

MULTI-TENANT RETAIL CENTER - FOR SALE

Silo Square
1501-1527 West North Avenue
Melrose Park, IL 60160
(Chicago MSA)



RETAIL PROPERTY FOR SALE

TABLE OF CONTENTS

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CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
FINANCIAL ANALYSIS	12
DEMOGRAPHICS	15
ADVISOR BIOS	18

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A grayscale aerial photograph of a commercial strip. In the foreground, there's a building with a red-framed glass door and windows, with a "SUBWAY" sign above it. To the right, a parking lot is filled with cars. A "FOR LEASE" sign stands in the middle ground. In the background, there are more buildings, including one with a "FOREMOST" sign. The image is heavily faded, giving it a dreamlike quality.

1

PROPERTY INFORMATION



Offering Summary

Sale Price:	Subject To Offer
NOI:	Approx. \$266,607
Building Size:	41,925 SF
Occupancy:	87%
Lot Size:	2.28 Acres
Built:	1989
Renovated:	2011
Parking:	94-Spaces
Traffic Count:	Approx. 48,000 VPD

Property Overview

Multi-tenant retail center located in west suburban Melrose Park (Chicago MSA). The center was renovated in 2011 and consists of approximately 42,000 SF across 11 units. Tenants include Foremost Liquors, H&R Block, Subway, Everyday Black Friday and Furniture, #1 Nails, Hanna's Gaming, Tiffany's Bistro, and Big Cloud Vape & Tobacco. 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, featuring visibility and exposure to approx. 48,000 VPD. The center is well located within the North Avenue retail corridor. Neighboring retailers include Costco, Target, Jewel-Osco, Cermak Fresh Market, ALDI, Cinemark Melrose Park, Best Buy, Carters, Foot Locker, Burlington, Ross Dress 4 Less, Marshalls, Five Below, Dollar Tree, AutoZone, Raising Cane's, Panda Express, Chipotle and Starbucks, among others.

Property Highlights

- Rare opportunity to acquire a positive cash flowing retail center with the ability to add value through lease-up
- Conveniently located in Melrose Park's primary trade corridor with 277' of frontage along North Avenue
- Six (6) of the nine (9) tenants are on NNN leases
- Dual-sided monument signage at the corner of the signalized intersection providing visibility and expose to approx. 48,000 VPD

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Location Description

Silo Square is located at the northwest corner of the signalized intersection at North Avenue & 15th Avenue in Melrose Park, Cook County, Illinois. Melrose Park is a western suburb of Chicago and features strong demographics with over 185,000 people and an average household income of over \$90,000 within three (3) miles of the property. The center is conveniently located approx. four (4) miles from O'Hare International Airport and approx. 3.5-miles from the Interstate-290/294 interchange. The center is well located in Melrose Park's primary trade area at the corner with visibility to 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, Party City, 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 others.

Property Highlights

- Rare opportunity to acquire a positive cash flowing retail center with the ability to add value through lease-up
- Six (6) of the nine (9) tenants are on NNN leases
- Foremost Liquors in 6,218 SF, just exercised their option to renew lease term through December 2035
- H&R Block recently renewed for 5-years out to 2030
- Conveniently located in Melrose Park's primary trade corridor with 277' of frontage along North Avenue
- Dual-sided monument signage at the corner of the signalized intersection providing visibility and expose to approx. 48,000 VPD
- Large parking lot totaling 94-surface level spaces

