WINSTON PLAZA
MELROSE PARK

DOMINANCE
EXPOSURE
DRAWING POWER
DENSITY
OPPORTUNITY

SWC North Ave & 9th Ave | Melrose Park, IL

CBRE

DOMINANCE

3.7 MILLION Annual Visits

92ND PERCENTILE for SC traffic

SIX DECADES of Customer loyalty

EXPOSURE

60,000 VPD Traffic Count

1700' of North Ave frontage

Five pylon signs

3 traffic lights

DRAWING POWER

6 MAJOR ANCHORS incl. Best Buy, Marshalls, Ross, Office Max

40 TENANTS incl. Chick-Fil-A, Five Below, Foot Locker, Carters

SHADOW ANCHORS incl. Target, Jewel, Costco and Cinemark

BUSIEST TIME OF DAY 5-8pm and 12-2pm

DENSITY

280,000 people in trade area

177,000 daytime population (3 miles)

76,000 employees (3 miles)

NEAR MAJOR EMPLOYERS Triton College, Amazon, Gottlieb Hospital, Navistar, DHL

OPPORTUNITY

ANCHOR SPACE 35,000-135,000

OUTLOT SPACE End cap, drive thru or build to suit

SHOP SPACE 600-17,000 SF inline

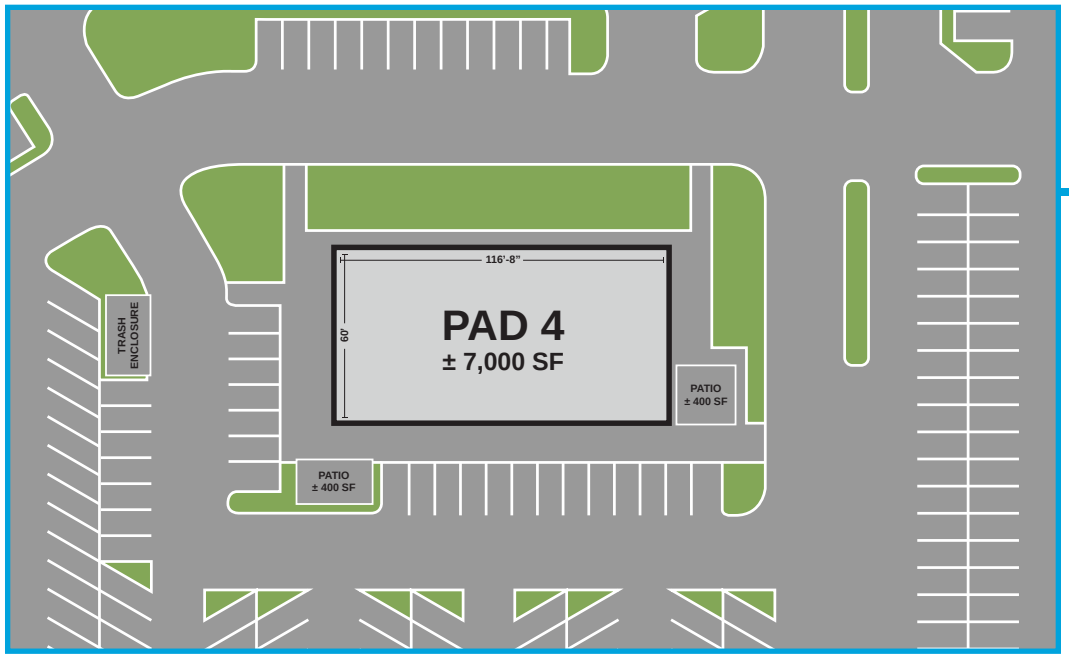
Space	Tenant	SQ FT
1A	DEAL PENDING	90,000
1B	DEAL PENDING	44,540
2	WORK N' GEAR	4,800
6	CHUCK E. CHEESE'S	16,671
7A	AVAILABLE	9,075
7B	RAINBOW	4,145
7C	AVAILABLE	3,541
8	FOOT LOCKER	8,204
10	OFFICE MAX	23,175
11-14	ROSS DRESS FOR LESS	25,391
16	MARSHALLS	27,080

