



## Offering Summary

Lease Rate:	Negotiable
NNN's	Approx. \$25.76 PSF
Available SF:	1,550 SF
Building Size	6,307 SF
Lot Size:	0.49 Acres
Year Built:	2009
Zoning:	E, Commercial District, Melrose Park
Traffic Count:	Approx. 47,000 VPD

## Property Overview

Retail space for lease at Parrot Plaza, a multi-tenant retail building along North Ave, just east of the signalized intersection at W. North Avenue & George Street, in Melrose Park. The center presents an opportunity to join co-tenants Huntington Bank, Dental Town, Fortune's Cafe and Fred Loya Insurance. Constructed in 2009, the center sits on a 0.5 AC lot with 241' of frontage along George St and 129' of Frontage along W North Ave, providing visibility and exposure to over 50,000 VPD. The center is surrounded by national retailers including Target, Best Buy, Walgreens, Marshall's, Jewel-Osco, Office Max, Dunkin Donuts, Chuck E. Cheese, Sally Beauty, Chick-fil-A, Aldi, AutoZone, Game Stop, O'Reilly Auto Parts, Starbucks, Hooters, and Curaleaf, among many others

## Property Highlights

- Located directly across the street from Winston Plaza featuring tenants Best Buy, Dollar Tree, Five Below, Marshalls, Party City, Ross Dress For Less, OfficeMax, Sally Beauty, and Chuck E Cheese, among others
- Visibility and exposure to over 50,000 VPD along North Avenue
- Opportunity to join co-tenants Huntington Bank, Dental Town, Fortune's Cafe and Fred Loya Insurance
- Monument signage available along North Avenue