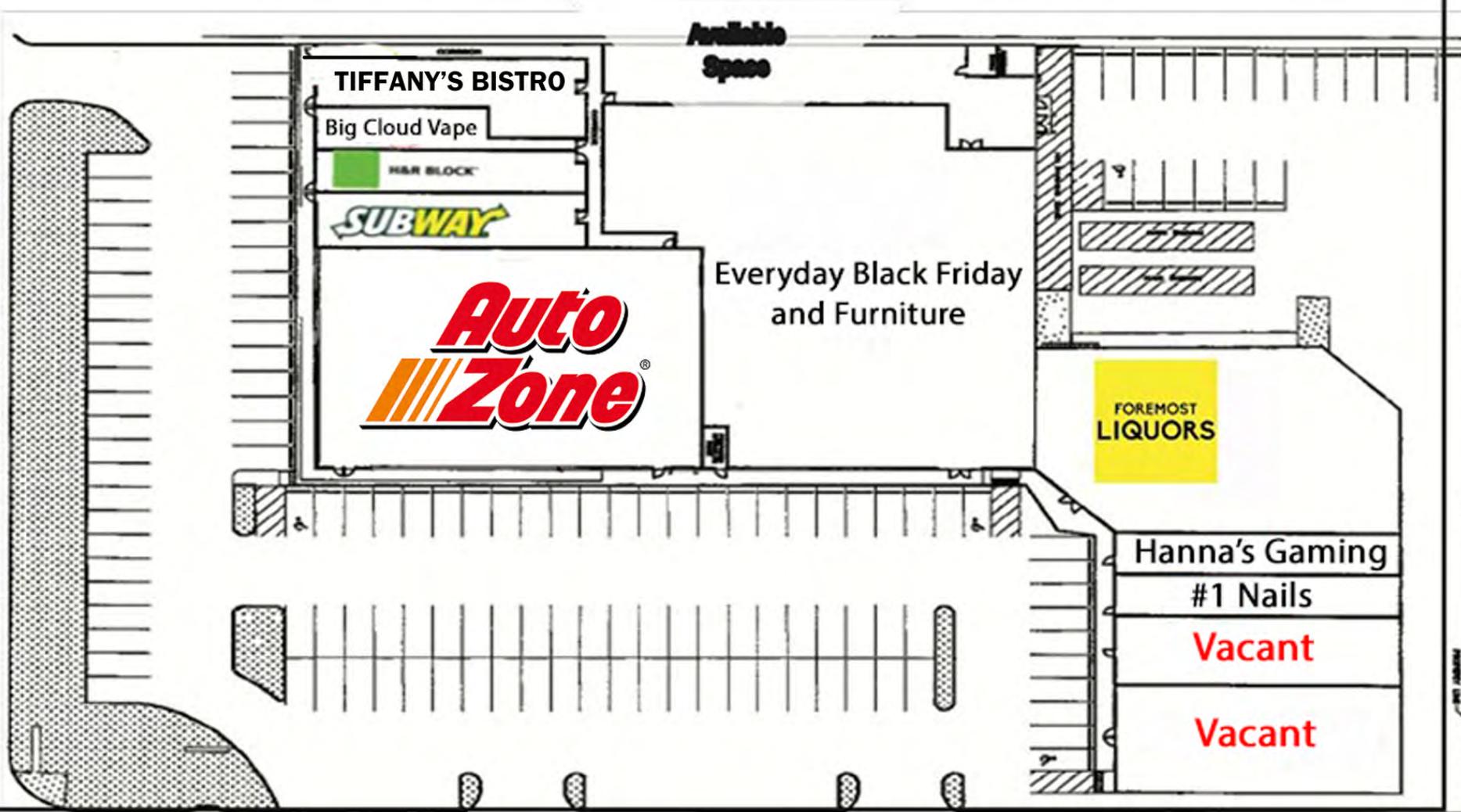
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Subway Overview

Founded:	1965
Headquarters:	Shelton, Connecticut
Locations:	25,000+
Website:	https://www.subway.com/en-us

CUSTOM TEXT

Subway® is simply the better choice when it comes to freshly made, convenient and affordable food. We're one of the world's largest restaurant brands for a reason, serving up a craveable menu with better-for-you options to our millions of fans, every day.

Foremost Liquors Overview

Founded:	2005
Headquarters:	Schaumburg, Illinois
Locations:	1,800+
Website:	https://foremostliquors.net/

CUSTOM TEXT

We are a family-owned liquor store that takes pride in knowing our customers by name and fulfilling their requirements. Our shop is rooted in relationships, and we plan on cultivating those customer relationships for years to come.



