

NEW TOWN PLAZA



HISTORICALLY WELL OCCUPIED UNANCHORED NEIGHBORHOOD SHOPPING CENTER



SOUTHEAST CORNER OF MANNHEIM ROAD & DIVISION STREET | STONE PARK (SUBURBAN CHICAGO), ILLINOIS

INVESTMENT HIGHLIGHTS

Mid-America Real Estate Corporation has been retained on behalf of the owner to sell the 100% fee simple interest in New Town Plaza, a 100% leased mixed-use unanchored neighborhood shopping center featuring a mix of convenience, service, and food-oriented retail, client-facing office, and one residential unit in the dense and established Chicago suburb of Stone Park.

Address:	1559 North Mannheim Rd Stone Park, IL 60165
GLA:	8,400 SF (Ground Floor Retail) 3,540 SF (Second Floor Office) 800 SF (Apartment) 4,370 SF (Finished Showroom/Office/Storage) 17,110 SF (Total)
Occupancy:	100%
Year Built:	1960; Renovated 2024-2025
Traffic Counts:	Mannheim Road – 41,700 VPD Lake Street – 21,100 VPD
10-Year CAGR:	3.7%



\$4,230,000

Asking Price



8.00%

Cap Rate



\$338,131

Net Operating Income

Subject Offering is also available as part of a portfolio with Mannheim Plaza (1501-1511 N Mannheim Rd, Stone Park, IL 60165). Contact Marketing Team for details.



NEW TOWN PLAZA

KEY FEATURES



100% OCCUPIED ASSET WITH ANNUAL RENT GROWTH | MARK TO MARKET OPPORTUNITY

New Town Plaza has been historically well occupied and is currently 100% leased. Almost all of the tenants feature 5% annual rent escalations boosting annual income growth and contributing to a 10-year compounded annual growth rate (CAGR) of 3.7% despite the absence of vacancy. Additionally, New Town Plaza features a unique long-term opportunity to add value given all tenants are operating on gross leases, allowing a future investor to convert these suites to triple net leases upon rollover. Further, average in-place rents for retail and office spaces are 9% below the current market rents, offering potential accretive growth to the income stream over a long-term hold.



COMPLEMENTARY CROSS TRAFFIC TENANT LINE-UP

New Town Plaza features a diverse mix of convenience and service-oriented tenants, including retail users, client-facing office tenants, and a fully furnished residential unit. The property is leased to a complementary lineup of tenants including Metro by T-Mobile, Michoacana Ice Cream Shop, Super Bubble Laundromat, Casa Moderna, Farmers Insurance, and several other neighborhood-oriented businesses. The tenant mix at New Town Plaza is driven by customer interaction and recurring visits, which create consistent daily demand and natural cross-shopping tendencies amongst visitors.



DENSE WESTERN CHICAGO SUBURB

Located in Stone Park at the southeast corner of Mannheim Road and Division Street, and just north of Lake Street, the subject offering benefits from a combined daily traffic count of nearly 63,000 vehicles. Stone Park is an affluent and infill western suburb of Chicago with an established residential population. Within a three-mile radius, there are more than 141,000 residents with an average household income of \$108,000. Neighboring western suburbs include Melrose Park, Franklin Park, Bellwood, Northlake, Elmhurst, Berkeley, and Hillside, amongst others.



RETAIL FOCUSED SHOPPING CENTER

Despite the property's diverse mix of retail, office, and residential tenants, the first-floor retail tenants remain the primary driver of revenue. Approximately 61% of the shopping center's gross income is generated by retail tenants, highlighting the strength of the property's street-level retail tenants. These tenants are also supported by a pylon sign along Mannheim Road, which further enhances the exposure of these tenants along the highly trafficked corridor. Office users contribute 24% of revenue, while the remaining 15% is derived from the residential unit and the finished showroom space.



RECENT RENOVATIONS AND CAPITAL PROJECTS | MINIMAL FUTURE CAPITAL EXPENDITURES

Ownership has maintained New Town Plaza in a first-class manner over the past several years and, as a result, the shopping center has remained well-leased. Since 2024, \$265,000 has been invested into the shopping center, including a new parking lot, stucco finishes on the facades, complete renovation to the showroom including a brand new roof, common area floors and bathrooms, apartment renovation, and a reconditioned roof with resealed silver coating that will add an additional 10-15 years of useful life to the roof. An investor should benefit from minimal near-term capital expenditures thanks to the center's excellent upkeep by ownership.

