



For Sale

5,139 Sf Freestanding Retail W/ Drive Thru
398 Mannheim Road, Bellwood, IL 60104

\$975,000.00

For Sale: Freestanding retail located in Bellwood on the main retail corridor of Mannheim Rd, a 15-minute drive to downtown Chicago. The property's infill location boasts more than 367,000 people living within a 5-mile radius. The Median household income is almost \$80,000 within 5m and sees over 41,000 VPD.

The property is situated along a main retail corridor. Other tenants in the surrounding immediate area include Aldi, CVS, BP, Burger King, Dunkin Donuts, AutoZone, Checker's, DollarTree, Family Dollar, Citgo, O'Reilly Auto Parts, and many others. The site is less than five miles from multiple Union Pacific Railroad Stations, Gottlieb Memorial Hospital, The Edward Hines Jr. VA Hospital, Chicago O'Hare Airport, and numerous interstates.

Drive Thru Available!

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$975,000
Building Size:	5,139 SF
Lot Size:	0.19 Acres
Year Built:	2009
Drive Thru	YES
Zoning:	B-1
Market:	Northwest Chicago
Submarket:	Melrose Park
Traffic Count:	41,298

PROPERTY OVERVIEW

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The property is situated along a main retail corridor. Other tenants in the surrounding immediate area include many national tenants and QSR's. The site is less than five miles from multiple Union Pacific Railroad Stations, Gottlieb Memorial Hospital, The Edward Hines Jr. VA Hospital, Chicago O'Hare Airport, and numerous interstates.