LOCATION INFORMATION

RETAIL PROPERTY FOR SALE

RETAILER MAP - SILO SQUARE



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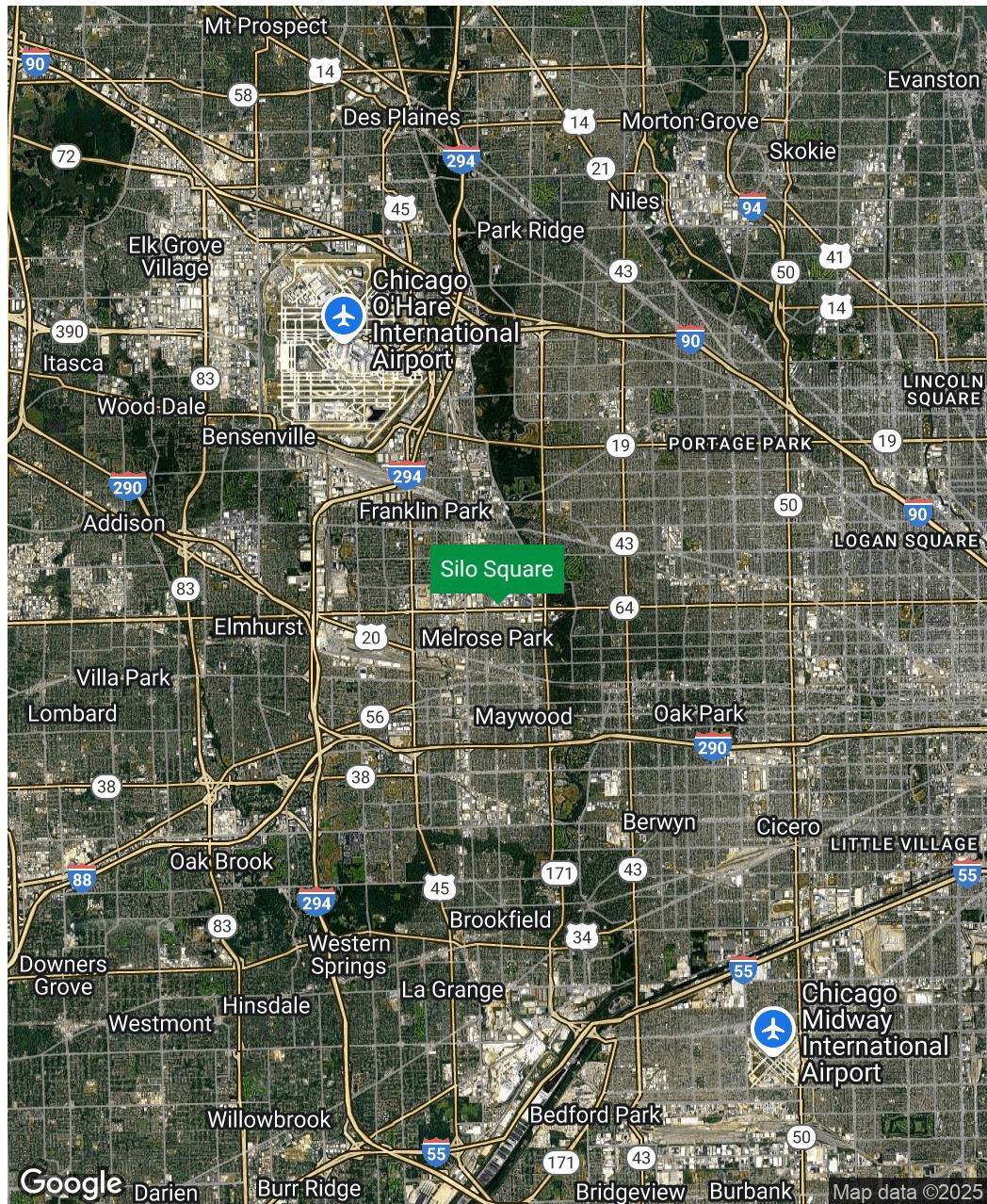
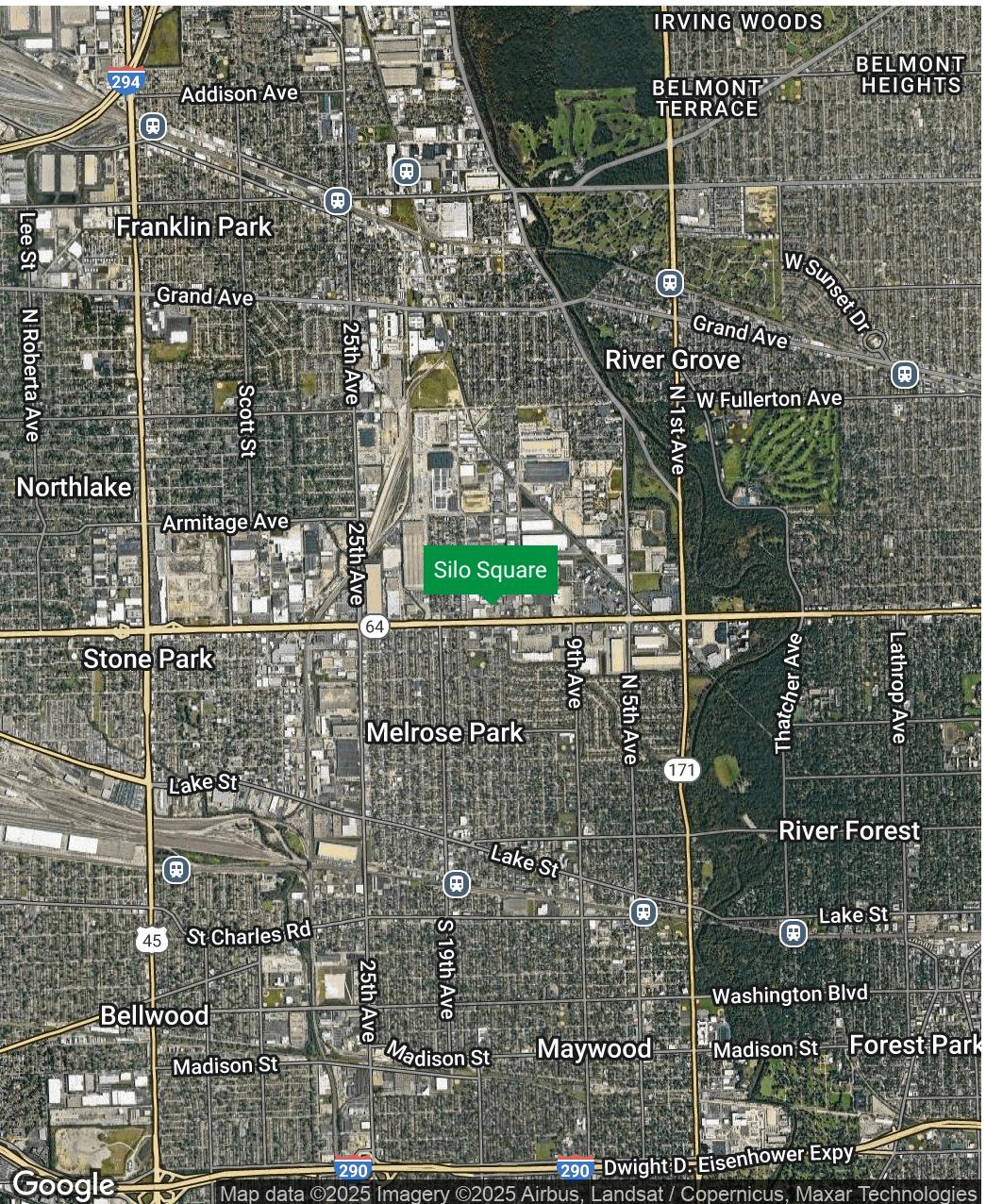
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RETAIL PROPERTY FOR SALE

