



dressbarn  
OfficeMax  
Famous Footwear  
Rainbow  
Marshalls  
Party City

9200  
WEST  
NORTH  
AVENUE

MELROSE PARK, IL

FREE STANDING ANCHOR  
OR PAD REDEVELOPMENT  
OPPORTUNITY



North Ave 44,500 ADT

ALDI

George St

Chipotle  
T-Mobile

bakers square

tcf

O'Reilly  
AUTO PARTS

Walgreens

AutoZone

SUBWAY

H&R BLOCK

verizon

SUBJECT  
PROPERTY

PNC

Chick-fil-E

WINSTON PLAZA  
MELROSE PARK  
NORTH AVENUE & 9TH AVENUE

the Vitamin Shoppe

BEST BUY

DOLLAR TREE

WING STOP

FIVE GUYS  
BURGERS and FRIES

N 15th Ave

BROWN'S CHICKEN

BURGER KING

NISSAN

N 17th Ave



# FREE STANDING ANCHOR OR PAD REDEVELOPMENT OPPORTUNITY

## 9200 W. NORTH AVENUE

Melrose Park, IL

SITE  
PLAN

### SPACE AVAILABLE

39,200 SF building on 3.06 AC site  
Pad Sites with Drive Thru Available

Site Plan is Flexible

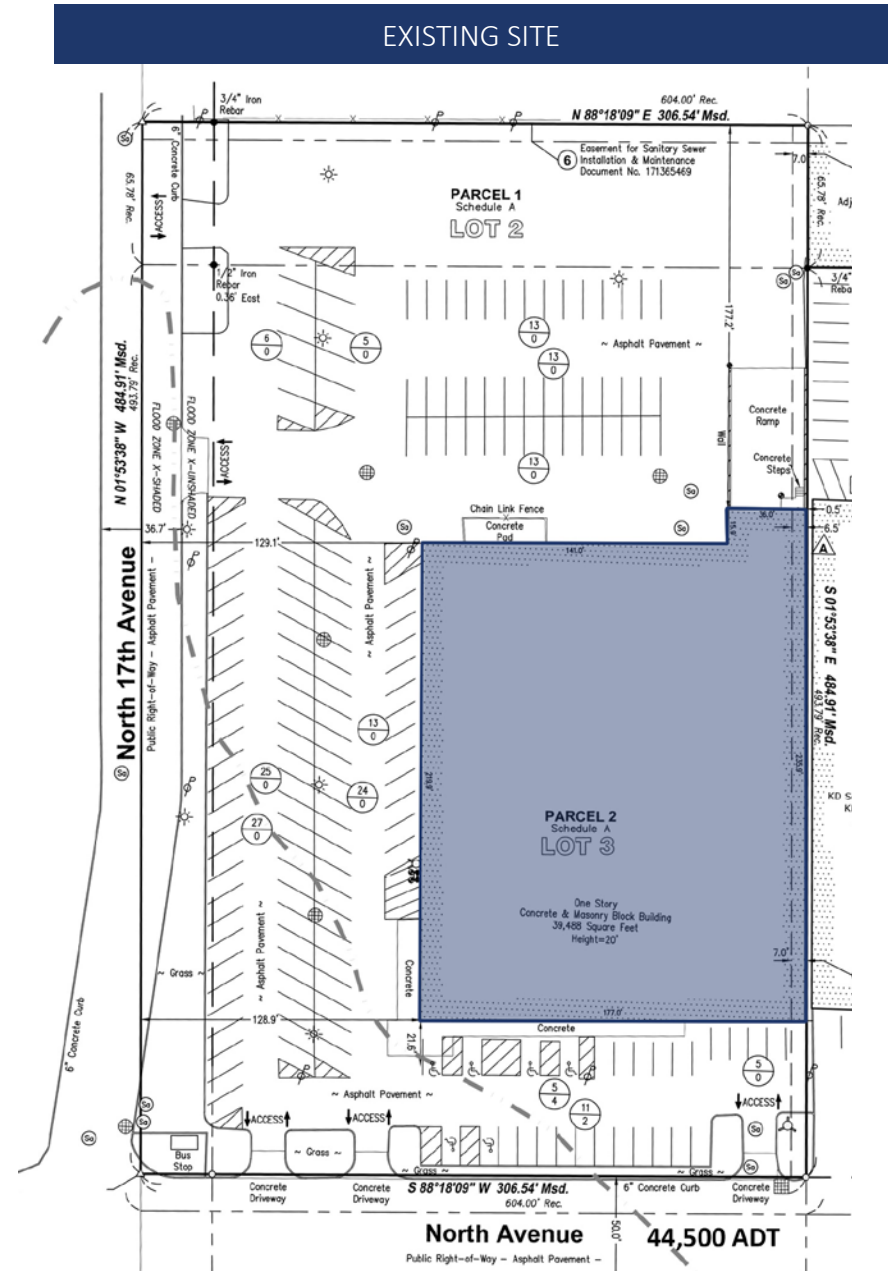
### SITE SUMMARY

- Highly visible 39,200 SF anchor backfill opportunity or potential pad redevelopment opportunity along high traffic North Avenue in dense, thriving Melrose Park retail corridor, located just minutes west of Chicago.
- Site has easy access from North Ave & nearly 45,000 VPD.

