



Prime Retail Space For Lease

Anchor and Non-Anchor Opportunities

SWC North Ave & 9th Ave Melrose Park, IL



Join Premiere Retailers



Features

- Winston Plaza is the premiere power center in the trade area with regional draw.
- Well located shopping center in the heart of densely populated Melrose Park with over 205,000 people within 3 miles!
- Area retailers include Target, Costco, Jewel Osco, Menards, Xport Fitness, Cinemark, Walgreens, Aldi, and many more.
- Center SF of 407,000!



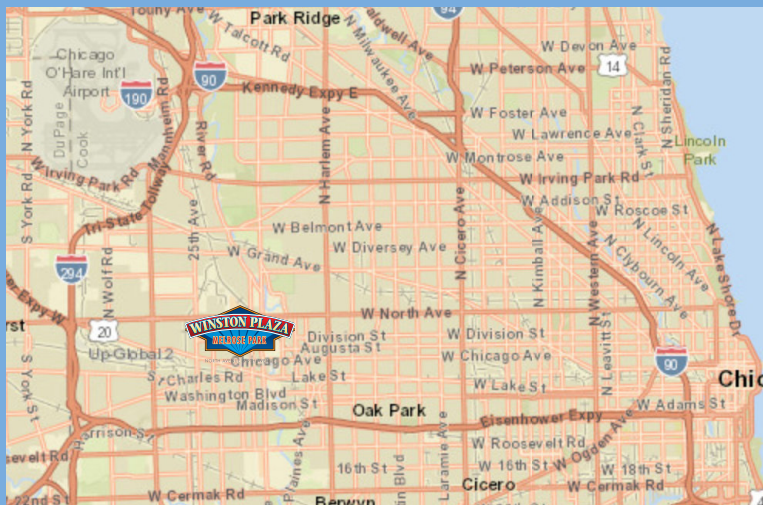
For more information
please contact:

Keith Lord
312-944-6270
keith@lordcompanies.com

Michael Mallon
630-592-4154
mallonm@draperandkramer.com



Location



-Winston Plaza is located at the heavily trafficked intersection of North Avenue (44,500 ADT) and 9th Avenue (7,700 ADT)

-Highly Visible from both North Ave and 9th Ave.

- Can be accessed with ease via several curb cuts

Site Information

Population Density

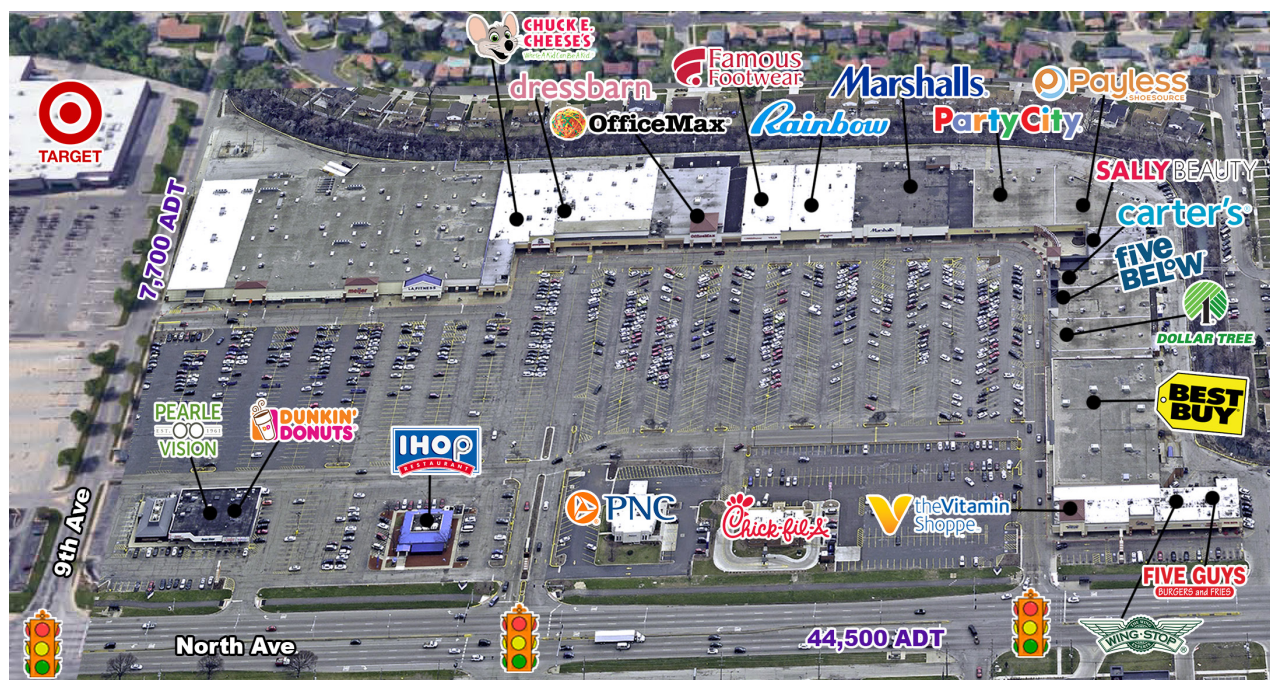
16,439 People
207,411 People
591,745 People