REGIONAL MAP



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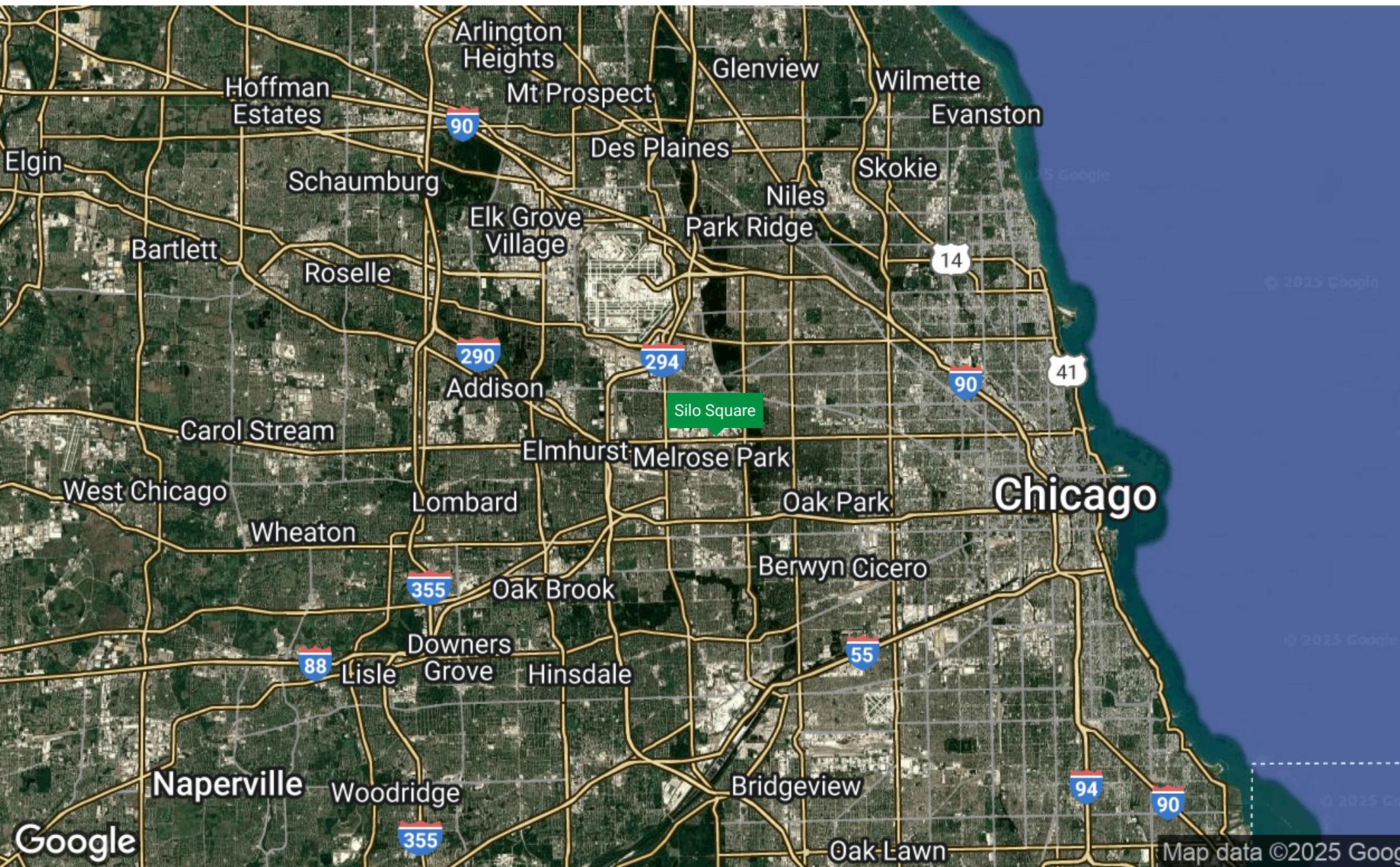
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RETAIL PROPERTY FOR SALE

AERIAL MAP



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3

FINANCIAL ANALYSIS

RETAIL PROPERTY FOR SALE

RENT ROLL

Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease End
1501-03	Vacant	3,303 SF	7.88%	-	-	-
1505	Vacant	2,069 SF	4.94%	-	-	-
1507	#1 Nails	1,242 SF	2.96%	\$38.65	\$48,000	4/30/2028
1509	Hanna's Gaming 1	1,268 SF	3.02%	\$19.29	\$24,456	8/31/2027
1511	Foremost Liquors	6,218 SF	14.83%	\$19.30	\$120,000	12/31/2025
1513-17	Everyday Black Friday and Furniture	13,600 SF	32.44%	\$9.71	\$132,000	5/31/2027
1519	*AutoZone (Dark)	8,600 SF	20.51%	\$14.96	\$128,628	6/30/2026
1521	Subway	1,648 SF	3.93%	\$20.40	\$33,619	3/31/2029
1523	H&R Block	1,237 SF	2.95%	\$27.32	\$33,795	4/30/2030
1525	Big Cloud Vape & Tobacco 2	880 SF	2.10%	\$42.44	\$37,344	7/31/2029
1527	**Tiffany's Bistro	1,860 SF	4.44%	\$23.00	\$42,780	9/30/2035
Totals		41,925 SF			\$600,622	

*AutoZone is dark but still paying rent. Currently subleased to Luna Mattress.

