



5,940 SF AVAILABLE

2516 S Harlem Avenue

North Riverside, IL



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AERIAL



Living Fresh Market



Hines

Cermak Rd

Des Plaines Ave

NORTH RIVERSIDE MALL

North Riverside

URBAN 49°

amazon fresh

Michaels

W 26th St

S Harlem Ave

Riverside

31st St

Broadview

13,400 VPD

25,500 VPD

30,200 VPD

35,200 VPD

33,200 VPD

S 17th Ave

S 1st Ave

171

43

43

Google

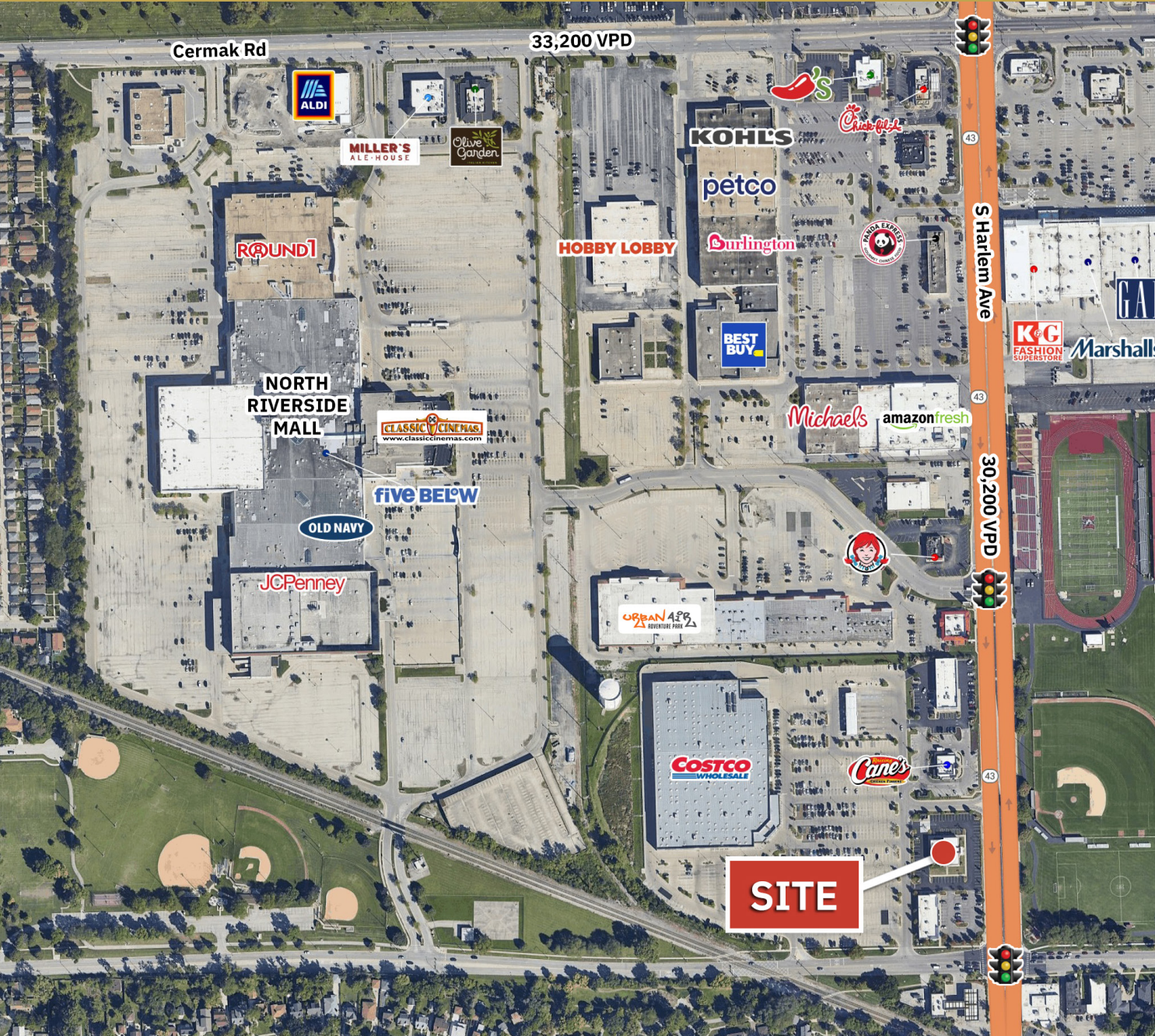
The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.

