



DOMINANCE
EXPOSURE
DRAWING POWER
DENSITY
OPPORTUNITY



DOMINANCE



3.7 MILLION Annual Visits



92ND PERCENTILE for SC Traffic



SIX DECADES of Customer Loyalty

EXPOSURE



60,000 VPD Traffic Count



1,700 FEET of North Ave Frontage



FIVE Pylon Signs



THREE Traffic Lights



DRAWING POWER



SIX MAJOR ANCHORS incl. Best Buy, Marshalls, Ross, OfficeMax



40 TENANTS incl. Chick-Fil-A, Five Below, Foot Locker, Carter's



SHADOW ANCHORS incl. Target, Jewel, Costco, Cinemark



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



DENSITY



280,000 People in Trade Area



177,000 Daytime Population (Within 3 Miles)



76,000 Employees (Within 3 Miles)



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



OPPORTUNITY



ANCHOR SPACE 35,000-135,000 SF



OUTLOT SPACE End Cap, Drive Thru or Build-to-Suit



SHOP SPACE 600-17,000 SF Inline





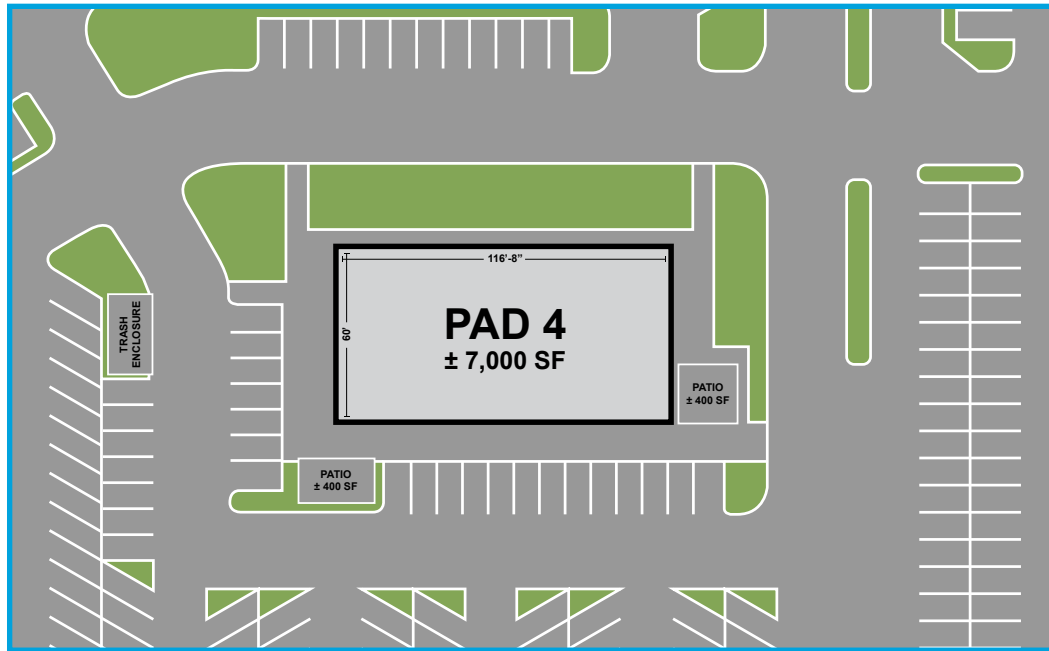
Space	Tenant	SQ FT
1A	CERMAK FRESH MARKET	90,000
1B	AVAILABLE	45,027
2	WORK N' GEAR	4,800
6	CHUCK E. CHEESE'S	16,671
7A	SNIPES	9,075
7B	RAINBOW	4,145
7C	AVAILABLE	3,541
8	FOOT LOCKER	8,204
10	OFFICE MAX	23,175
11-14	ROSS DRESS FOR LESS	25,391
16	MARSHALLS	27,080

Space	Tenant	SQ FT
17-18	PARTY CITY	14,160
19	AVAILABLE	4,866
20-21	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
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	CONVENIENT TOBACCO	1,811
46-47	CURRENCY EXCHANGE	1,836
48	CRAB N GO	2,200