**Tiffany's Bistro's rent commencement April 1, 2026 and has a contingency for liquor and gaming license March 28, 2026

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RETAIL PROPERTY FOR SALE

INCOME & EXPENSES

Income Summary

Rent	\$600,292
CAM Reimbursement	\$37,414
Insurance Reimbursement	\$4,989
Property Tax Reimbursement	\$152,620
Gross Income	\$795,315

Expenses Summary

Repairs & Maintenance	\$9,400
Grounds	\$12,700
Security Safety & Fire Prevention	\$5,555
Utilities	\$34,920
Property Management	\$33,403
Real Estate Taxes	\$413,000
Property Insurance	\$13,500
General & Administrative	\$4,700
Professional Fees	\$1,530
Operating Expenses	\$528,708
Net Operating Income	\$266,607

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4

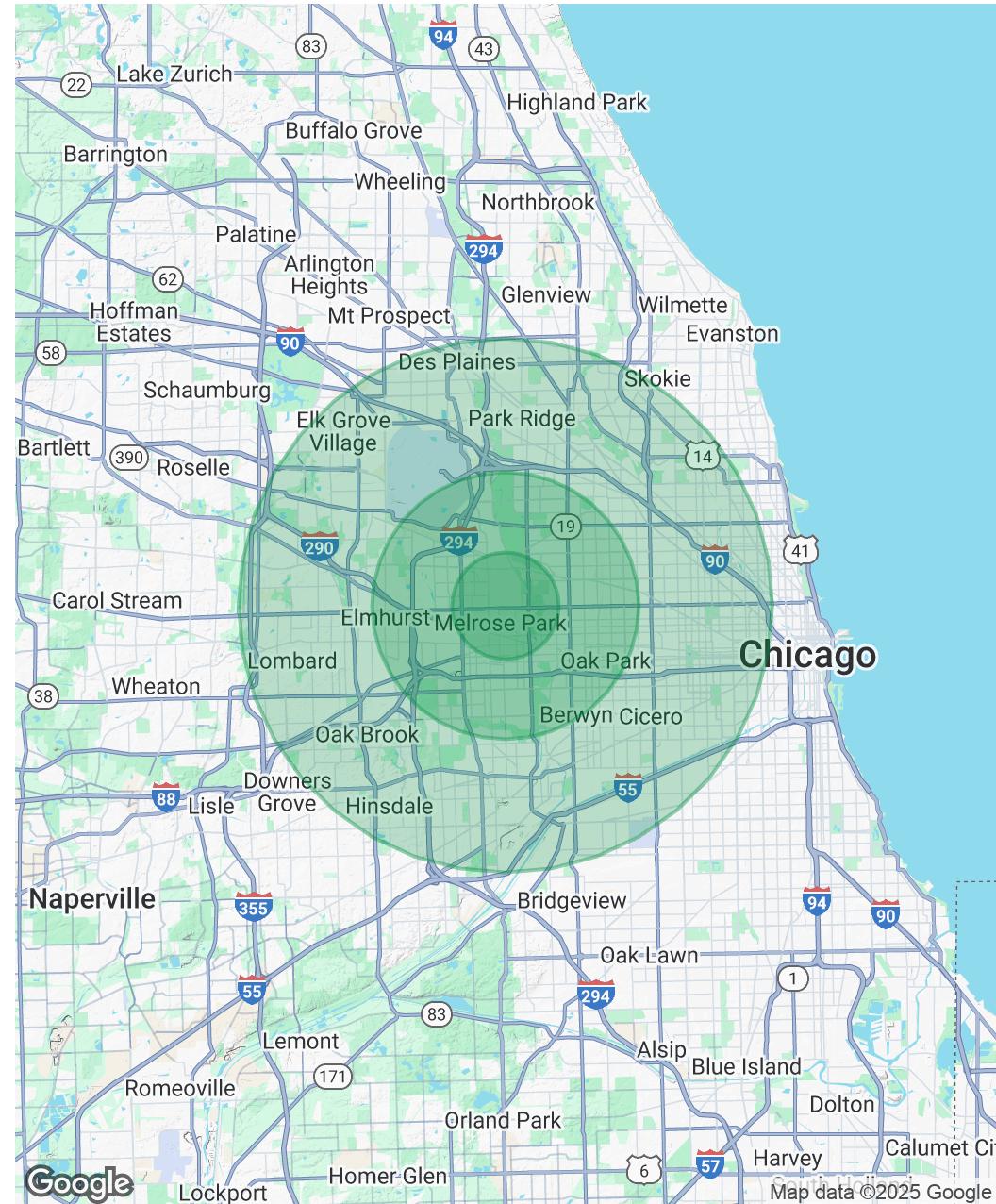
DEMOGRAPHICS

RETAIL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT