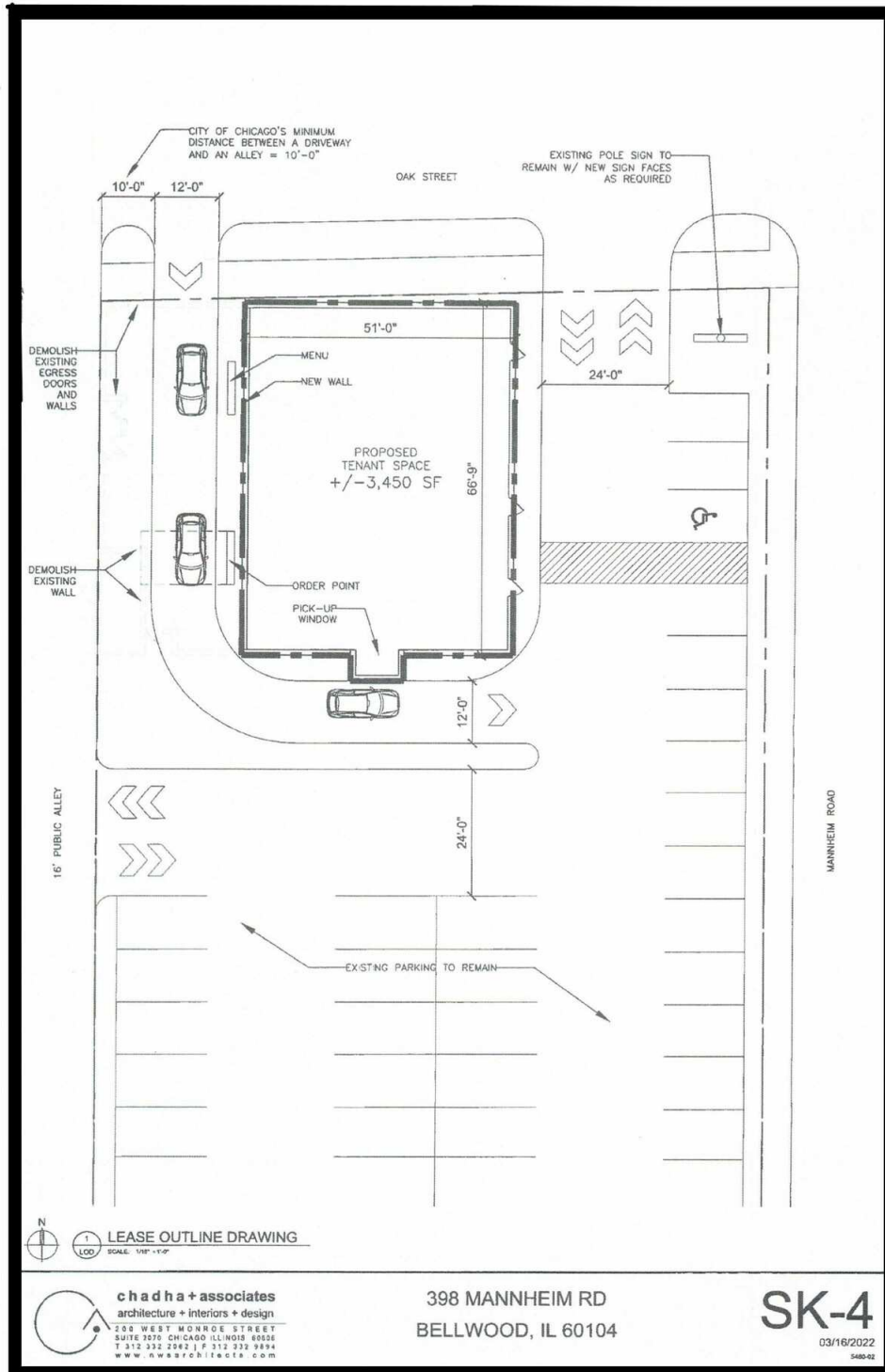
PROPERTY HIGHLIGHTS



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SITE PLAN



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INTERIOR PHOTOS

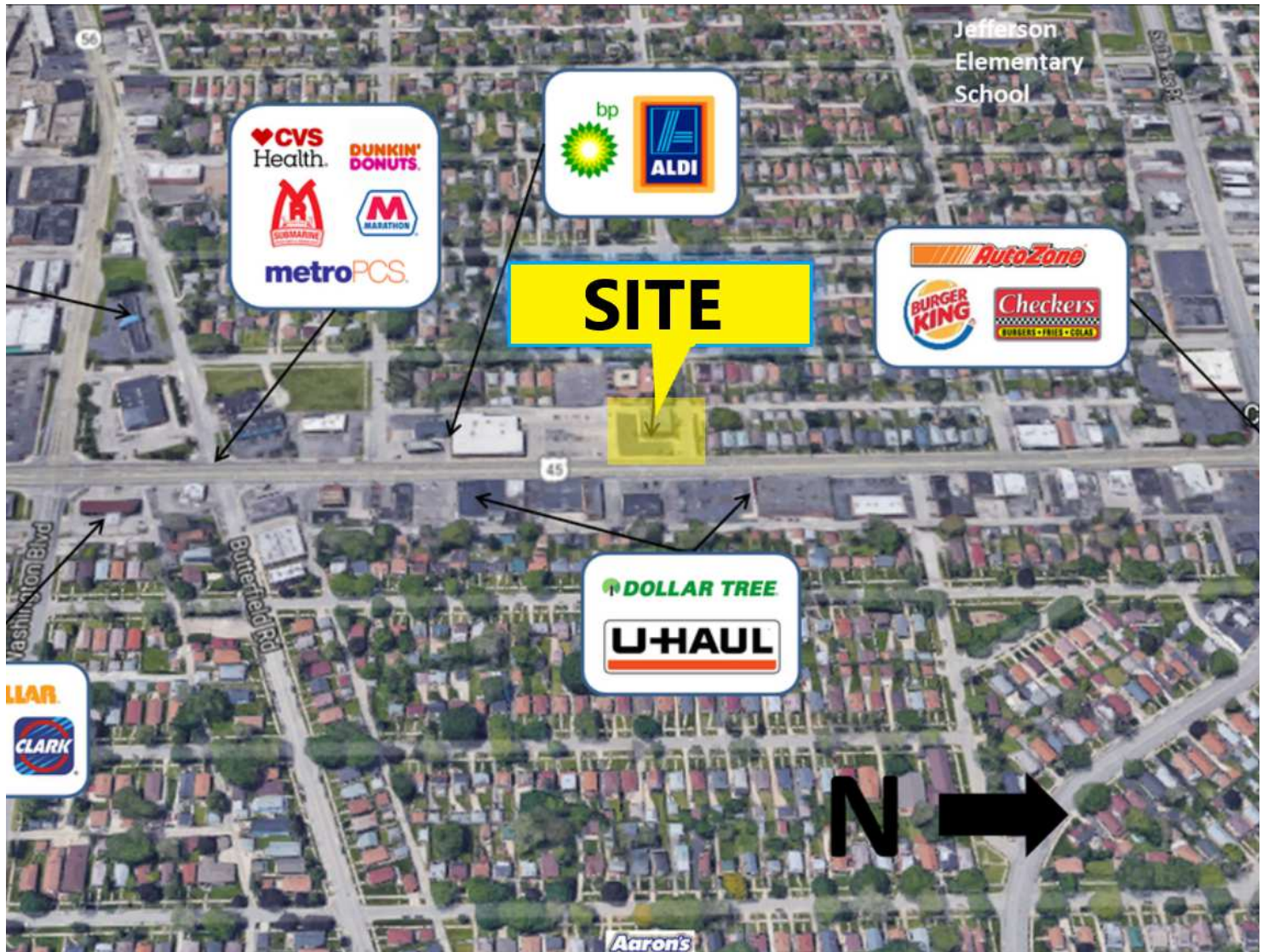


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RETAIL MAP

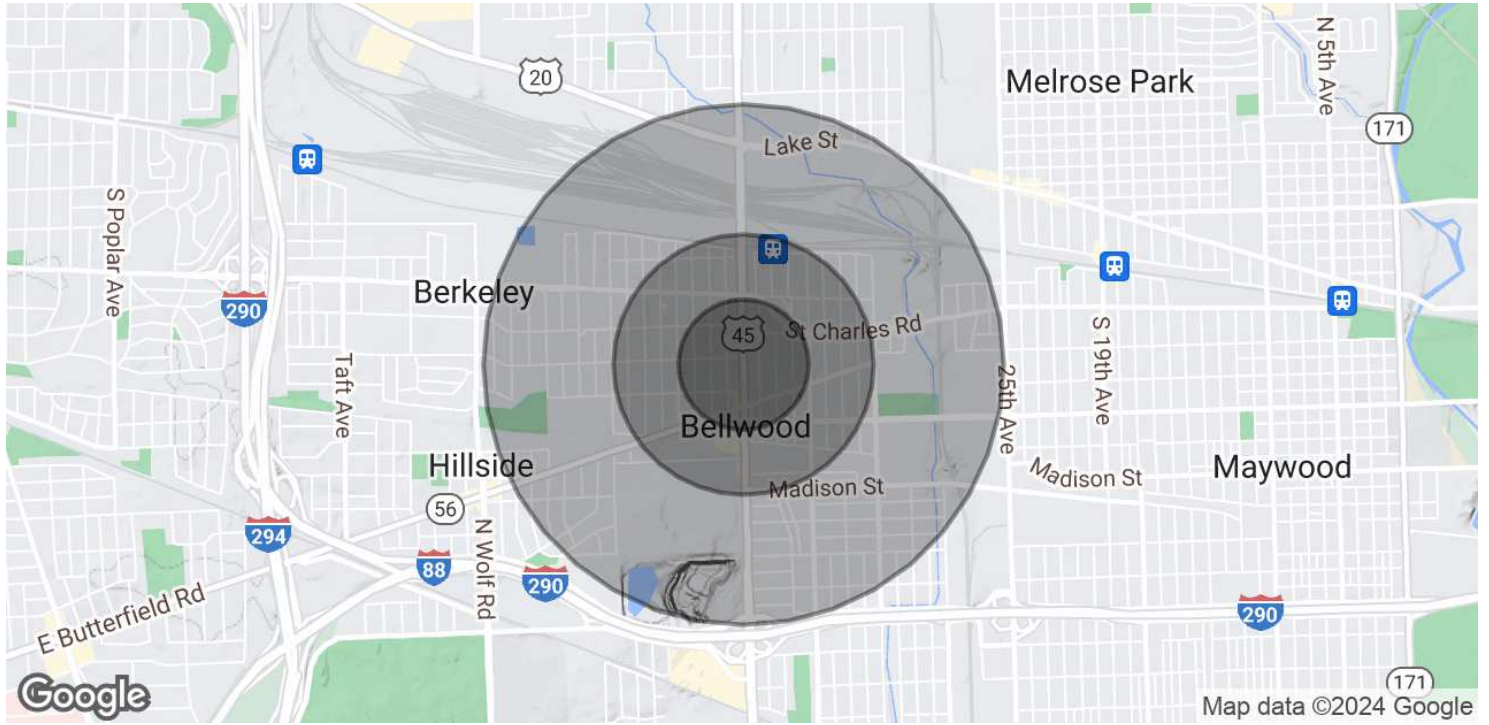


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,842	6,990	20,778
Average age	32.5	33.8	36.0
Average age (Male)	30.3	31.6	33.9
Average age (Female)	37.3	39.8	39.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	614	2,385	7,106
# of persons per HH	3.0	2.9	2.9
Average HH income	\$69,959	\$70,951	\$68,252
Average house value	\$168,905	\$170,828	\$163,689

* Demographic data derived from 2020 ACS - US Census

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