



## Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$12.61 PSF
Building Size:	41,925 SF
Available SF:	1,860 - 8,600 SF
Lot Size:	2.28 Acres
Parking:	94 Surface Level Spaces
Traffic Count:	Approx. 48,000 VPD
Submarket:	Western Suburbs

## Property Overview

Silo Square is a multi-tenant retail center located in west suburban Melrose Park. The building was renovated in 2011 and consists of approximately 42,000 SF. Tenants at the building include H&R Block, Subway, #1 Nails, Hanna's Gaming, Foremost Liquors, Everyday Black Friday and Furniture, and Big Cloud Vape & Tobacco. There are four (4) vacancies at the center ranging from 1,860 - 8,600 SF. The center features excellent frontage along North Avenue (277') and dual-sided pylon signage at the corner of the signalized intersection at North Avenue & 15th Avenue (Approx. 48,000 VPD). Neighboring retailers include Costco, Target, Jewel-Osco, Cermak Fresh Market, ALDI, Cinemark Melrose Park, Walgreens, Best Buy, Carters, Foot Locker, Burlington, Ross Dress 4 Less, Marshalls, Five Below, Dollar Tree, AutoZone Auto Parts, O'Reilly Auto Parts, Wendy's, Taco Bell, Raising Cane's, Panda Express, Chipotle and Starbucks, among many other national retailers.

## Property Highlights

- Conveniently located in Melrose Park's primary trade area at the corner of North Avenue & 15th Avenue
- Surrounded by national retailers, including AutoZone, directly adjacent to the building, along with Costco, Target, Jewel-Osco, Cermak Fresh Market, ALDI, Cinemark Melrose Park, Walgreens, Best Buy, and Foot Locker, among others
- Dual-sided pylon signage along North Avenue features visibility and exposure to approx. 48,000 VPD

Matthew Tarshis  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

Andrew Rubin  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

Zack Pearlstein  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

Andrew Picchietti  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

# FOR LEASE | 1501-1527 WEST NORTH AVENUE

RETAILER MAP



Matthew Tarshis  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

Andrew Rubin  
Executive Vice President

224.628.4005  
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Zack Pearlstein  
Senior Vice President