Strong Demographic Profile

WITHIN A 3-MILE RADIUS



141,803
POPULATION



132,435
DAYTIME POPULATION



50,148
HOUSEHOLDS



\$107,952
AVERAGE HH INCOME



\$272,253
MEDIAN HOME VALUE



39.2
MEDIAN AGE



LEASING PLAN

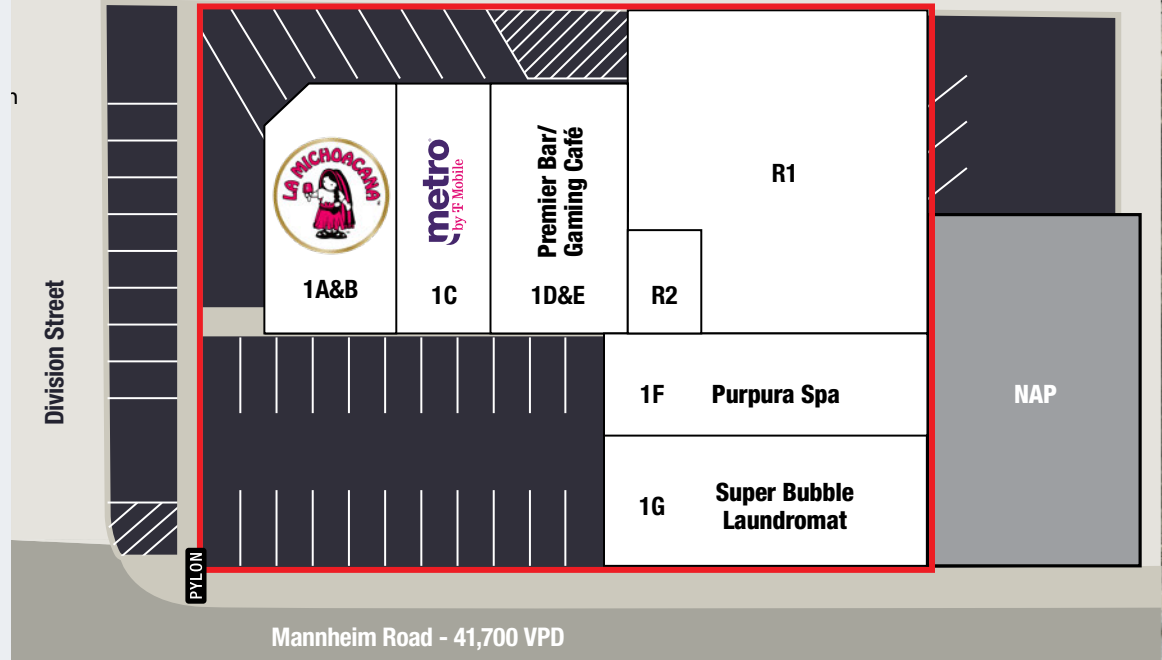
TENANT	UNIT	SQUARE FEET
Michoacana Ice Cream Shop	1A&B	1,630
Metro by T-Mobile	1C	720
Premier Bar/Gaming Café	1D&E	1,650
Purpura Spa	1F	2,100
Super Bubble Laundromat	1G	2,300
Carone Law Office	2A	800
Unstoppable Beauty Salon	2B	700
Genesis Barber & Brow Salon	2C	640
Casa Moderna	2D	700
Farmer's Insurance	2E	700
Apartment 2F	2F	800
Showroom Lake Automotive Enterprise	R1	4,060
Apollo Mobile Home Court Office	R2	310
Total		17,110

Note: Site plan is an estimate and not to scale.