### AREA TENANTS



POPULATION DENSITY	17,964	1 Mile
	190,038	3 Mile
	538,228	5 Mile
DAYTIME EMPLOYMENT	10,148	1 Mile
	68,815	3 Mile
	190,716	5 Mile
AVERAGE HH INCOME	\$63,728	1 Mile
	\$79,775	3 Mile
	\$81,087	5 Mile



**A·R·C**  
REAL ESTATE

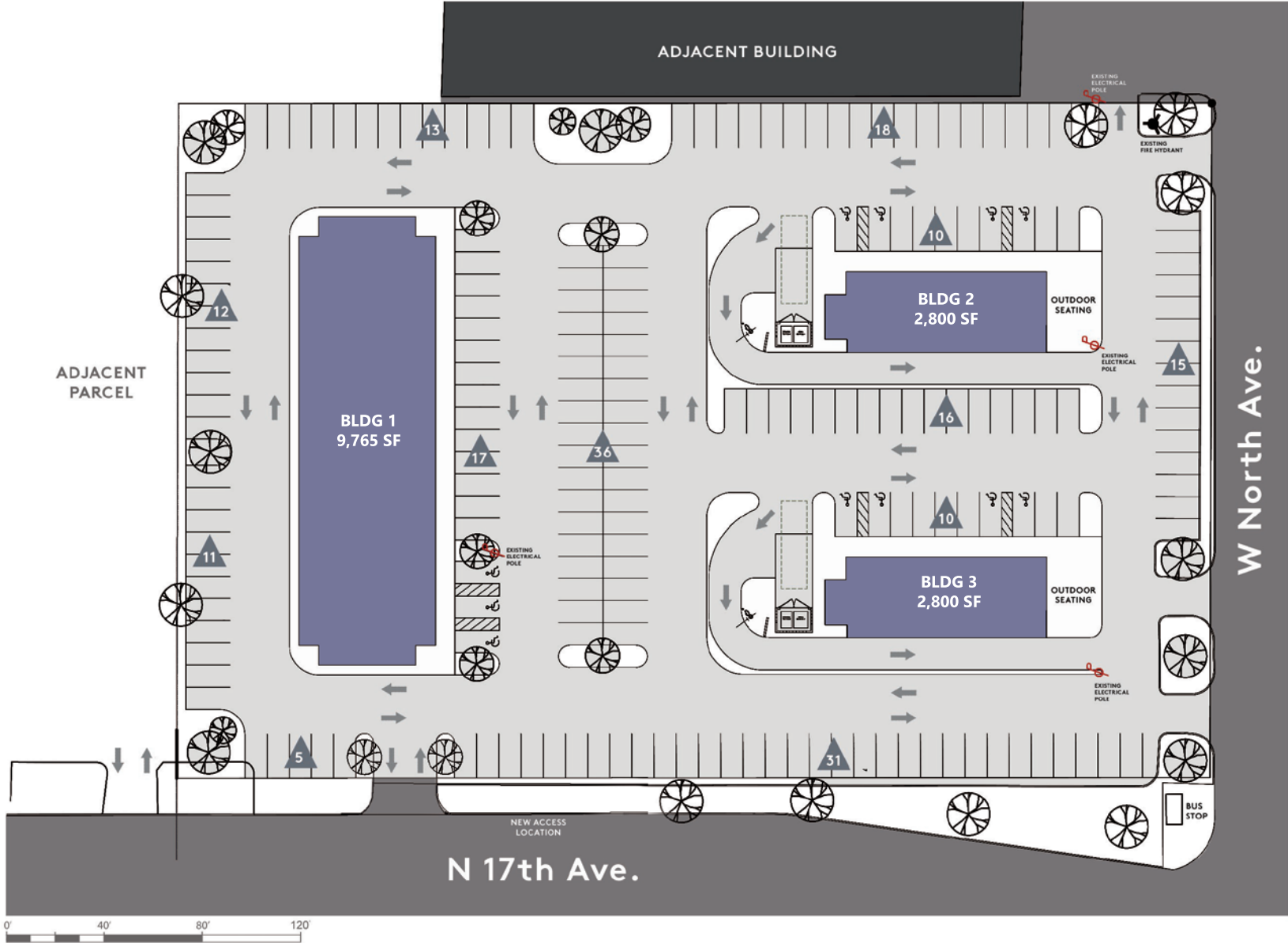
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**9200 W. NORTH AVENUE**

Melrose Park, IL

REDEVELOPMENT OPTION

TABLE	
BUILDING 1	9765 SF
BUILDING 2	2800 SF
BUILDING 3	2800 SF
TOTAL 15,365 SF	
PARKING	194
RATIO 12.6	





FREE STANDING ANCHOR OR PAD REDEVELOPMENT OPPORTUNITY

# 9200 W. NORTH AVENUE

Melrose Park, IL

AERIAL



## CONTACT

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