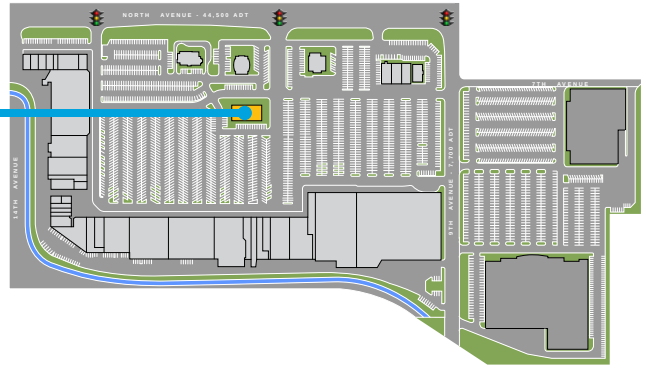
Space	Tenant	SQ FT
17-18	PARTY CITY	14,160
19	AVAILABLE	4,866
20-21	DEAL PENDING	12,345
24-25	US ARMED FORCES	3,690
26	JOY NAILS	1,169
27	THE BROW STUDIO	833
28	AVAILABLE	1,600
29	PIEL LASER CENTER	1,200
30	AVAILABLE	1,200
32	AVAILABLE	2,400
35	CARTER'S	4,400

Space	Tenant	SQ FT
36	SALLY BEAUTY	1,600
39	FIVE BELOW	8,649
40	DOLLAR TREE	14,378
41	BEST BUY	37,995
42A	VITAMIN SHOPPE	3,000
42B	ATI PHYSICAL THERAPY	3,180
43	WINGSTOP	2,000
43B	ROSE BANQUETS	1,400
45	AVAILABLE	1,811
46-47	CURRENCY EXCHANGE	1,836
48	Crab N Go	2,200

Space	Tenant	SQ FT
PAD 1	CHICK-FIL-A	6,000
PAD 2	PNC BANK	4,000
PAD 3	IHOP	4,500
FUTURE PAD 4	AVAILABLE	Up to 7,000
FUTURE PAD 5	AVAILABLE	Up to 7,000
PAD6A	DUNKIN DONUTS	2,960
PAD6B	PEARLE VISION	4,080
PAD6C	ASIAN EXPRESS	1,920
PAD 7	AVAILABLE	2,800-4,400