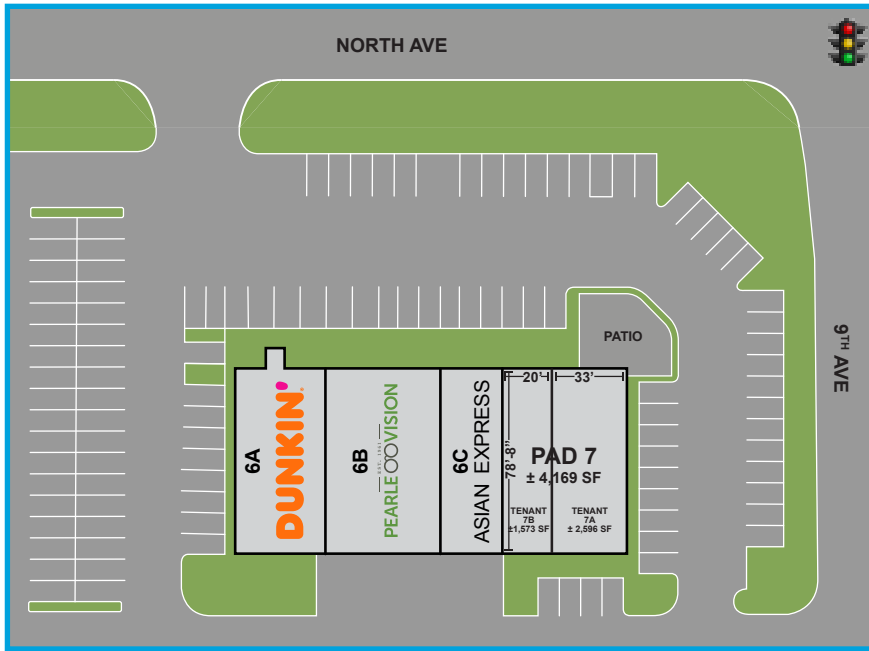
Space	Tenant	SQ FT
PAD 1	CHICK-FIL-A	6,000
PAD 2	PNC BANK	4,000
PAD 3	IHOP	4,500
FUTURE PAD 4	AVAILABLE	Up to 7,000
PAD 6A	DUNKIN DONUTS	2,960
PAD 6B	PEARLE VISION	4,080
PAD 6C	ASIAN EXPRESS	1,920
PAD 7	AVAILABLE	2,800-4,400