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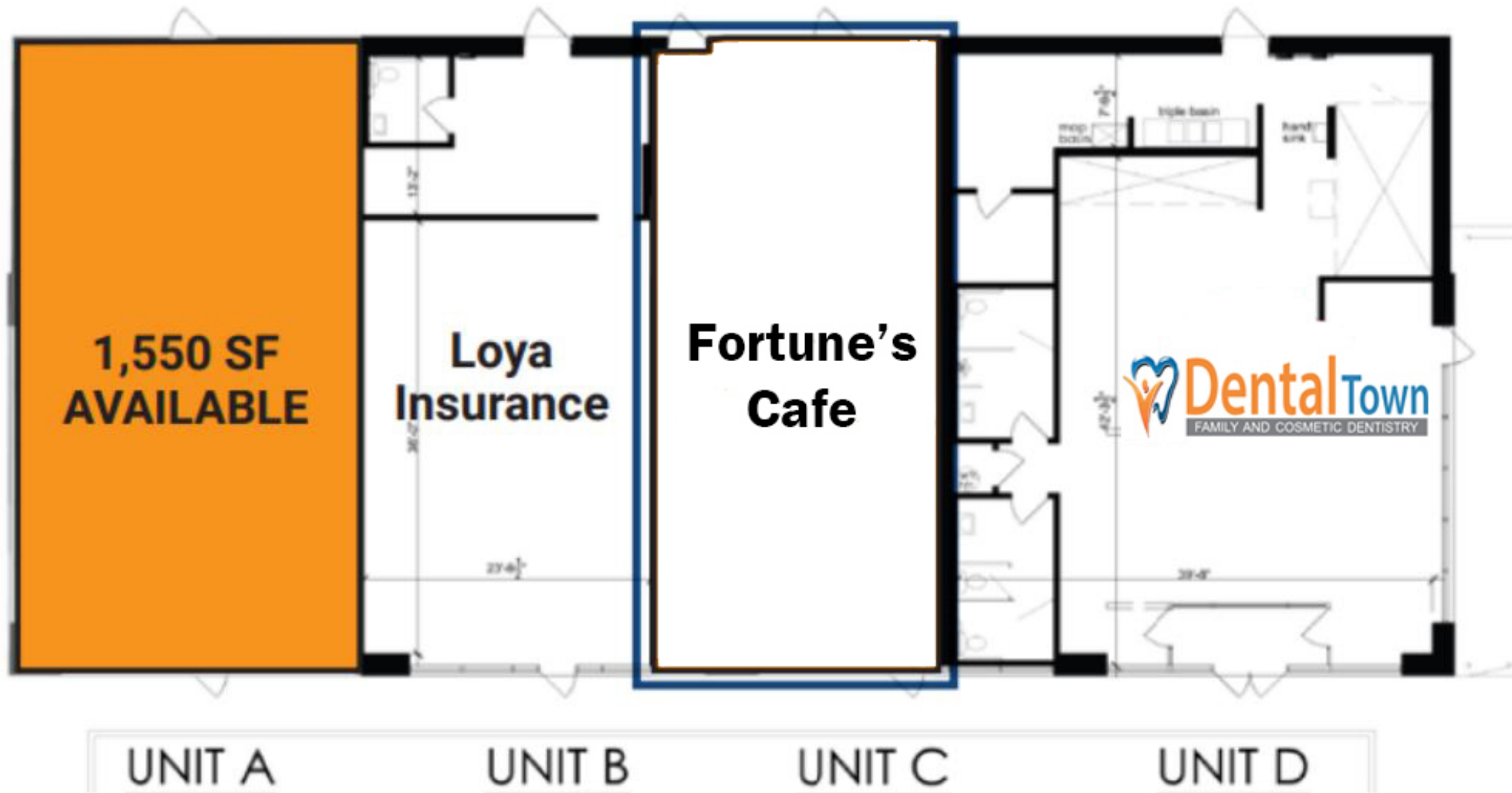
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