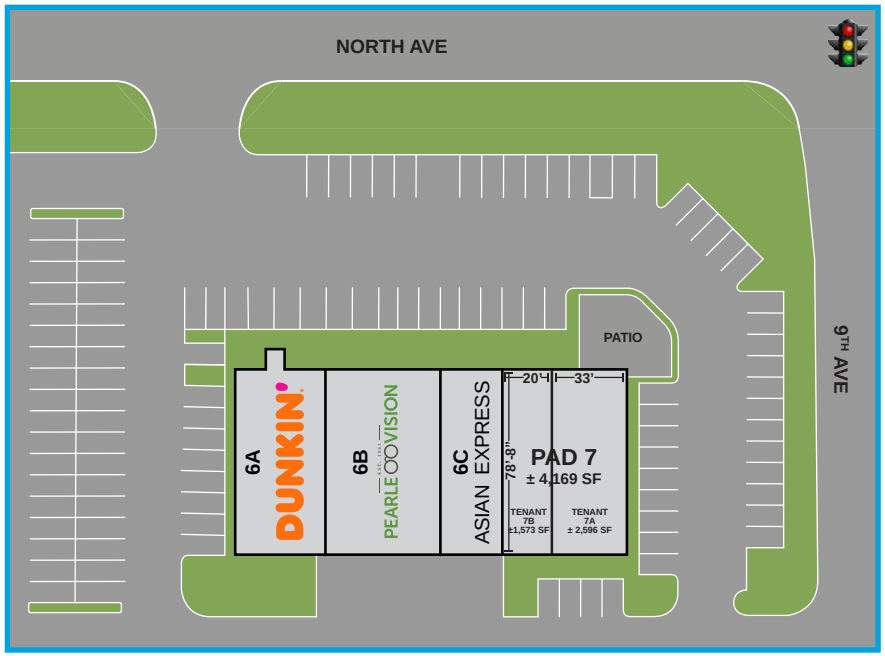
PAD 4 CONCEPTUAL PLAN



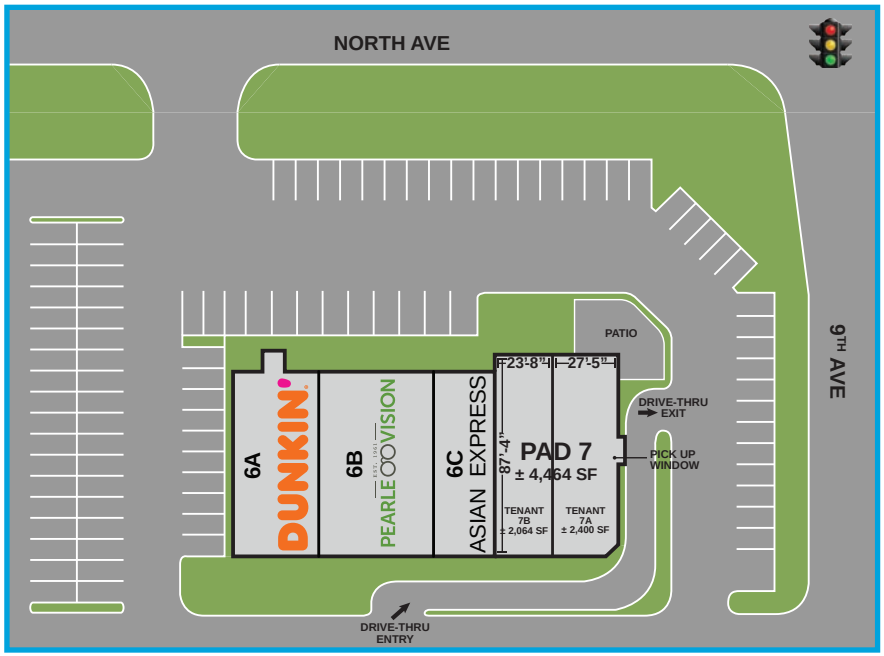


PAD 4 CONCEPTUAL RENDERING

PROPOSED PAD 7 | OPTION 1 | NEW CONSTRUCTION



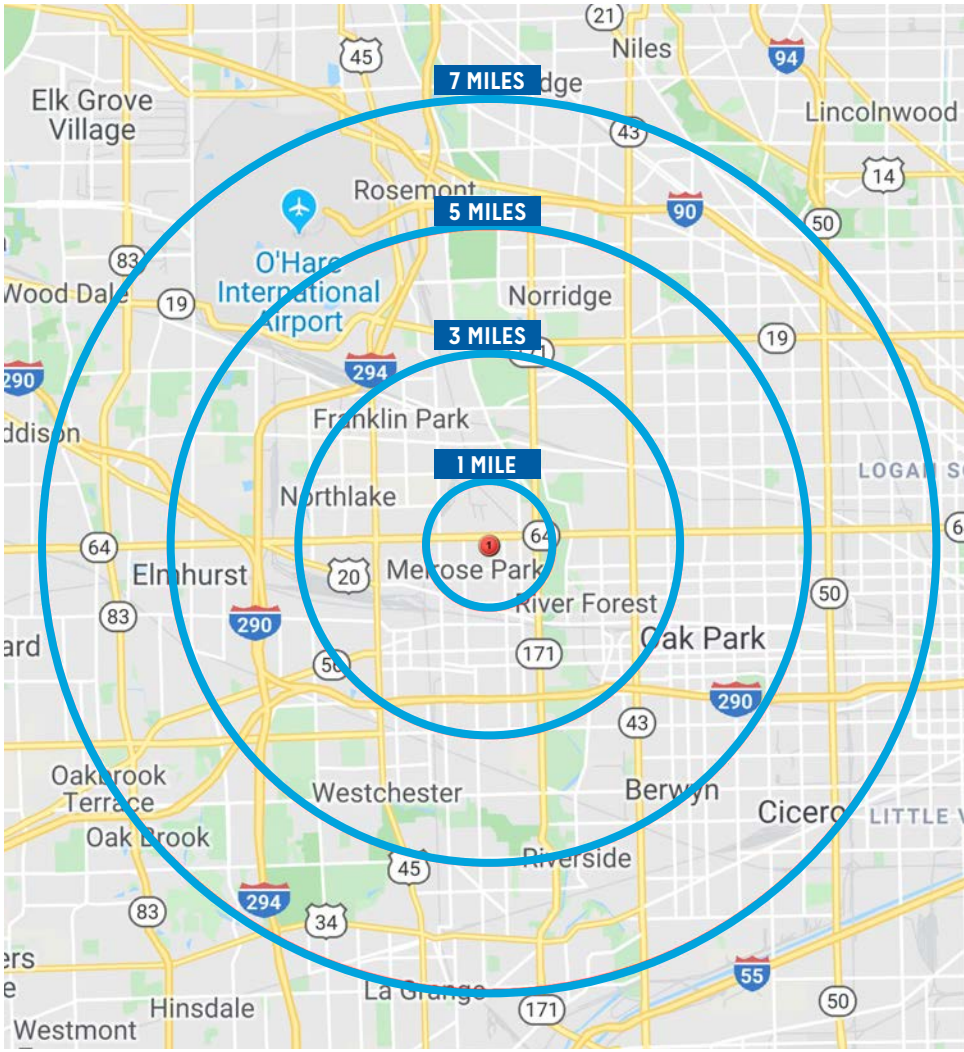
PROPOSED PAD 7 | OPTION 2 | DRIVE THRU



PAD 7 CONCEPTUAL RENDERING

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	7 MILES
POPULATION				
2019 Population - Current Year Estimate	19,959	198,611	558,036	1,125,653
2024 Population - Five Year Projection	19,794	197,008	553,782	1,117,440
2010 Population - Census	19,814	199,603	558,874	1,127,306
2000 Population - Census	17,923	205,128	576,020	1,173,226
2010-2019 Annual Population Growth Rate	0.08%	-0.05%	-0.02%	-0.02%
2019-2024 Annual Population Growth Rate	-0.17%	-0.16%	-0.15%	-0.15%
HOUSEHOLDS				
2019 Households - Current Year Estimate	6,311	70,786	197,938	390,170
2024 Households - Five Year Projection	6,242	70,258	196,319	387,001
2010 Households - Census	6,353	71,115	198,602	391,445
2000 Households - Census	6,019	73,157	204,547	403,397
2010-2019 Annual Household Growth Rate	-0.07%	-0.05%	-0.04%	-0.04%
2019-2024 Annual Household Growth Rate	-0.22%	-0.15%	-0.16%	-0.16%
2019 Average Household Size	3.16	2.78	2.79	2.86
HOUSEHOLD INCOME				
2019 Average Household Income	$68,122	$86,608	$84,819	$83,640
