



**3,040 SF (DIVISIBLE) RETAIL SPACES AVAILABLE**

## **MELROSE PARK OUTLOT**

NWC NORTH AVE & 25TH AVE, MELROSE PARK, IL

**FOR LEASE**



**CONTACT:** JONATHAN HYMAN [jhyman@metrocre.com](mailto:jhyman@metrocre.com) 224.365.8144 // HANNAH PERL [hperl@metrocre.com](mailto:hperl@metrocre.com) 847.840.4300



**PROPERTY HIGHLIGHTS**

- Food 4 Less Shadow Anchored Shopping Center
- Great visibility from busy North Ave (46,854 VPD)
- Substantial Parking Field (10:1)
- Current Tenants Include:



**AREA TENANTS INCLUDE**



**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,456	152,649	440,462
DAYTIME POPULATION	18,510	119,440	333,002
HOUSEHOLDS	5,908	52,998	166,573
AVG HH INCOME	\$76,916	\$95,069	\$115,000

**TRAFFIC COUNTS**

NORTH AVE	46,854 VPD
25TH AVE	18,453 VPD

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1142 West Madison St., Suite 405,  
Chicago, IL 60607  
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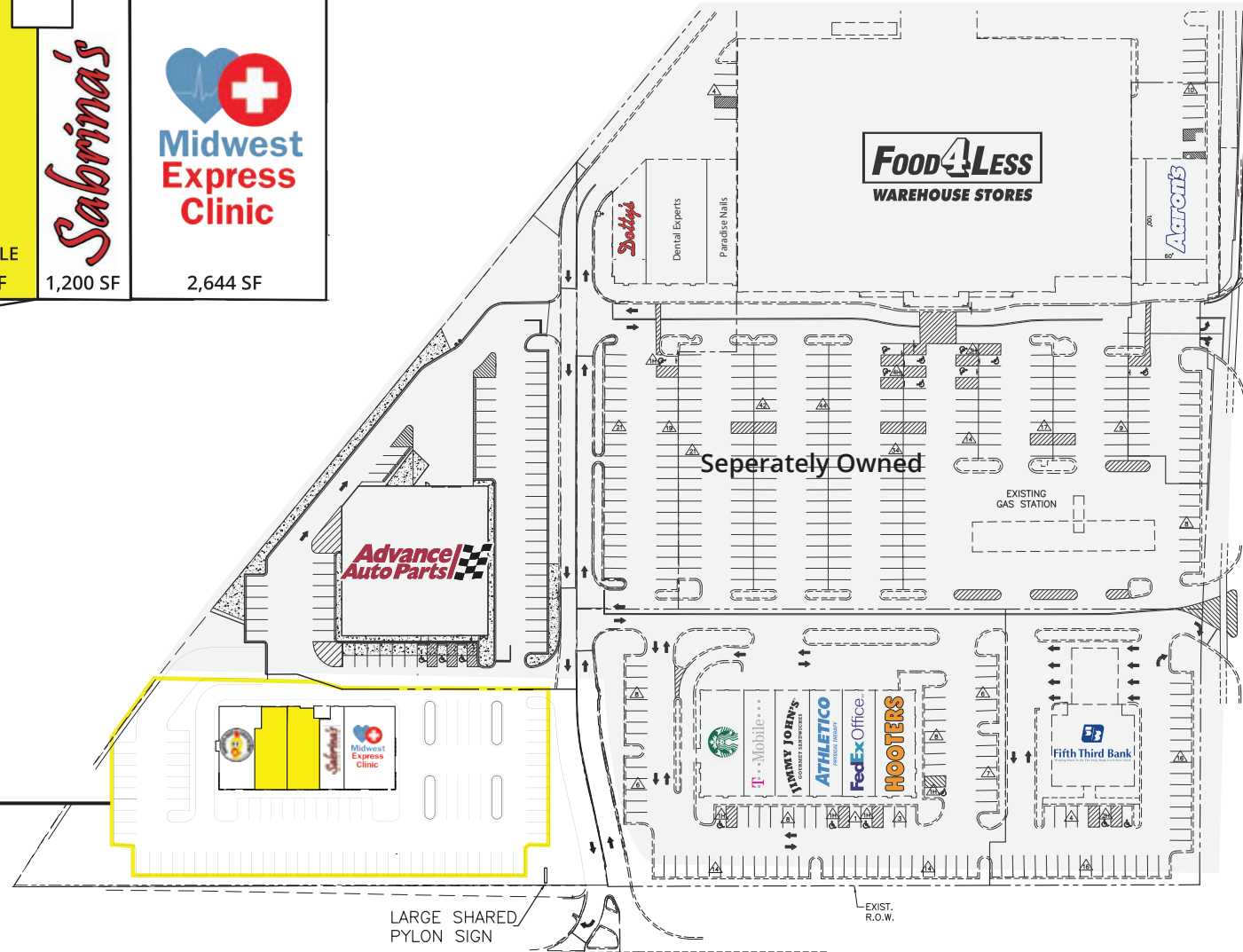
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 2,000 SF	AVAILABLE 1,528 SF	AVAILABLE 1,512 SF	<i>Sabrina's</i> 1,200 SF	 Midwest Express Clinic 2,644 SF
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Can be combined  
for 3,040 SF

CLICK **HERE**  
OR SCAN FOR  
VIRTUAL TOUR  
3,040 SF



25th Avenue: 18,453 VPD

North Avenue: 46,854 VPD

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