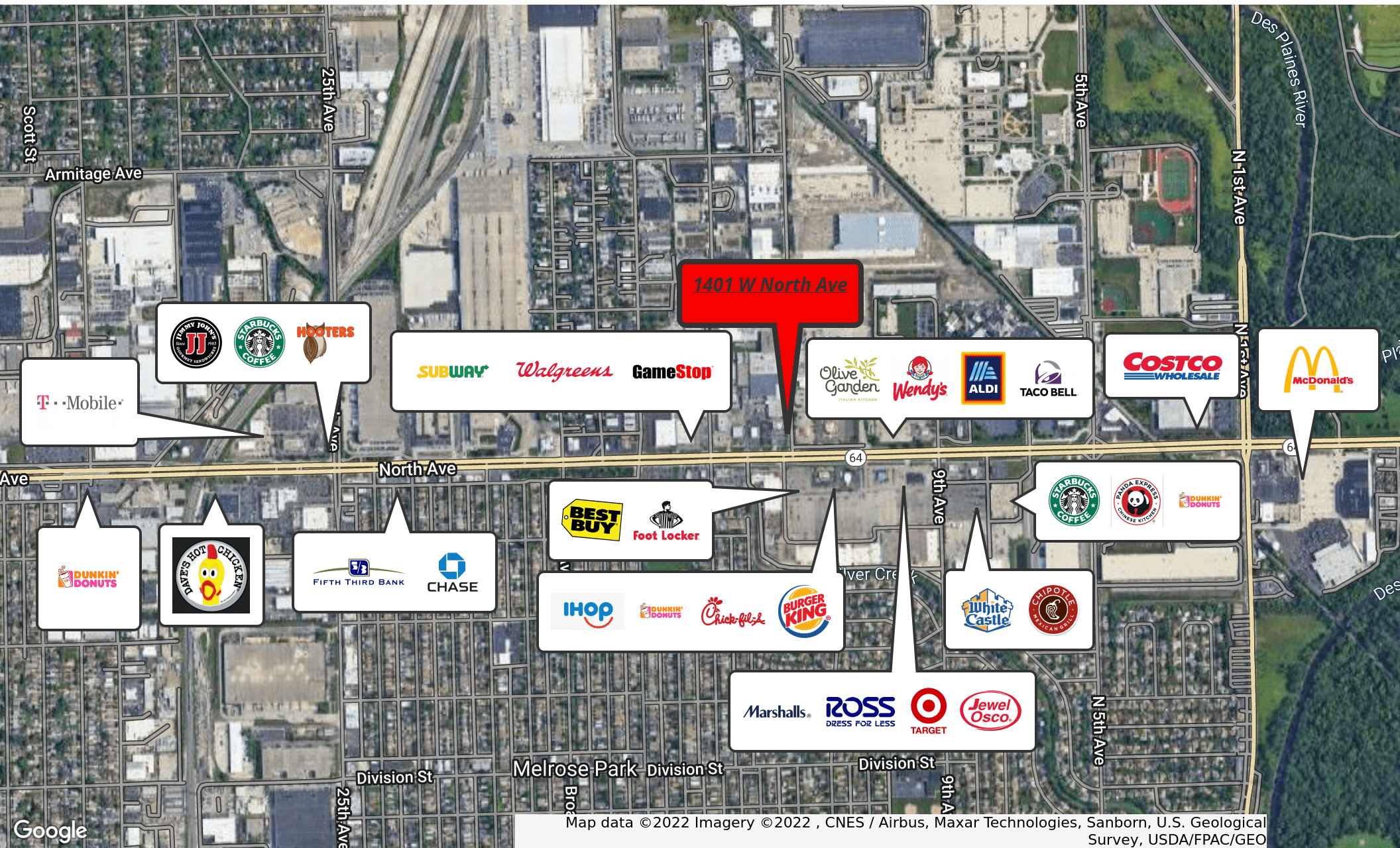
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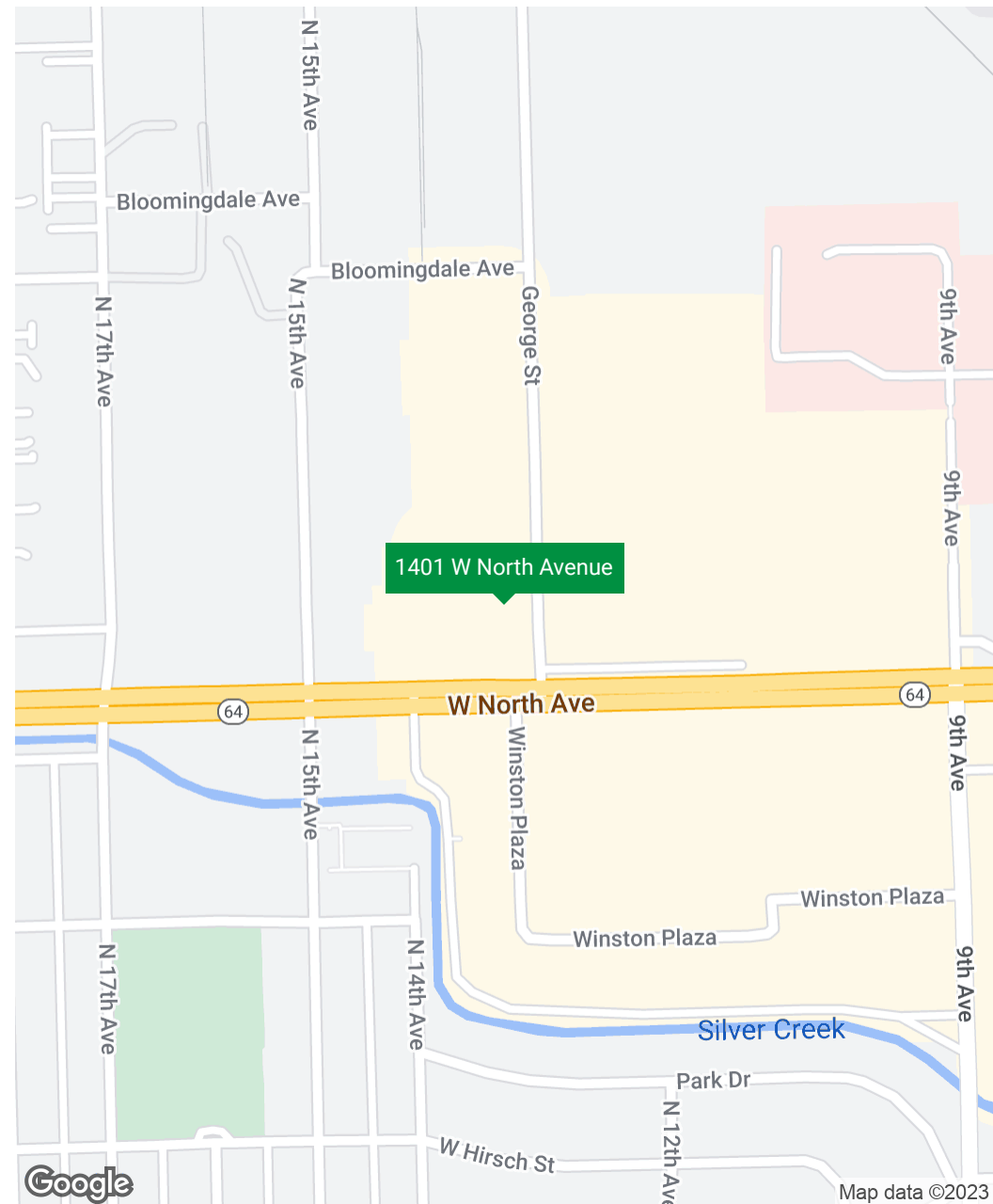