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PROPERTY OVERVIEW



- 5,940 SF building in Costco anchored outlet
- Direct frontage to Harlem Ave which has more than 35,000 VPD
- Adjacent to the most visited Raising Canes in the state of Illinois
- Sits across from Morton East High School which has an enrollment of over 3,500 students

DEMOGRAPHICS		
TOTAL POPULATION	1 MILE	26,039
	3 MILE	228,241
	5 MILE	616,740
DAYTIME POPULATION	1 MILE	7,755
	3 MILE	65,022
	5 MILE	180,657
AVERAGE HH INCOME	1 MILE	\$99,391
	3 MILE	\$100,901
	5 MILE	\$96,510

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SITE PLAN



NO PATIO
 RED ROBIN GOURMET BURGERS
 2516 S HARLEM AVE
 NORTH RIVERSIDE, IL
 ARCHITECTURAL SITE PLAN
 CONSTRUCTION ISSUE: 04/07/14



Revisions:
 ▲ PERM / SD ISSUE
 ▲ REVISIONS PER CITY
 ▲ CONSTRUCTION ISSUE
 ▲ 04/07/14

DATE: 01/10/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 13-4407
 SCALE: 1/8"=1'-0"

<p>1 NOT USED SCALE: NONE</p> <p>1. ACCESS TO THE BUILDING SHALL BE PROVIDED AT PRIMARY ENTRANCES</p> <p>2. WALKS AND SIDEWALKS SHALL HAVE A CONC. COMMON SURFACE NOT MORE THAN 1/8" OR 1/4" ABRUPT CHANGES IN LEVEL EXCEEDING 1/4" AND SHALL BE A MINIMUM OF 48" IN WIDTH.</p> <p>3. SURFACES WITH A SLOPE OF LESS THAN 1 PERCENT GRADE SHALL BE AS LEAN AS PRACTICABLE AS THAT DESCRIBED IN A WALKWAY HANDBOOK.</p> <p>4. SURFACES WITH A SLOPE OF 4% OR GREATER SHALL BE SUP. RESISTANT.</p> <p>5. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT.</p> <p>6. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF OBSTACLES AND WHENEVER POSSIBLE FOR GRASSINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN THE GRASSINGS SHALL BE ORIENTED TO 1/2" IN THE DIRECTION OF TRAFFIC FLOW.</p> <p>7. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 5 HORIZONTAL, IT SHALL COMPLY WITH THE PROVISIONS OF A PEDESTRIAN BARR.</p> <p>8. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE REVEALED NO GREATER THAN 1/4" EXCEPT FOR LEVEL CHANGES NOT EXCEED 1/4"</p> <p>9. THERE SHALL BE LEVEL AND CLEAR FLOOR OR LANDING ONE EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN THE CLOSED POSITION.</p> <p>10. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 3 FEET IN LENGTH AT INTERVALS OF AT LEAST EVERY 40 FEET.</p> <p>11. ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXISTING IF A VERTICAL DIMENSION SHALL BE IDENTIFIED BY CURBS PROJECTING AT LEAST 1/4" HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP OFF. WHEN A DISCRETE OR HORIZONTAL IS PROVIDED, NO CURB IS REQUIRED WHEN A GRADE KVA IS PROVIDED CONTINUED 7" PLUS OR MINUS (1") ABOVE THE SURFACE OF THE WALK OR SIDEWALK. THE WALK IS 5% OR LESS GRADE OR NO ADJACENT ROAD EXIST.</p>	<p>CONCRETE SERVICE AREA - FINISH C/S 1. SEE CIVIL.</p> <p>HANDICAP RAMP - SEE CIVIL.</p> <p>NONWINDUP SIGN BY SIGN CODE. FOUNDATION, BASE & CONCRETE BY C.C. LOCATION TO PROVIDE BEST VISIBILITY. SEE DETAIL 10.10.</p> <p>TEMPORARY PROJECT SIGN LOCATION (TO PROVIDE BEST VISIBILITY). SEE DETAIL 7/11.0. REFER TO SPEC SECTION 03.330.</p> <p>HANDICAP SIGN - SEE CIVIL.</p> <p>PAINT HANDICAP SIGN PER CODE.</p> <p>PREFERRED LOCATION OF FAX MTS. TRANSFER CENTER.</p> <p>ASPHALT PAVING - SEE CIVIL DWG.</p> <p>CONC. WALK PER CIVIL DETAILS.</p> <p>GREASE TRAP LOCATION COORD. W/ CIVIL PLUMB. DWG.</p> <p>LANDSCAPING - REFER TO LANDSCAPE DWGS.</p> <p>PRECAST CONCRETE WHEEL STOPS, STANDARD 7" X 7" INSTALLED AT FRONT EDGE OF SIDE WALK.</p> <p>LIMITS OF CONSTRUCTION</p> <p>SERVICE BAMP, FINISH C/S 1. SEE CIVIL.</p> <p>TO-GO SIGN SEE DETAIL 8/10.0.</p> <p>2' PERIMETER ROCK BED</p> <p>ROCK BED</p> <p>SPRASH BLOCK</p>	<p>4 ARCHITECTURAL SITE PLAN SCALE: 1/8"=1'-0"</p>
<p>2 SITE ACCESSIBILITY NOTES SCALE: NONE</p> <p>1. 152' PARKING SPACES PREFERRED.</p> <p>2. TWO-WAY CIRCULATION REQUIRED, 34" OF WIDTH MINIMUM (SUBJECT TO LOCAL CODES & ZONING)</p> <p>3. 9" IF A 18" OF STANDARD PARKING STALL SIZE (SUBJECT TO LOCAL CODES & ZONING)</p> <p>4. PROVIDE SECONDARY EXIT AS REQUIRED BY CODE</p> <p>5. SERVICE YARD TO BE DARK GREY INTEGRAL COLORED CONC.</p> <p>6. PARKING LOT STRIPING SHOULD BE 4" WIDE FLAT WHITE</p> <p>7. HANDICAP SPACES SHOULD BE LOCATED TO PROVIDE HANDICAP PARKING DIRECT ACCESS TO PRIMARY ENTRY WITHOUT CROSSING DRIVE AISLE.</p> <p>8. PROVIDE CLEAR ACCESS FOR EMERGENCY VEHICLES, DELIVERY TRUCKS AND WASTE HAULING VEHICLES.</p>	<p>3 SITE PLAN NOTES SCALE: NONE</p>	<p>5 SITE PLAN DESIGN CRITERIA SCALE: NONE</p> <p>REFER TO SPECIFICATIONS SECTION 01.100 FOR INSULATION REQUIREMENTS.</p> <p>NOTE: DOOR SOPS & BOLLS TO BE INSTALLED 3/4" PERPENDICULAR TO FACE OF VESTIBULE.</p>
<p>6 MONUMENT BASE DETAIL SCALE: 3/8"=1'-0"</p>	<p>7 PROJECT SIGN SCALE: 3/8"=1'-0"</p>	<p>8 BOLLARD DETAIL SCALE: 3/8"=1'-0"</p> <p>9 TO-GO SIGN DETAIL SCALE: 3/8"=1'-0"</p>