2024 Average Household Income	$76,864	$98,298	$96,372	$94,826
2019 Median Household Income	$52,783	$60,338	$59,879	$59,141
2024 Median Household Income	$57,562	$68,050	$67,324	$66,049
2019 Per Capita Income	$21,457	$30,928	$30,104	$29,030
2024 Per Capita Income	$24,145	$35,103	$34,177	$32,882
HOUSING UNITS				
2019 Housing Units	6,878	77,264	217,244	432,524
2019 Vacant Housing Units	567 | 8.2%	6,478 | 8.4%	19,306 | 8.9%	42,354 | 9.8%
2019 Occupied Housing Units	6,310 | 91.7%	70,786 | 91.6%	197,938 | 91.1%	390,169 | 90.2%
2019 Owner Occupied Housing Units	3,158 | 45.9%	44,502 | 57.6%	119,564 | 55%	224,462 | 51.9%
2019 Renter Occupied Housing Units	3,152 | 45.8%	26,284 | 34.0%	78,374 | 36.1%	165,707 | 38.3%
EDUCATION				
2019 Population 25 and Over	12,325	135,436	379,952	750,903
HS and Associates Degrees	7,319 | 59.4%	76,985 | 56.8%	209,108 | 55%	401,912 | 53.5%
Bachelor's Degree or Higher	1,921 | 15.6%	37,662 | 27.8%	112,385 | 29.6%	221,669 | 29.5%
PLACE OF WORK				
2019 Businesses	635	5,966	15,549	32,563
2019 Employees	10,232	76,386	210,753	438,044



Chick-fil-A

THE Vitamin Shoppe

WINSTON PLAZA
HUNGRY
YET?
LA FITNESS
Marshalls
OfficeMax
DOLLAR TREE

BEST BUY
Vitamin Shoppe

WORK N GEAR
STOP

SWC North Ave & 9th Ave | Melrose Park, IL

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