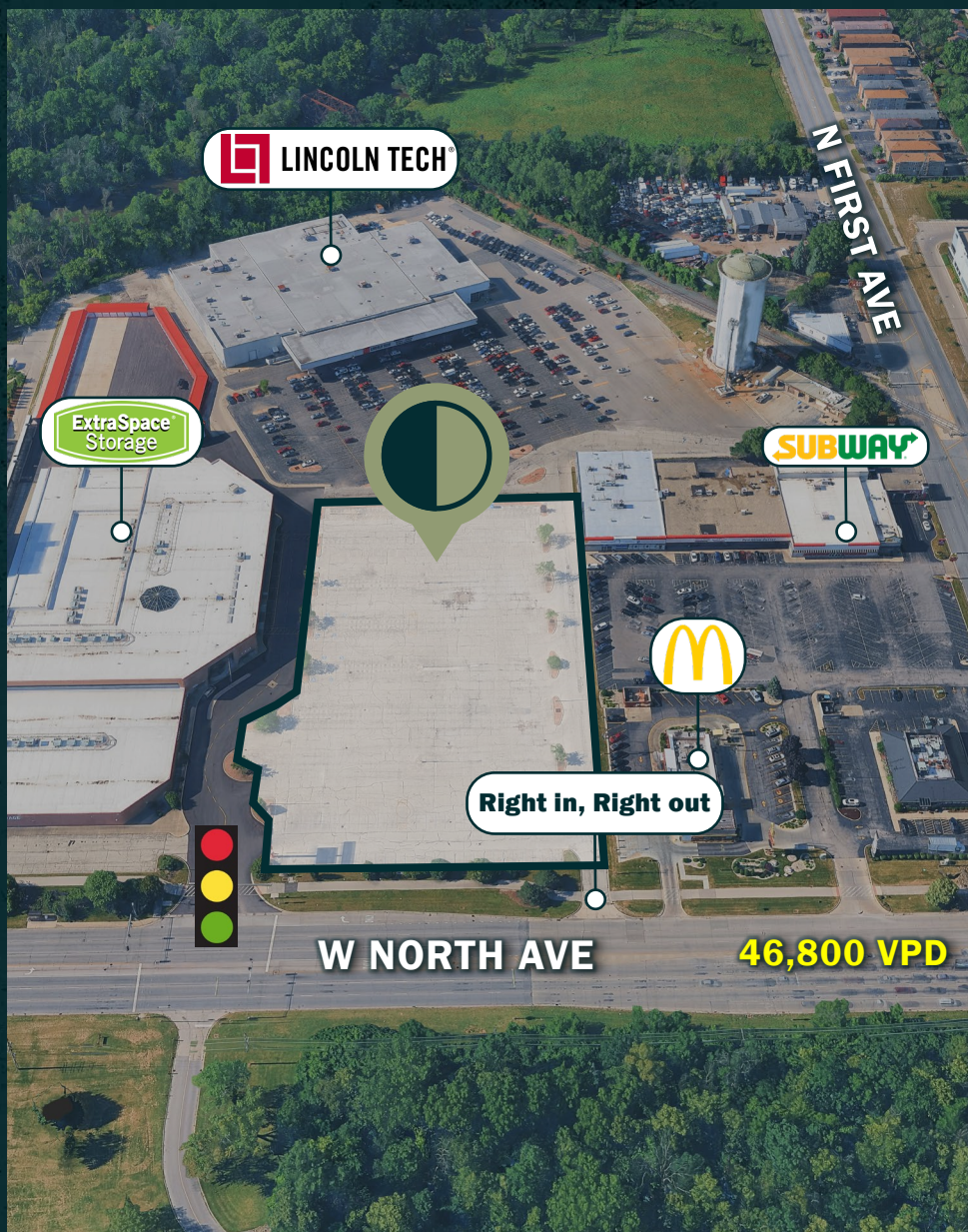
8311 W North Avenue is a ±4.6-acre commercial development site in Melrose Park, one of Chicago's most established western suburbs. The property offers exceptional frontage and visibility along North Avenue (±46,800 vehicles per day) and sits just east of N 1st Avenue (±20,800 vehicles per day), with immediate access to Interstates 290 and 294 and quick connectivity to Downtown Chicago and O'Hare International Airport. Two existing curb cuts and in-place infrastructure make this a rare, ready-to-develop infill opportunity within one of the area's strongest retail corridors.

- Zoned E (Commercial District) — flexible retail, medical, office, and QSR development.
- Surrounded by national anchors including Costco, McDonald's, Raising Cane's, and Amazon.
- In-place infrastructure with signalized access and strong regional connectivity.

**±4.6**  
SITE ACREAGE

**46,800**  
VPD ON NORTH  
AVE

## INFILL DEVELOPMENT SITE ALONG MELROSE PARK'S PREMIER RETAIL CORRIDOR.





# PROPERTY OVERVIEW

Current Use: Surface Parking Lot

**ASK PRICE:** \$20 per Land SF

**ADDRESS:** 8311 W North Ave, Melrose Park, IL

**COUNTY:** Cook County

**TOTAL LAND SIZE:** ±4.6 Acres

**CURRENT ZONING:** E (Commercial District) [Link](#)

**PIN:** 15-02-200-029-0000

**POTENTIAL USES  
(BUT NOT LIMITED TO):** Retail, automotive, car wash, commercial, grocery, medical office space, QSR, drive-thru, vet, day care, physical therapy, etc.

