



## 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, ad Foot Locker, among others
- Dual-sided pylon signage along North Avenue features visibility and exposure to approx. 48,000 VPD

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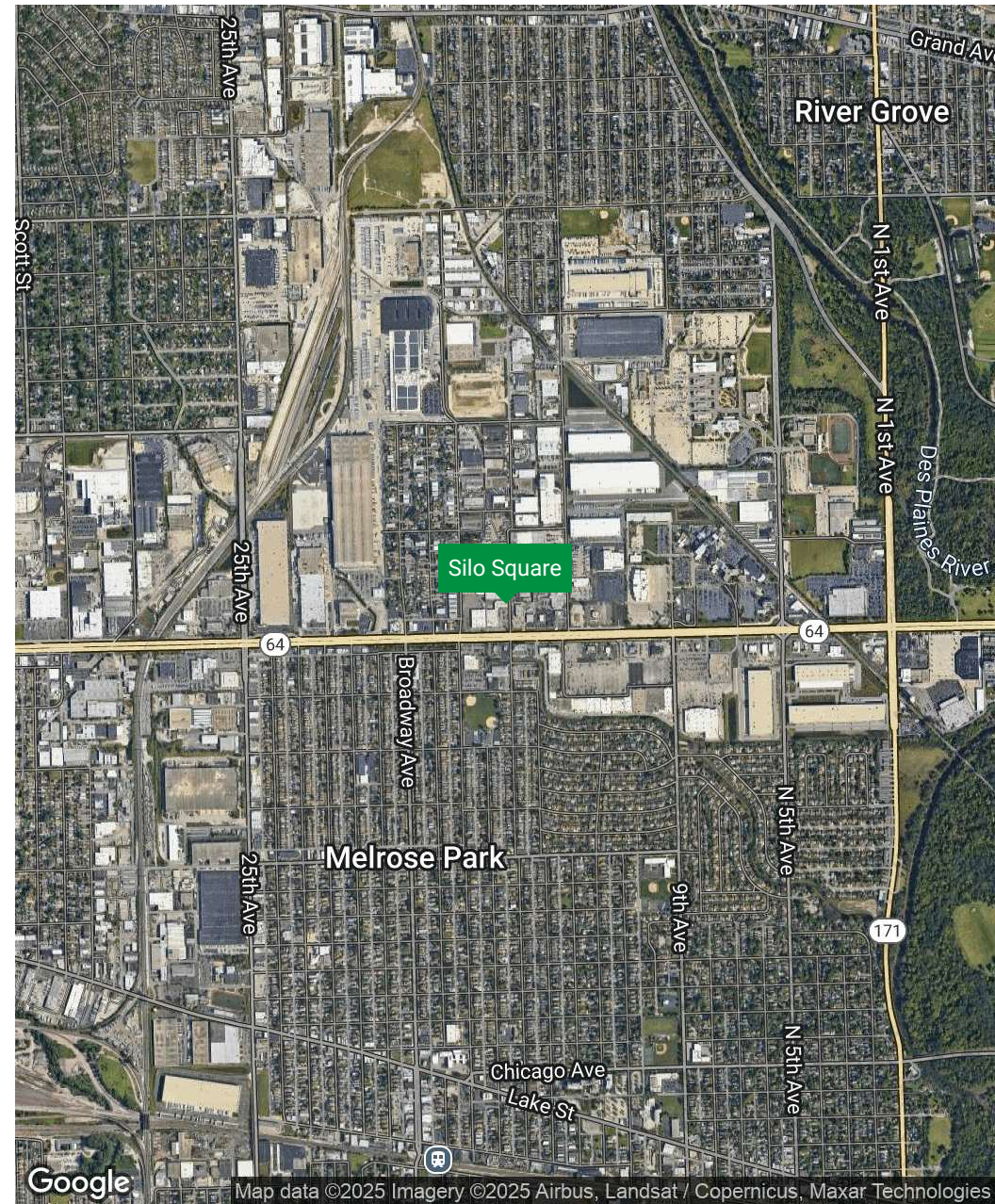
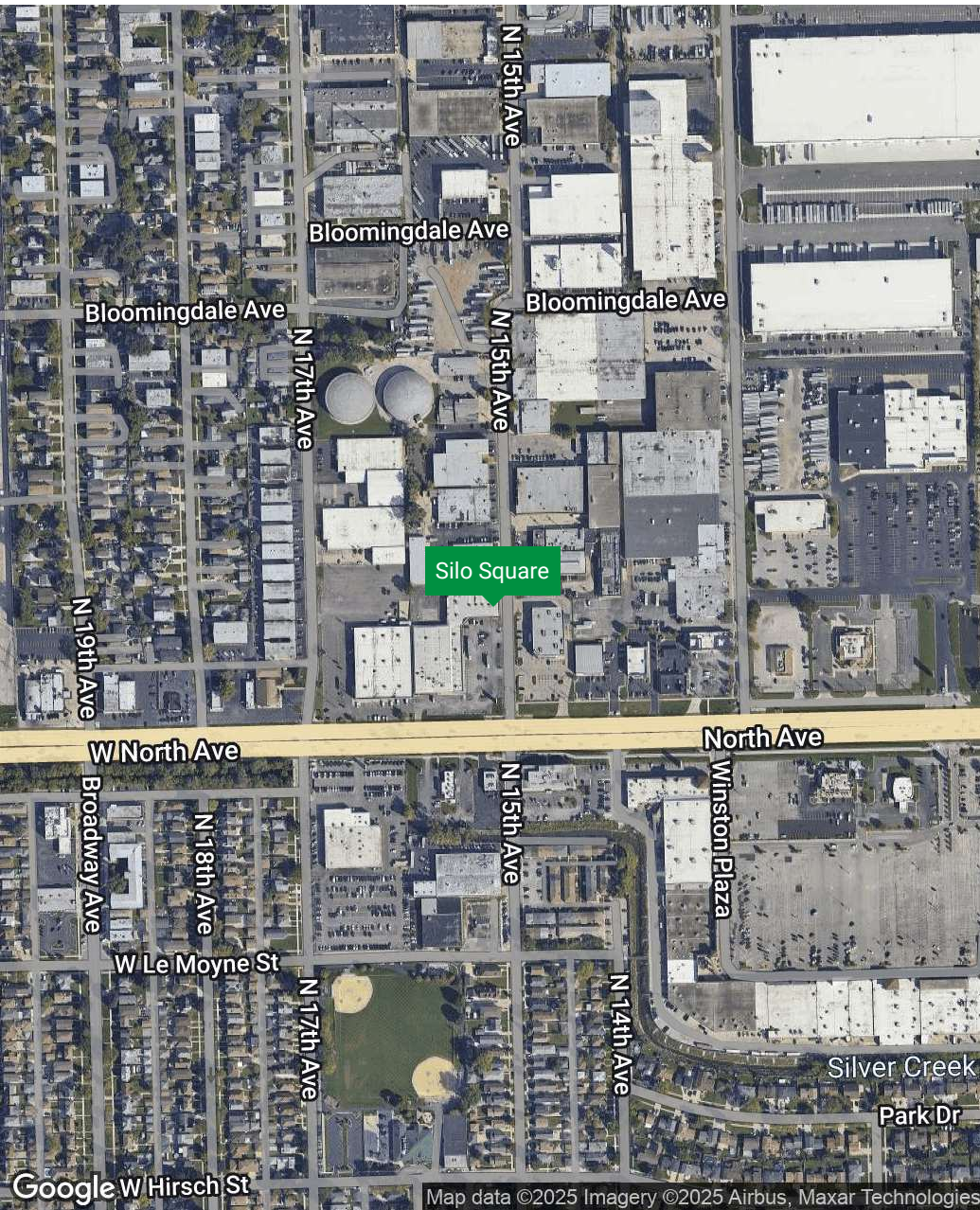
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# FOR LEASE | 1501-1527 WEST NORTH AVENUE

LOCATION MAP



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