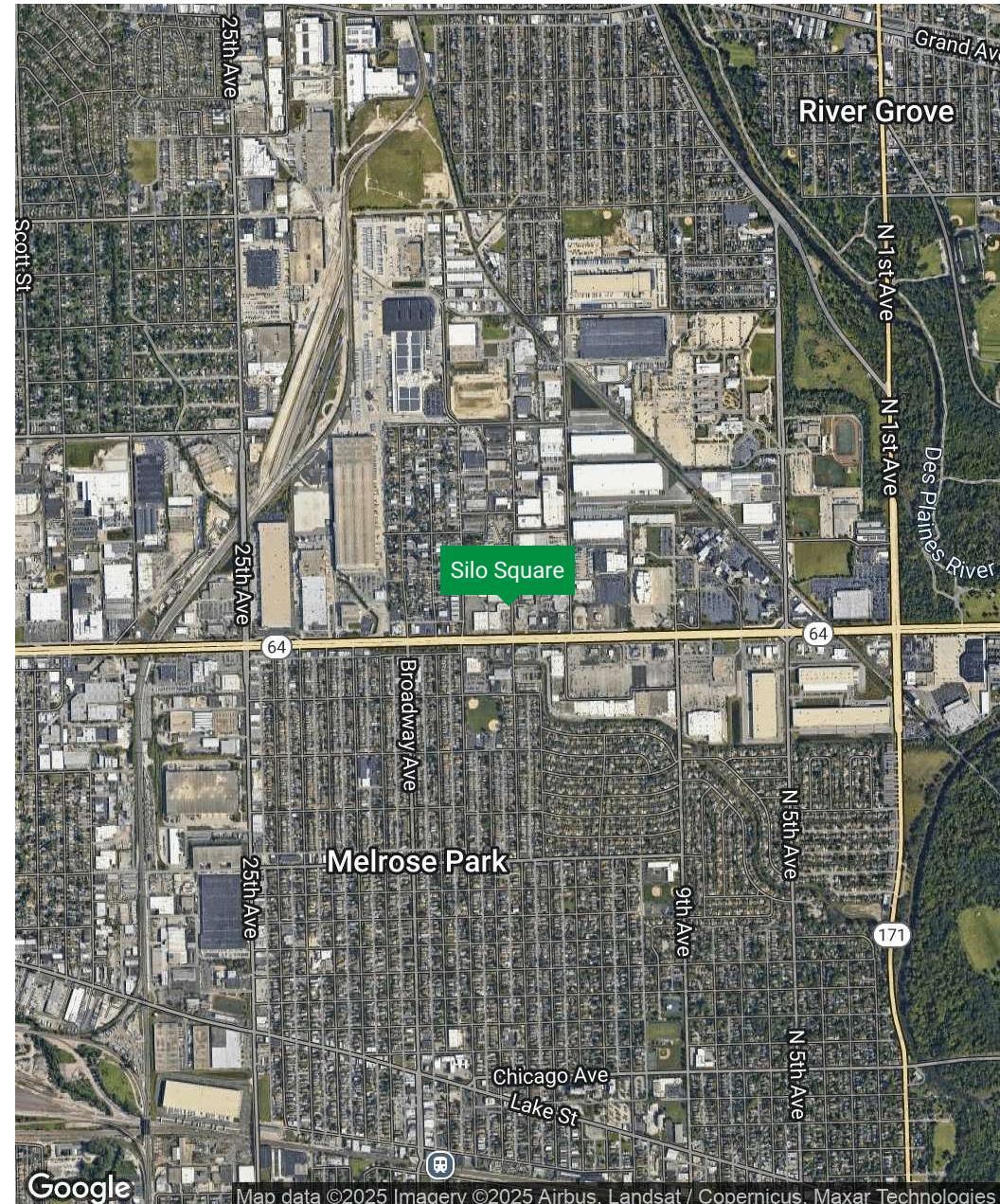
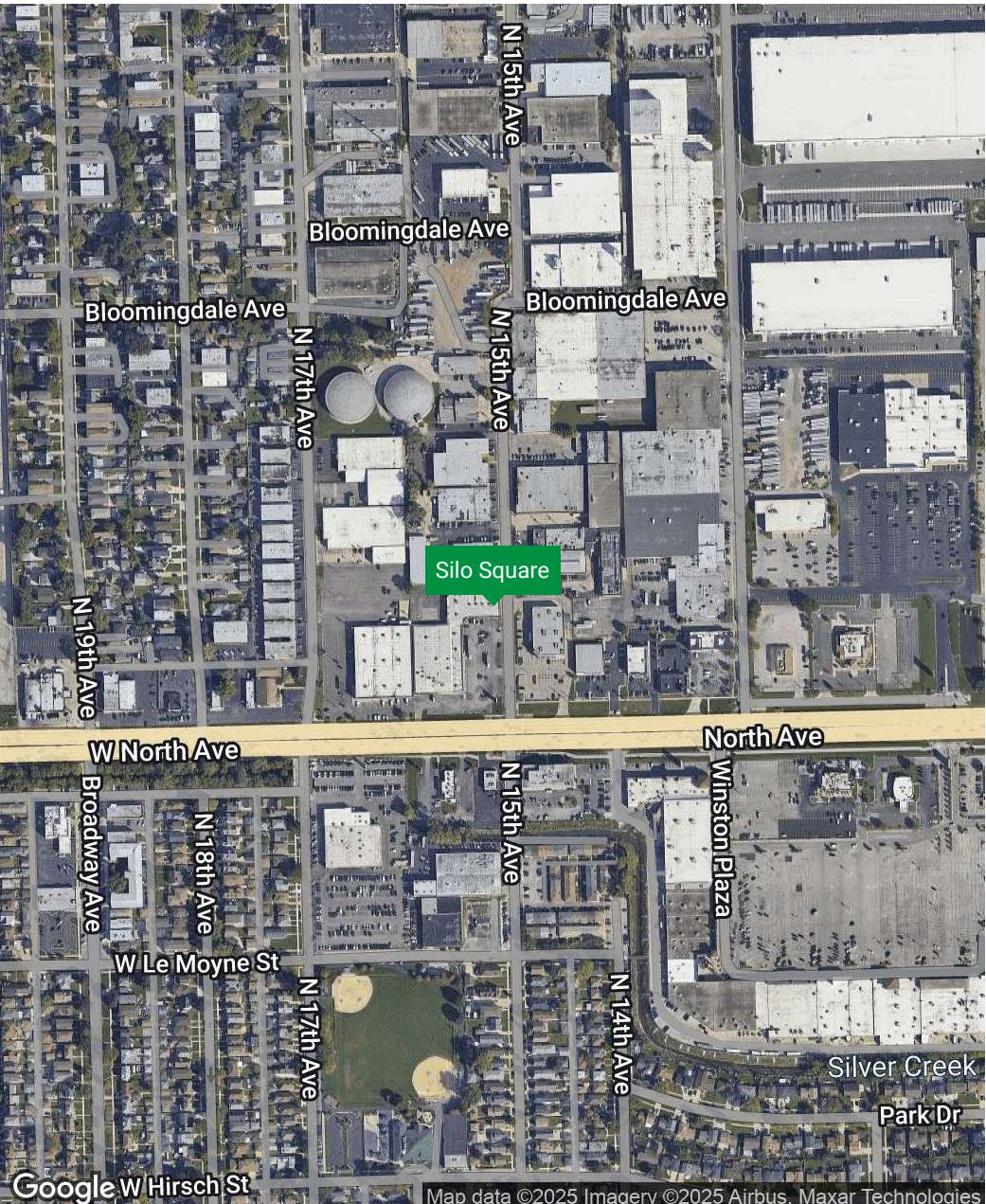
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zpearlstein@frontlinerepartners.com