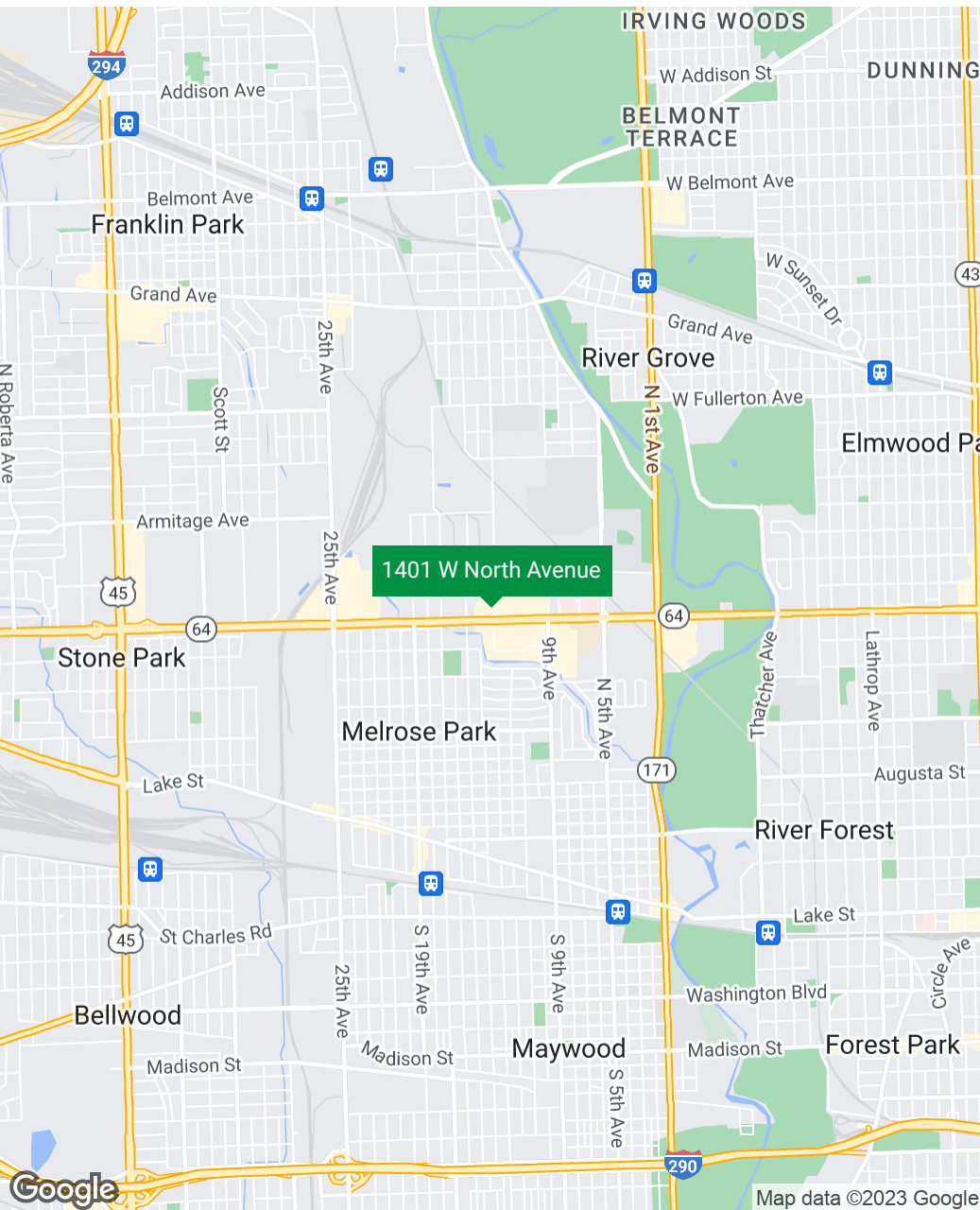
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# FOR LEASE | 1401 W NORTH AVENUE

