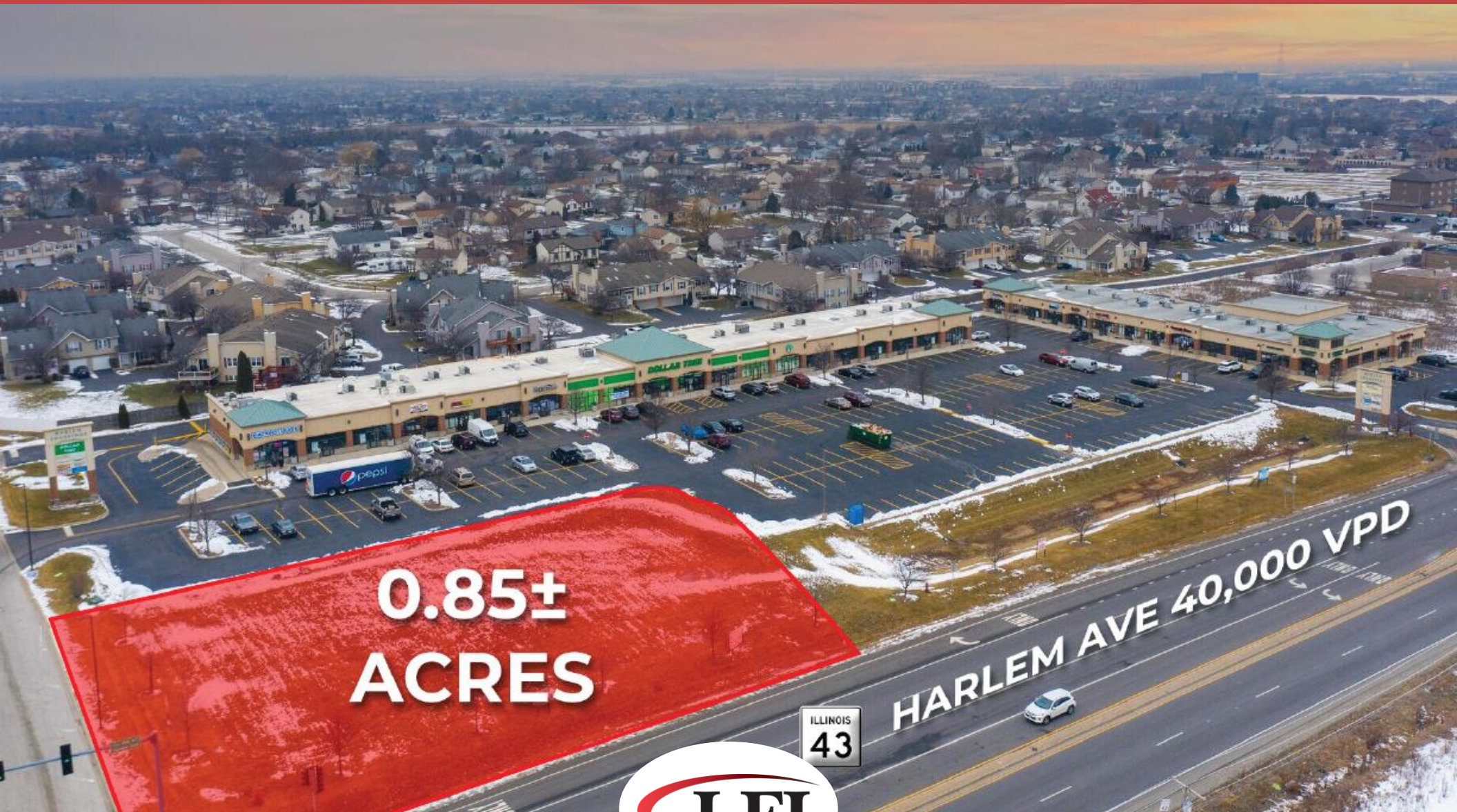


# NWC Harlem Ave & Vollmer Rd Frankfort, IL



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(708) 390-1629



LOCATION FINDERS BROKERAGE, LLC  
9440 Enterprise Dr  
Mokena, IL



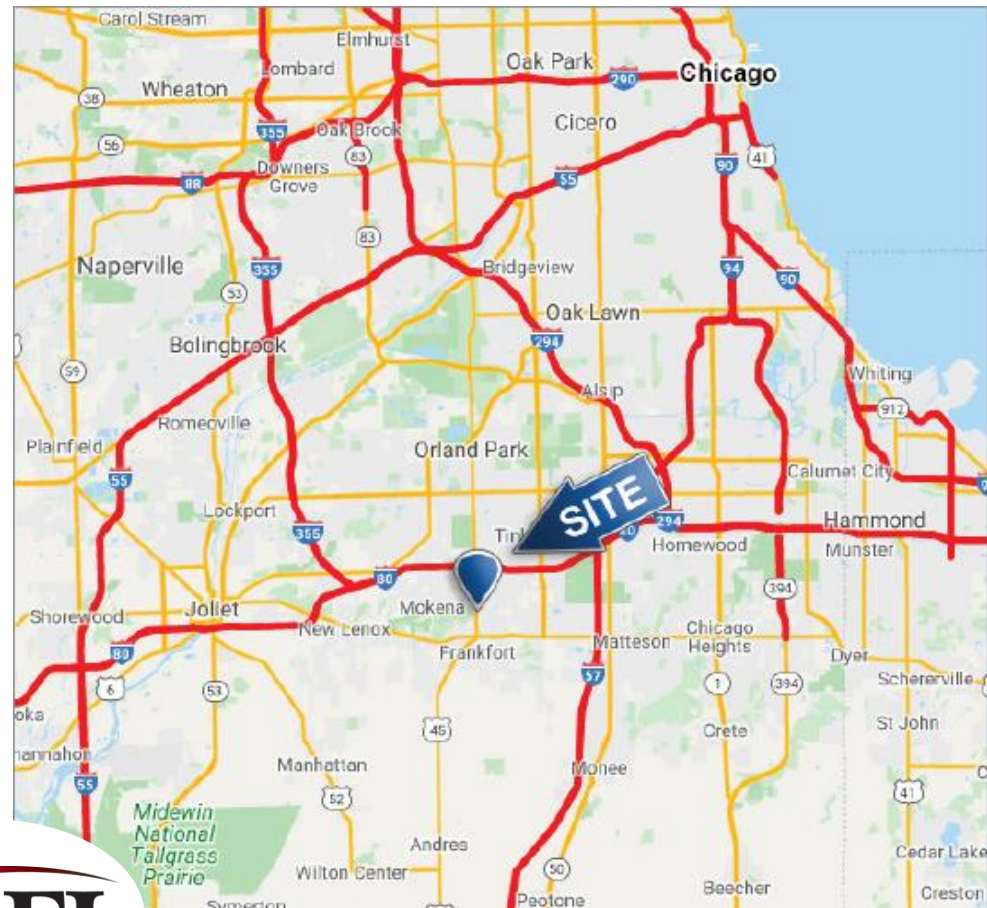
# NWC Harlem Ave & Vollmer Rd

## Frankfort, IL

### PROPERTY HIGHLIGHTS

- 0.85 AC outparcel available for lease at lighted Intersection.
- Situated in front of the Harlem Crossings Shopping Center. Tenants include: Dollar Tree, Fantastic Sam's
- Located directly across the street from the newly constructed 855,000 SF Amazon fulfillment center.
- Situated across from the 3-Phase Harlem/Vollmer Business Park incorporating an additional 1.2 million square feet of distribution spaces.
- Cross access and parking easement with the shopping center
- The parcel is located in unincorporated Will County, NOT Cook County with much higher Real Estate Taxes

Demographics	1 Mile	3 Mile	5 Mile
Population	5,970	48,908	148,328
Median Age	37.2	40.3	41.2
Average Household Income	\$122,971	\$124,660	\$119,369



### JOIN NEARBY TENANTS



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CLOSE AERIAL

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Harlem Crossings Shopping Center



Harlem Crossings Shopping Center



Amazon Fulfillment Center Rendering



3-Phase Harlem/Vollmer Business Park



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