Population	2 Miles	5 Miles	10 Miles
Total Population	70,518	520,789	2,004,746
Average Age	39	41	40
Average Age (Male)	38	39	39
Average Age (Female)	40	42	41
Households & Income	2 Miles	5 Miles	10 Miles
Total Households	23,707	192,698	757,156
# of Persons per HH	3	2.7	2.6
Average HH Income	\$98,605	\$104,713	\$114,421
Average House Value	\$316,340	\$364,131	\$427,881

Demographics data derived from AlphaMap



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5

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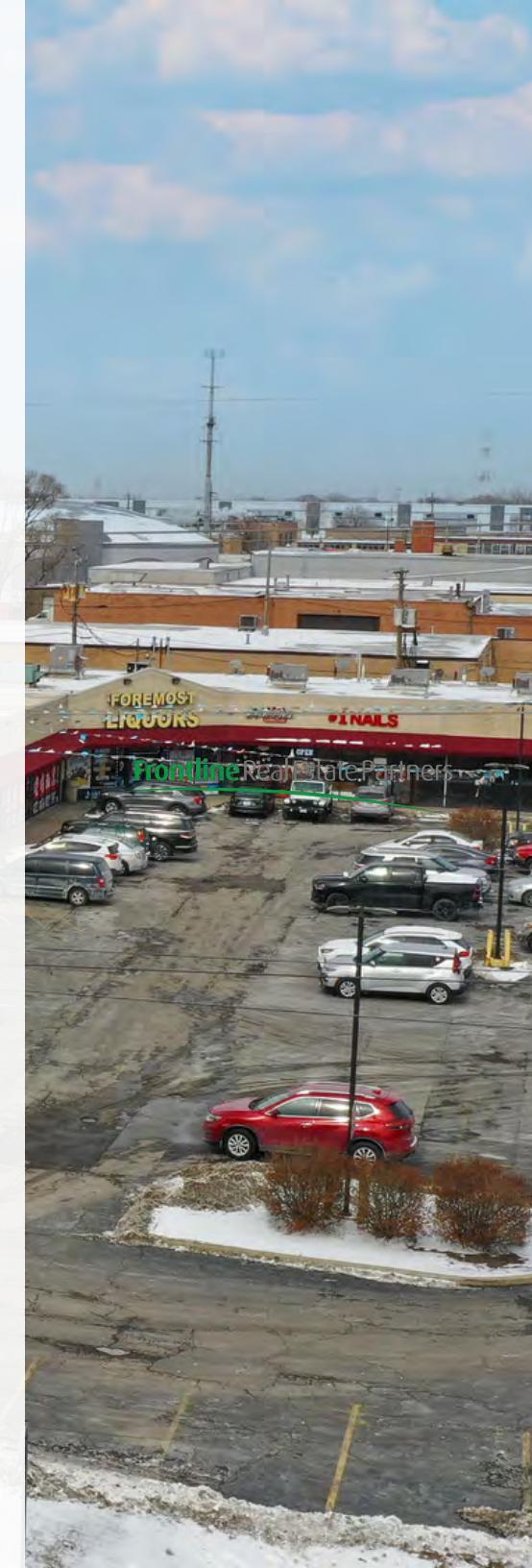
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SILO SQUARE

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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, Alshaam Mediterranean Restaurant, Tiffany's Bistro 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.



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