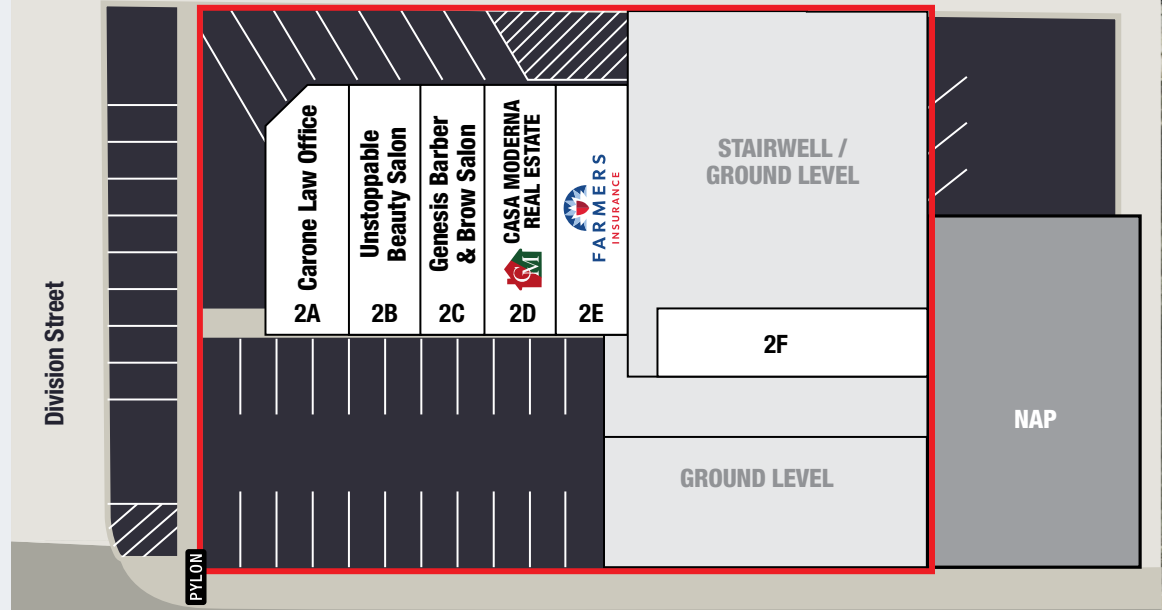
— SUBJECT OFFERING



GROUND LEVEL



SECOND LEVEL



LOCATION & MARKET

- New Town Plaza is located along Mannheim Road (US-12/ 20/ 45), which produces 41,700 daily vehicles, in Stone Park, Illinois, approximately 15 miles west of downtown Chicago.
- Mannheim Road runs continuously through the heart of Chicago's western suburbs, serving as one of the area's most heavily trafficked commercial corridors, linking Stone Park to the communities of Melrose Park and Franklin Park to the north and Bellwood, Broadview, Hillside, and Westchester to the south. Just south of the subject property, Lake Street serves as a primary east-west connector through the inner western suburbs. Interstates 290 and 294 are located approximately two and a half miles west of the subject offering, providing convenient regional access to the entire Chicago market.
- New Town Plaza serves a very dense and affluent population base. Within a three-mile radius, there are nearly 142,000 residents with an average household income of approximately \$108,000. Neighboring western suburbs include Melrose Park, Bellwood, Northlake, Elmhurst, Berkeley, Hillside, amongst others.

The following chart summarizes the excellent, established customer base served by New Town Plaza.

DEMOGRAPHICS			
Distance from Subject:	1 mile	3 miles	5 miles
2025 Median Home Value	16,001	141,803	365,406
2025 Median Household Income	5,207	50,148	142,211
2025 Median Home Value	\$229,011	\$272,253	\$331,645
2025 Daytime Demographics	17,501	132,435	381,120
2025 Average Household Income	\$91,503	\$107,952	\$125,569
2025 Median Household Income	\$78,379	\$81,461	\$90,468
2025 Per Capita Income	\$30,069	\$37,984	\$49,056
2025 Median Age	37.1	39.2	41.2



NORTHWEST FACING AERIAL

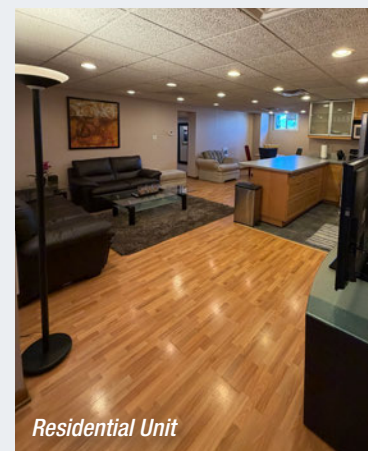


PROPERTY DESCRIPTION

- New Town Plaza features 17,110 SF of GLA and is positioned on 0.54 acres at the hard corner of Mannheim Road and Division Street.
- The property includes 40 total parking spaces, with 22 spaces in the front of the property, 8 spaces along the western exterior on Division Street, and 10 spaces at the rear of the building. Additional dedicated parking for New Town Plaza is located on both sides of Division Street.
- Access to the center is provided by a curb cut on Division Street. There is a large, highly visible pylon sign fronting Mannheim Road.
- Ownership has taken significant pride in the shopping center and has steadfastly maintained the asset by investing \$265,000 into the property over the past two years. Capital improvements include replacement of the parking lot; brand new stucco facades; complete showroom renovation including brand new roof, ceiling, epoxy floors, new bathrooms, paint, floor drain, and new light fixtures; remodel of the apartment including upgraded kitchen and bathroom; common area renovation including new flooring, paint, and renovated bathrooms; and a reconditioned and sealed roof.

TENANCY

- New Town Plaza is fully occupied and features an ideal line-up of service-oriented retail tenants, client-facing office tenants, a fully furnished residential unit, and a finished showroom/office tenant. These regional tenants value their local customers and are much less likely than national tenants to relocate their businesses providing a stable in-place tenancy.
- Many of the tenants have been operating at the center for more than 5 years (61.4% of GLA) including Michoacana Ice Cream Shop, Metro by T-Mobile, Super Bubble Laundromat, Carone Law Office, and Farmers Insurance, amongst others. Casa Moderna also recently signed a new two-year lease, with three 2-year options.
- Office tenants at New Town Plaza primarily consist of customer-facing services, including a law office, real estate office, insurance office, hair salon, and spa. These tenants generate consistent daily traffic and create additional cross-shopping demand that benefits the property's first-floor retail tenants.
- Almost every single tenant includes contractual 5% annual rent increases providing an accretive income stream. The 10-year CAGR is 3.7%.
- A buyer has the opportunity to convert gross leases to NNN structure and mark rents to market upon lease rollover. The Weighted Average Lease Term remaining is 1.7 years allowing near term access to restructure leases.



Residential Unit



SOUTHWEST FACING AERIAL



For further information contact owner's exclusive representatives.

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