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LOCATION MAP



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mtarshis@frontlinerepartners.com

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ADDITIONAL PHOTOS



**Matthew Tarshis**  
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mtarshis@frontlinerepartners.com

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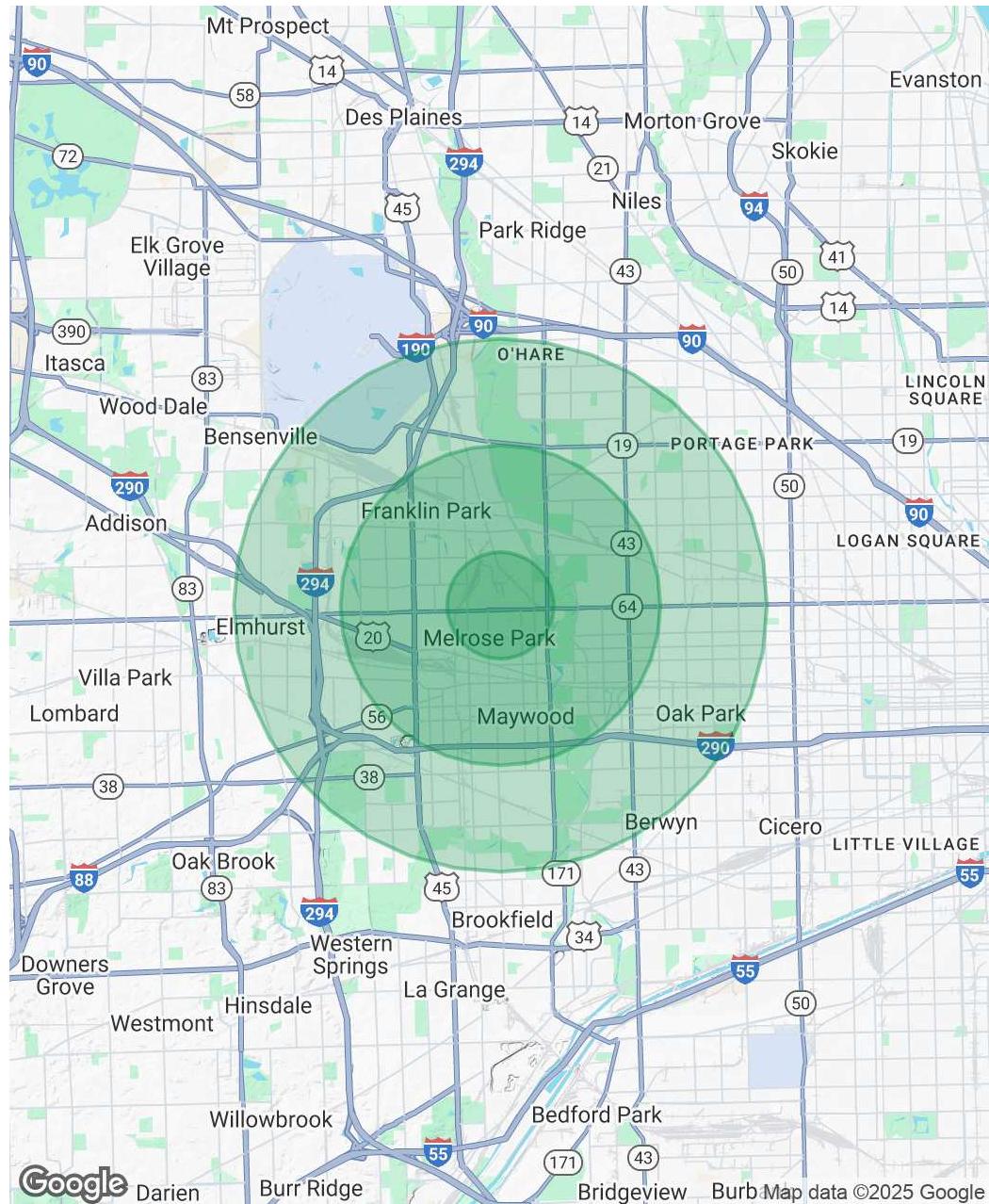
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Population	1 Mile	3 Miles	5 Miles
Total Population	16,211	180,973	520,789
Average Age	38	41	41
Average Age (Male)	38	39	39
Average Age (Female)	39	42	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,588	65,396	192,698
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$92,388	\$104,266	\$104,713
Average House Value	\$305,740	\$331,479	\$364,131

Demographics data derived from AlphaMap



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