


# NORTH AVENUE & 9TH AVENUE
# MELROSE PARK, IL

MID-AMERICA®
Asset Management, Inc.

# WINSTON PLAZA
## MELROSE PARK

**DOMINANT REGIONAL POWER CENTER**
WITH CERMAK FRESH MARKET (COMING SOON), ROSS DRESS FOR LESS, MARSHALLS AND BEST BUY

**45,027 ANCHOR OPPORTUNITY**
NEXT TO A NEW, 90,000 SF CERMAK FRESH MARKET

**OVER 1,700 FEET OF FRONTAGE**
ALONG NORTH AVENUE

**THREE TRAFFIC LIGHTS**
WITH MULTIPLE POINTS OF ACCESS

**INCREDIBLE OPPORTUNITIES FOR SIGNAGE**
ACROSS FIVE PYLON SIGNS

**ANCHOR, PAD AND SMALL SHOP**
OPPORTUNITIES AVAILABLE

**3.2 MILLION ANNUAL VISITS**

**92ND PERCENTILE FOR SHOPPING CENTER TRAFFIC**


















# THE MARKET

**206,000 PEOPLE**
**WITHIN 3 MILES**

**182,000 DAYTIME POPULATION**
**WITHIN 3 MILES**

**OVER 76,000 EMPLOYEES**
**WITHIN 3 MILES**

**MAJOR EMPLOYERS INCLUDE**
**TRITAN CO., AMAZON, GOTTLIEB**
**HOSPITAL, NAVISTAR, AND DHL**

# WINSTON PLAZA MELROSE PARK

# SITE PLAN

PROPERTY VIDEO




| Suite | Tenant | SF |
|---|---|---|
| 1A | Northern Tool | 25,375 |
| 1B | Cermak Fresh Market | 64,625 |
| **1C** | **Available Former Health Club** | **45,027** |
| 2 | Work N' Gear | 4,800 |
| 6 | Chuck E. Cheese's | 16,671 |
| 7A | Snipes | 9,075 |
| **7B-7C** | **Available** | **7,686** |
| 8 | Foot Locker | 8,204 |
| 10 | Office Max | 23,175 |

| Suite | Tenant | SF |
|---|---|---|
| 11-14 | ROSS Dress for Less | 25,391 |
| 16 | Marshalls | 27,080 |
| 17-18 | Party City | 14,160 |
| **19** | **Lease Pending (Rainbow)** | **4,866** |
| 20-12 | Citi Trends | 12,345 |
| 24-25 | US Armed Forces | 3,690 |
| 26 | Joy Nails | 1,169 |
| 27 | The Brow Studio | 833 |
| **28** | **Available** | **1,600** |

| Suite | Tenant | SF |
|---|---|---|
| 29 | Piel Laser Center | 1,200 |
| **30** | **Available** | **1,200** |
| **32** | **Available** | **2,400** |
| **35** | **Carter's (Available)** | **4,400** |
| 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 |

| Suite | Tenant | SF |
|---|---|---|
| 42B | ATI Physical Therapy | 3,180 |
| **43** | **Available - Main Level** | **1,400** |
| **43** | **Available - Lower Level** | **47,471** |
| 43B | Wingstop | 2,000 |
| 45 | Convenient Tobacco | 1,811 |
| 46-47 | Currency Exchange | 2,200 |
| 48 | Crab N Go | 6,000 |
| PAD 1 | Chick-Fil-A | 6,000 |

| Suite | Tenant | SF |
|---|---|---|
| PAD 2 | PNC Bank | 4,000 |
| PAD 3 | IHOP | 4,500 |
| **PAD 4** | **Available** | **Up To 7,000** |
| PAD 6A | Dunkin Donuts | 2,960 |
| PAD 6B | Pearle Vision | 4,080 |
| PAD 6C | Asian Express | 1,920 |
| PAD 7 | Bonchon | 2,800 |
| | **Total GLA** | **467,916** |

WINSTON PLAZA
MELROSE PARK

# TRADE AREA



# HOW WINSTON PLAZA SUPPORTS ITS TENANTS

- CUSTOMER EBLASTS & DIRECT MAIL
- WEBSITE BANNERS
- SOCIAL MEDIA
- EVENTS
- DIGITAL STREET SIGNAGE
- MOOD MEDIA ANNOUNCEMENTS
- CUSTOMER ANALYTICS






# WINSTON PLAZA
## MELROSE PARK

## CONTACT

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**ANOTHER PROJECT BY:**

NewMark Merrill COMPANIES

GMLX REAL ESTATE GROUP

**LEASING BY:**

MID-AMERICA® Asset Management, Inc.