**TRAFFIC COUNTS:** W North Ave: 46,800 VPD  
N First Ave: 20,800 VPD





# ±4.60 Acres



# LOCATION HIGHLIGHTS

## Area Highlights

4.8 mi

DISTANCE FROM  
OHARE

46.8K

VEHICLES PER DAY —  
NORTH AVE

20.8K

VEHICLES PER DAY —  
N 1ST AVE

10+

NATIONAL RETAILERS  
NEARBY

2

CURB CUTS

1. Lighted intersection
2. Right in right out

12 mi

DISTANCE TO  
DOWNTOWN CHICAGO

STRONG DAILY TRAFFIC AND A PROVEN ROSTER OF NATIONAL RETAILERS.

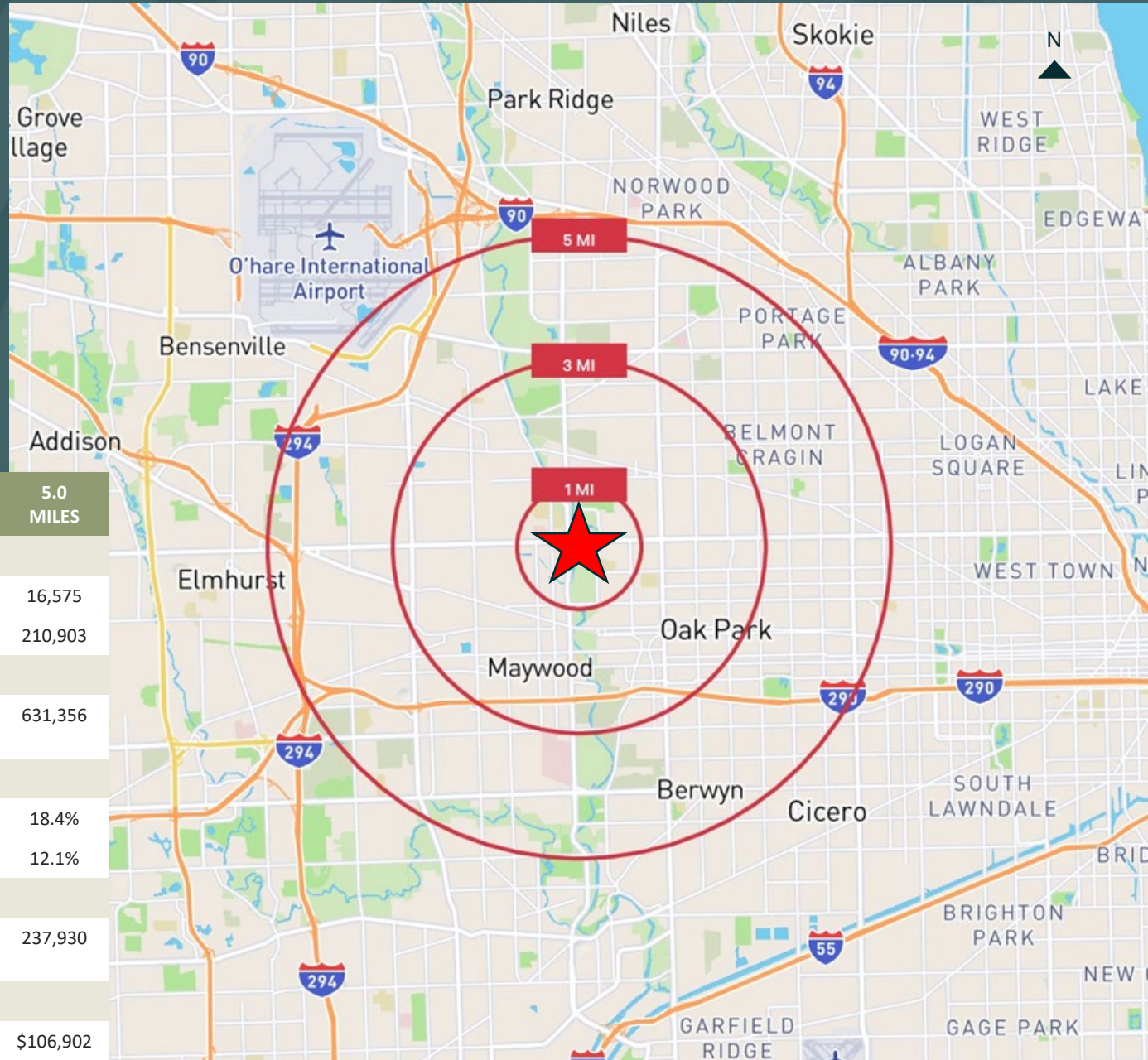
NEARBY RETAIL





# DEMOGRAPHIC SNAPSHOT

| DEMOGRAPHIC COMPREHENSIVE               | 1.0<br>MILES | 3.0<br>MILES | 5.0<br>MILES |
|-----------------------------------------|--------------|--------------|--------------|
| <b>PLACE OF WORK</b>                    |              |              |              |
| 2025 Businesses                         | 341          | 6,688        | 16,575       |
| 2025 Employees                          | 5,312        | 74,014       | 210,903      |
| <b>POPULATION</b>                       |              |              |              |
| 2025 Population - Current Year Estimate | 10,611       | 215,959      | 631,356      |
| <b>EDUCATION</b>                        |              |              |              |
| Bachelor's Degree                       | 22.9%        | 19.8%        | 18.4%        |
| Graduate or Professional Degree         | 24.4%        | 16.7%        | 12.1%        |
| <b>HOUSEHOLDS</b>                       |              |              |              |
| 2025 Households – Current year Estimate | 3,935        | 85,190       | 237,930      |
| <b>HOUSEHOLD INCOME</b>                 |              |              |              |
| 2025 Average Household Income           | \$146,342    | \$119,054    | \$106,902    |





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# 8311

## W North Ave



### BROKER CONTACT INFO:

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# CBRE

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