1,475 SF RETAIL SPACE AVAILABLE

MELROSE PARK OUTLOT

NWC NORTH AVE & 25TH AVE, MELROSE PARK, IL

FOR LEASE

METRO COMMERCIAL REAL ESTATE

CONTACT: **JONATHAN HYMAN** jhyman@metrocre.com 224.365.8144 // **HANNAH PERL** hperl@metrocre.com 847.849.1026

PROPERTY HIGHLIGHTS

- Food 4 Less Shadow Anchored Shopping Center
- Great visibility from busy North Ave (46,854 VPD)
- Substantial Parking Field (10:1)
- Current Tenants Include:

Dave's Hot Chicken · Sabrina's · Midwest Express Clinic · Insomnia Cookies

AREA TENANTS INCLUDE

Food 4 Less · Target · meijer · Costco Wholesale · Marshalls

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,456	152,649	440,462
DAYTIME POPULATION	18,510	119,440	333,002
HOUSEHOLDS	5,908	52,998	166,573
AVG HH INCOME	$76,916	$95,069	$115,000

TRAFFIC COUNTS

NORTH AVE	46,854 VPD
25TH AVE	18,453 VPD

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