

FOR LEASE

RETAIL PROPERTY



## MELROSE CROSSING

*1901-2029 N. Mannheim Road, Melrose Park, IL 60160*

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### OFFERING SUMMARY

Available SF: 1,350 - 4,028 SF

Lease Rate: \$10.00 - 18.00 SF/yr  
(NNN)

Lot Size: 15.0 Acres

Year Built: 1987

Building Size: 138,355 SF

### PROPERTY OVERVIEW

Located at two major intersections, Melrose Crossing offers a tenant the benefit of high traffic counts on both major roads. Owner is flexible to meet the needs of any retailer. There is an outlot that has the ability to be sold, ground leased, or a build to suit for a qualified Tenant, that has excellent street presence right at the lighted entrance to the shopping center.

Aggressive below market rents are offered for this power center.

### LOCATION OVERVIEW

Located at the Northeast Quadrant of North Avenue and Mannheim Road, with over 100,000 cars per day passing the site, in Melrose Park.

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
1933 N Mannheim Rd	\$15.00 SF/yr	4,028 SF
2007 N Mannheim Rd	\$10.00 SF/yr	3,378 SF
2025 N Mannheim Road	\$18.00 SF/yr	1,350 SF

FOR MORE INFORMATION CONTACT:

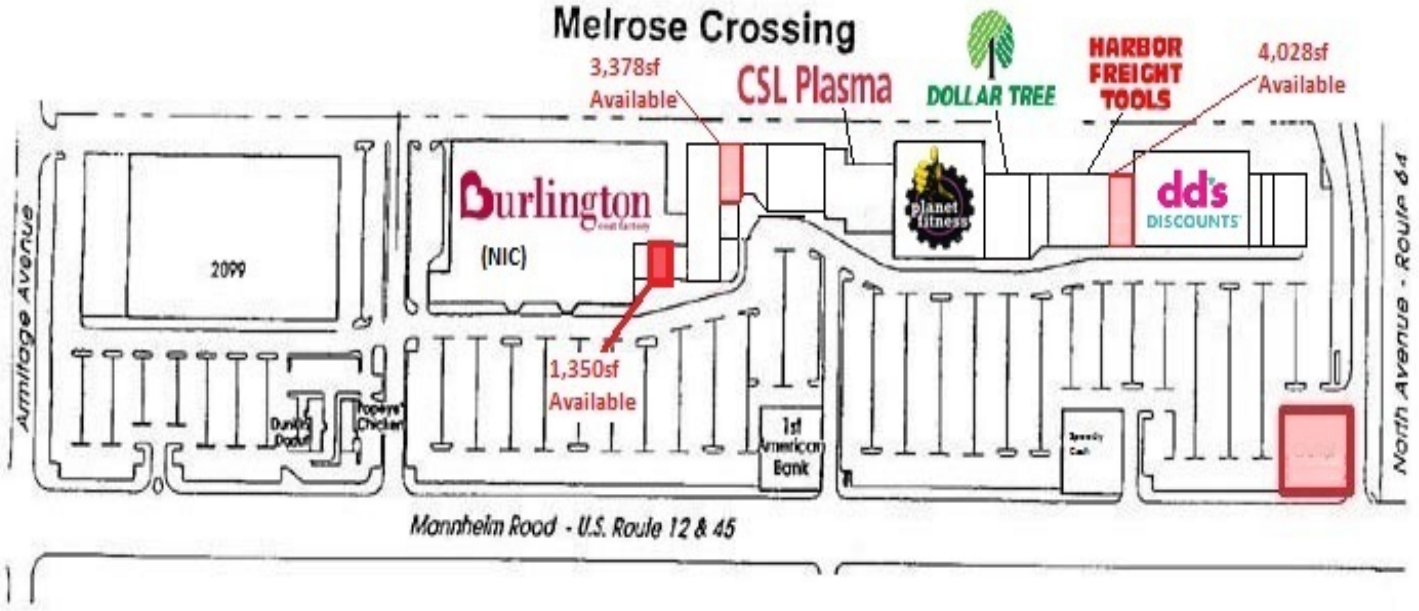
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Address	Tenant	SF	Address	Tenant	SF
1903-1905	Sec of State	7,066	1985-1997	DaVita Dialysys (Lease Pending)	9,000
1907	Midwest Ins	2,286	2003-2005	Bobby's Bar	3,258
1909	Check N Go	3,000	2007	VACANT	3,378
1921	dd's Discounts	25,000	2009	Tattoo	1,116
1933	VACANT	4,028	2011	Stella's	1,955
1935-1943	Harbor Freight Tools	14,463	2013	Hope's Boutique	5,996
1945	Elite Café & Billiards	4,000	2015	Mexican Restaurant	1,100
1951 - 1953	Dollar Tree	9,000	2019 - 2021	Shelby's	2,109
1961	Planet Fitness	25,200	2025	VACANT	1,350
1977-1985A	CSL Plasma	13,149	2029	Metro Staffing	1,000
<b>Total SF</b>					<b>138,355</b>