LOCATION MAP



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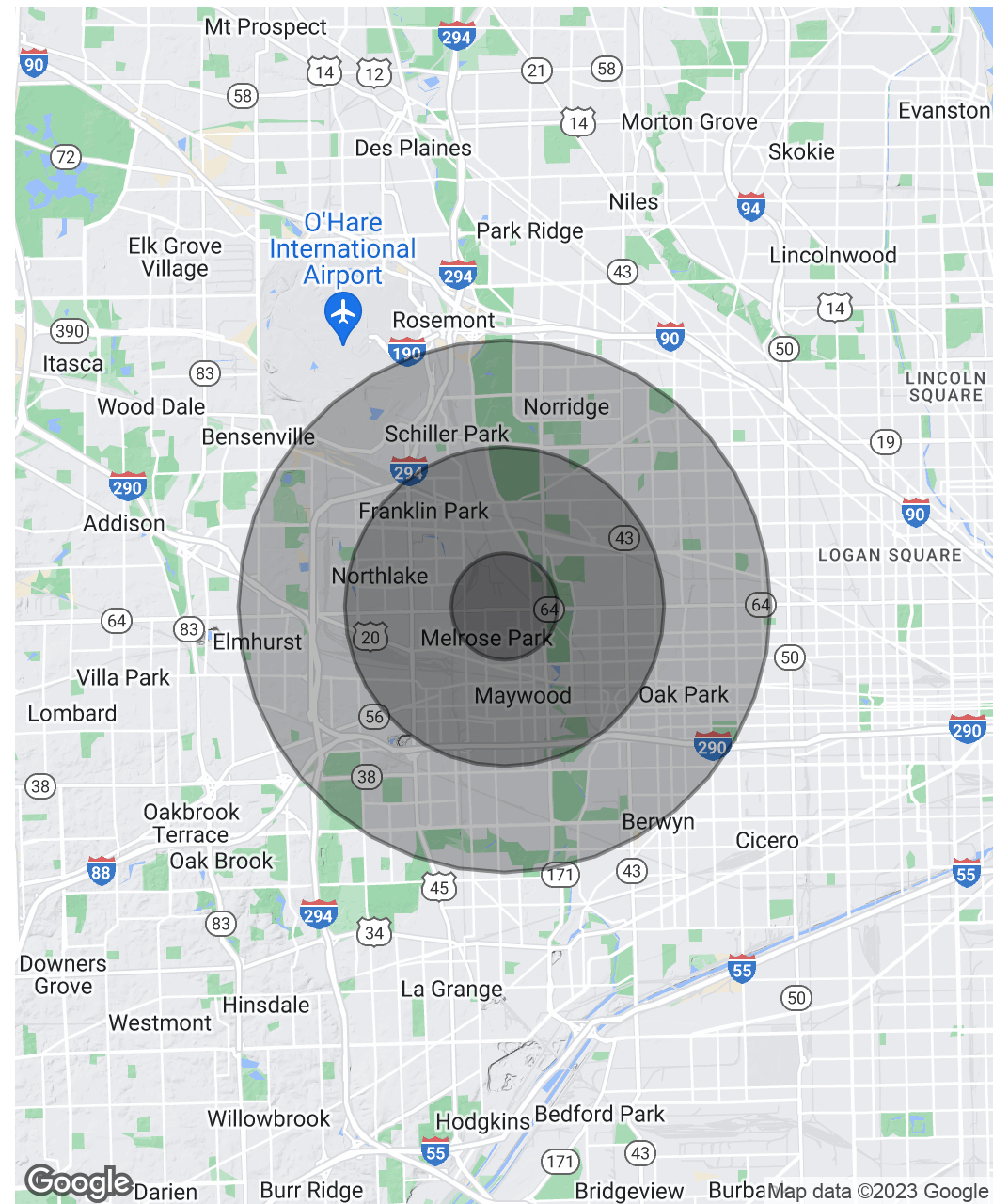


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## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	15,987	189,881	524,166
Average Age	33.3	35.1	35.6
Average Age (Male)	33.4	34.1	34.8
Average Age (Female)	32.5	36.7	36.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,082	66,464	185,520
# of Persons per HH	3.1	2.8	2.7
Average HH Income	\$74,432	\$87,843	\$90,237
Average House Value	\$225,323	\$230,707	\$257,988



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