



## Parrot Plaza - 1401 W. North Ave., Melrose Park, IL

Located on North Ave. retail corridor in a high-profile Melrose Park location amid dense population. Center is easily accessible from both I-290 and I-294.



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An Illinois Licensed Real Estate Broker

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### HIGHLIGHTS:

- ✓ Center is located on North Ave. retail corridor in a high-profile Melrose Park location
- ✓ Center is located amid dense population and is easily accessible from both I-290 and I-294
- ✓ Co-tenants include Chipotle, TMobile, TCF Bank and Loya Insurance
- ✓ Area retailers include Jewel-Osco, Costco, Target, Marshalls and Best Buy



### TRAFFIC COUNTS:

North Ave. - 60,679 VPD

2020 | © Costar



### SPACE AVAILABLE:

Unit A - 1,550 SF

Unit C - 1,200 SF



### AREA RETAILERS:



Loya Insurance



Marshalls

Walgreens

COSTCO  
WHOLESALE



Jewel-Osco



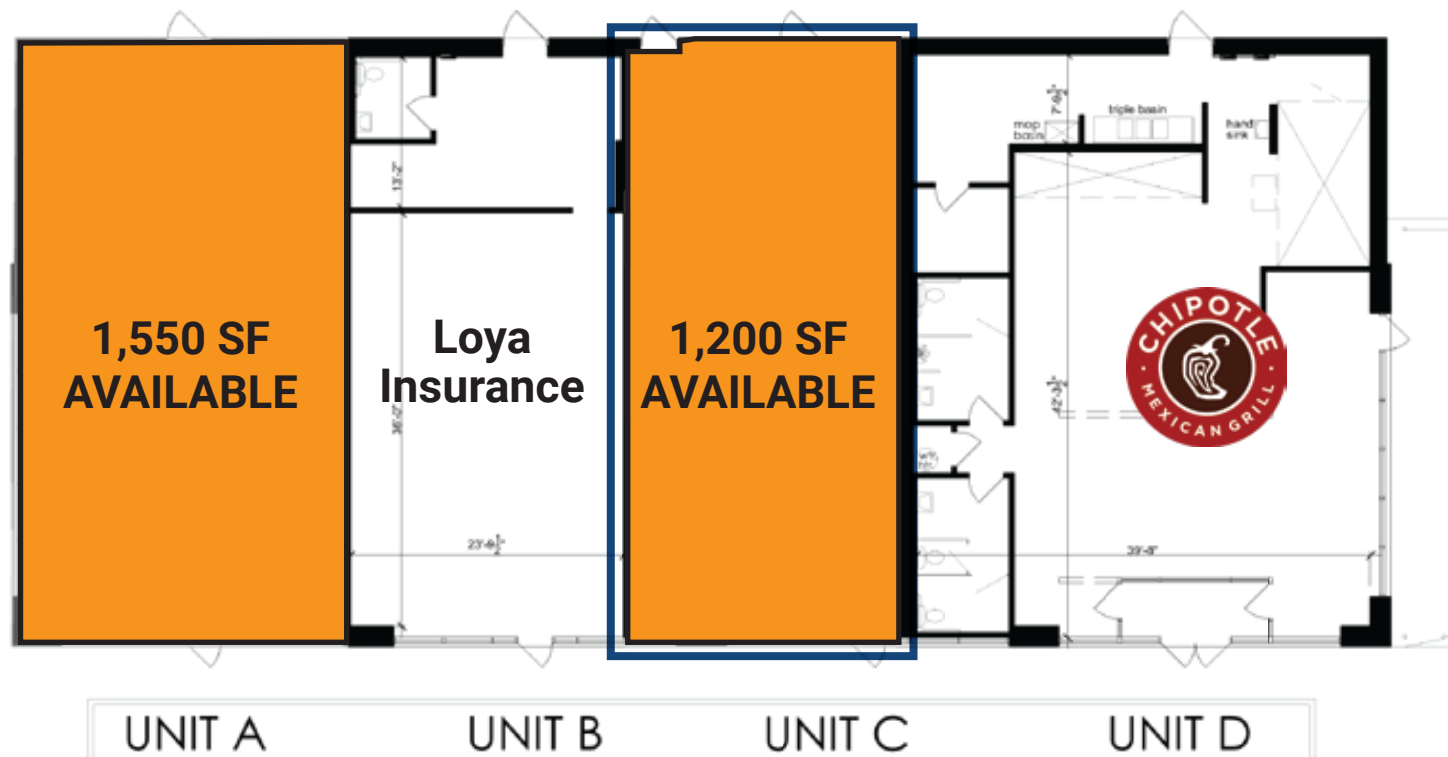


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### SITE PLAN:





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### DEMOGRAPHICS:



**1 Mile**

**16,499**

Est. Population

**3 Miles**

**193,924**

Est. Population

**5 Miles**

**537,201**

Est. Population



**\$69,910**

Est. Average Household Income

**\$82,276**

Est. Average Household Income

**\$84,690**

Est. Average Household Income

Demographics are 2020 Estimates | © 2020 CoStar







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