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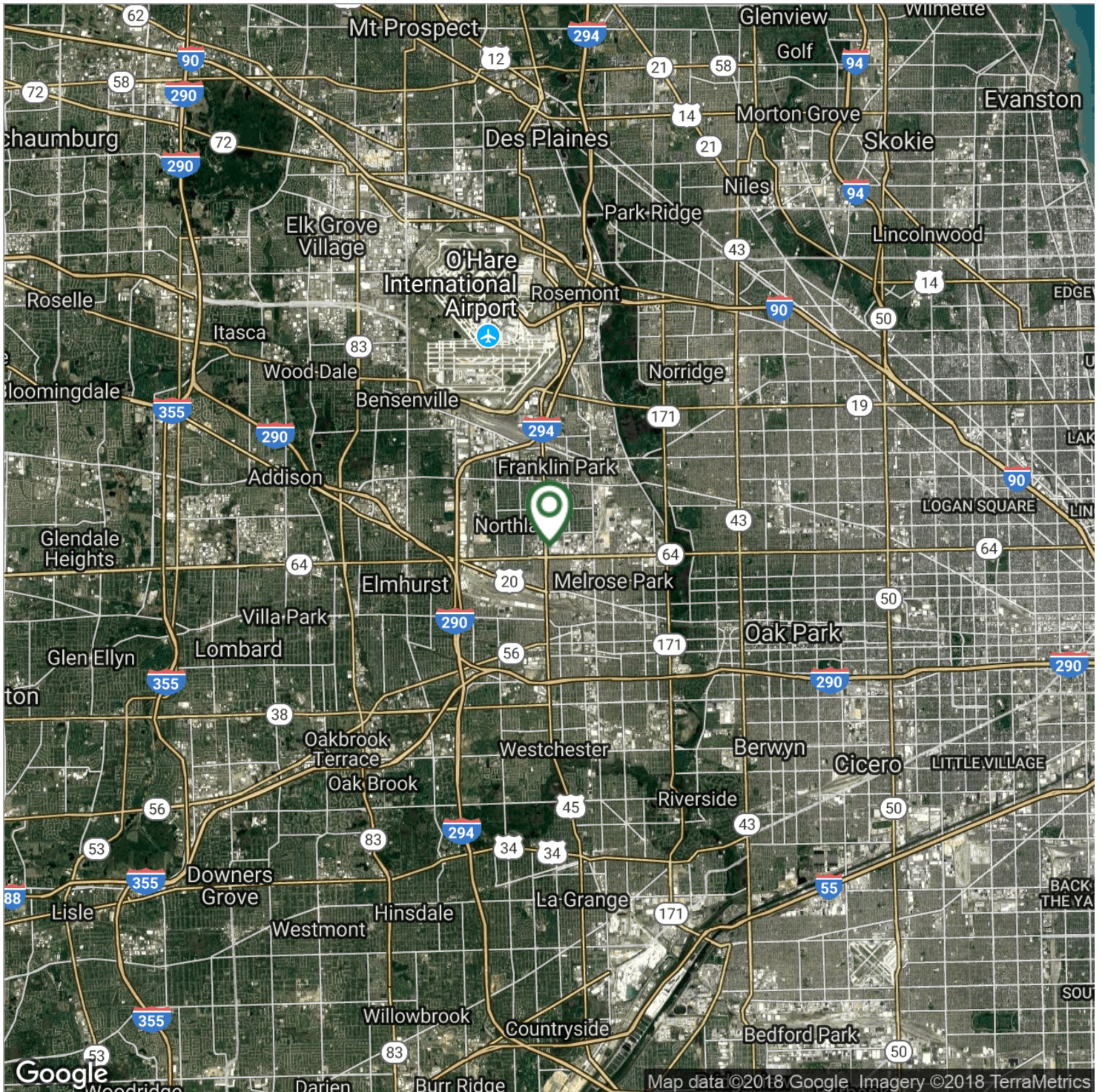
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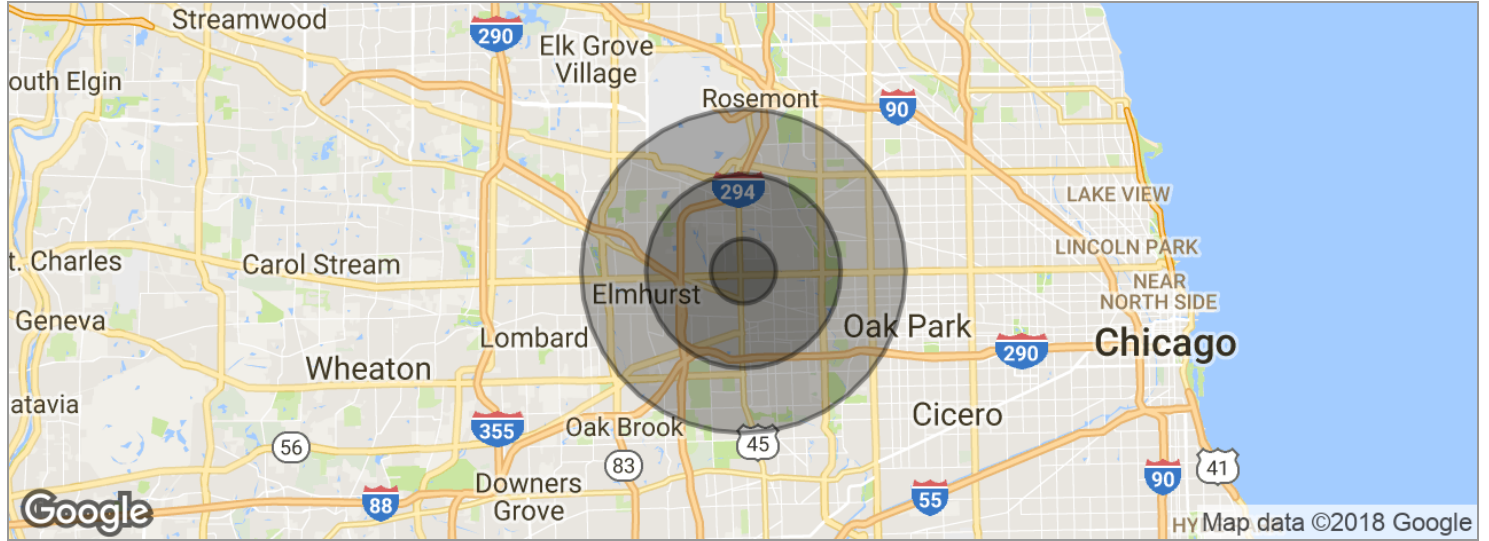
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,482	149,818	345,852
Median age	30.4	33.3	36.7
Median age (Male)	29.8	32.2	35.1
Median age (Female)	31.7	34.1	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,949	47,104	119,350
# of persons per HH	3.5	3.2	2.9
Average HH income	\$58,836	\$61,130	\$74,537
Average house value	\$233,393	\$234,144	\$313,143

\* Demographic data derived from 2010 US Census

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