1 Mile Radius
3 Mile Radius
5 Mile Radius

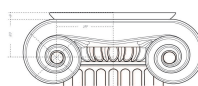
Average HH Income

\$59,381
\$72,354
\$67,733

1 Mile Radius
3 Mile Radius
5 Mile Radius



NewMark Merrill
COMPANIES



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Demographic and Income Profile

Winston Plaza
Ring: 3 mile radius

Latitude: 41.90755
Longitude: -87.84734

Summary	Census 2010	2018	2023
Population	203,323	203,575	203,578
Households	72,593	72,616	72,691
Families	48,972	48,564	48,395
Average Household Size	2.78	2.78	2.78
Owner Occupied Housing Units	47,298	45,596	46,274
Renter Occupied Housing Units	25,295	27,020	26,416
Median Age	36.2	37.4	38.5
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.00%	0.10%	0.83%
Households	0.02%	0.12%	0.79%
Families	-0.07%	0.01%	0.71%
Owner HHs	0.30%	0.37%	1.16%
Median Household Income	1.57%	1.96%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	7,017	9.7%	6,574	9.0%
\$15,000 - \$24,999	7,227	10.0%	6,510	9.0%
\$25,000 - \$34,999	6,331	8.7%	5,832	8.0%
\$35,000 - \$49,999	9,841	13.6%	9,482	13.0%
\$50,000 - \$74,999	13,035	18.0%	12,447	17.1%
\$75,000 - \$99,999	9,689	13.3%	9,815	13.5%
\$100,000 - \$149,999	11,198	15.4%	12,367	17.0%
\$150,000 - \$199,999	3,808	5.2%	4,387	6.0%
\$200,000+	4,470	6.2%	5,276	7.3%

Median Household Income	\$58,972	\$63,755
Average Household Income	\$83,430	\$92,533
Per Capita Income	\$30,027	\$33,300

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,737	6.8%	12,747	6.3%	12,698	6.2%
5 - 9	13,602	6.7%	13,102	6.4%	12,357	6.1%
10 - 14	13,928	6.9%	13,432	6.6%	13,026	6.4%
15 - 19	14,519	7.1%	13,106	6.4%	12,743	6.3%
20 - 24	13,927	6.8%	13,192	6.5%	12,067	5.9%
25 - 34	28,578	14.1%	29,521	14.5%	28,759	14.1%
35 - 44	27,434	13.5%	26,412	13.0%	28,172	13.8%
45 - 54	29,475	14.5%	25,855	12.7%	24,827	12.2%
55 - 64	24,077	11.8%	26,322	12.9%	25,164	12.4%
65 - 74	12,768	6.3%	17,848	8.8%	19,936	9.8%
75 - 84	7,783	3.8%	8,253	4.1%	10,112	5.0%
85+	3,494	1.7%	3,784	1.9%	3,716	1.8%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	119,078	58.6%	117,629	57.8%	116,702	57.3%
Black Alone	45,161	22.2%	42,091	20.7%	39,766	19.5%
American Indian Alone	778	0.4%	752	0.4%	756	0.4%
Asian Alone	5,172	2.5%	6,353	3.1%	7,314	3.6%
Pacific Islander Alone	54	0.0%	53	0.0%	52	0.0%
Some Other Race Alone	28,017	13.8%	30,931	15.2%	32,795	16.1%
Two or More Races	5,064	2.5%	5,765	2.8%	6,194	3.0%
Hispanic Origin (Any Race)	65,154	32.0%	71,802	35.3%	76,876	37.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