PAD 4 CONCEPTUAL PLAN

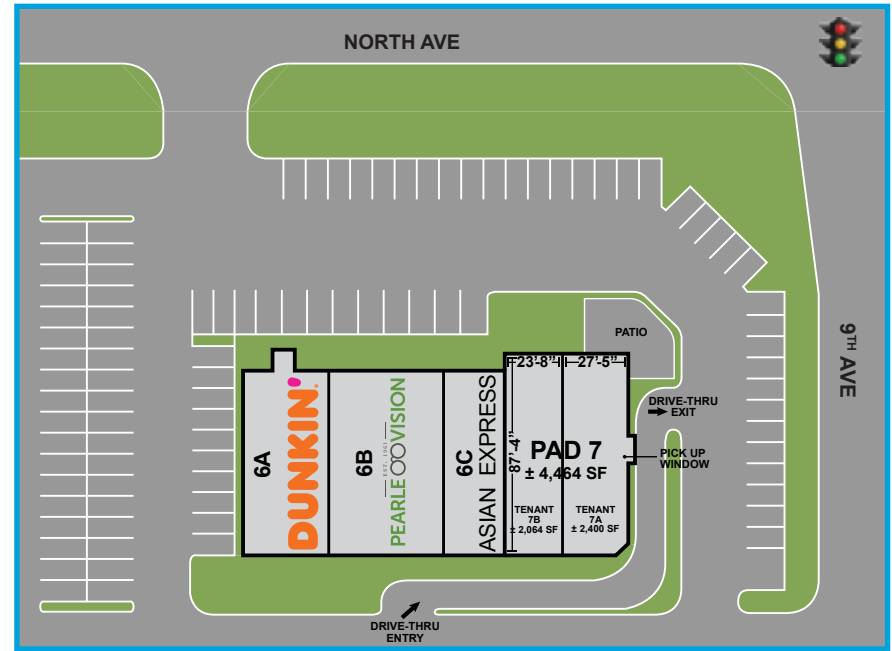


PAD 4 CONCEPTUAL RENDERING

PROPOSED PAD 7 | OPTION 1 | NEW CONSTRUCTION



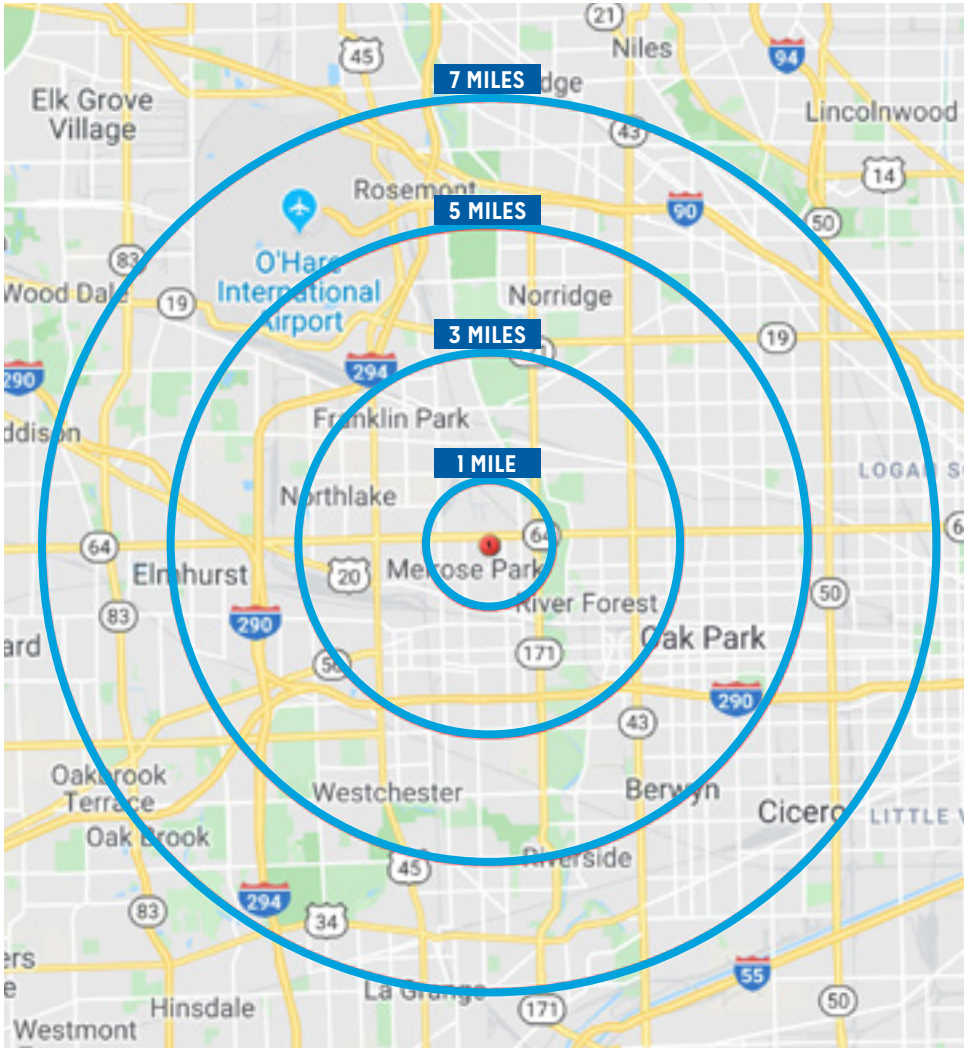
PROPOSED PAD 7 | OPTION 2 | DRIVE THRU



PAD 7 CONCEPTUAL RENDERING

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	7 MILES
POPULATION				
2021 Population - Current Year Estimate	19,367	193,389	542,290	1,101,151
2026 Population - Five Year Projection	19,106	190,298	534,170	1,085,373
2010 Population - Census	19,271	197,029	551,185	1,119,253
2000 Population - Census	17,358	202,595	566,432	1,163,647
2010-2021 Annual Population Growth Rate	0.04%	-0.17%	-0.14%	-0.14%
2021-2026 Annual Population Growth Rate	-0.27%	-0.32%	-0.30%	-0.29%
HOUSEHOLDS				
2021 Households - Current Year Estimate	6,166	69,028	194,429	384,096
2026 Households - Five Year Projection	6,069	67,983	191,550	378,745
2010 Households - Census	6,236	69,808	196,850	388,886
2000 Households - Census	5,905	71,835	202,243	400,658
2010-2021 Annual Household Growth Rate	-0.10%	-0.10%	-0.11%	-0.11%
2021-2026 Annual Household Growth Rate	-0.32%	-0.30%	-0.30%	-0.28%
2021 Average Household Size	3.14	2.78	2.76	2.84
HOUSEHOLD INCOME				
2021 Average Household Income	\$74,470	\$91,034	\$91,812	\$91,649
2026 Average Household Income	\$84,133	\$102,211	\$102,964	\$102,601
2021 Median Household Income	\$57,583	\$66,832	\$66,444	\$65,946
2026 Median Household Income	\$63,077	\$75,514	\$75,309	\$74,560
2021 Per Capita Income	\$23,578	\$32,426	\$32,889	\$31,985
2026 Per Capita Income	\$26,582	\$36,432	\$36,884	\$35,820
HOUSING UNITS				
2021 Housing Units	6,659	75,793	214,537	428,099
2021 Vacant Housing Units	493 7.4%	6,765 8.9%	20,108 9.4%	44,003 10.3%
2021 Occupied Housing Units	6,167 92.6%	69,028 91.1%	194,429 90.6%	384,096 89.7%
2021 Owner Occupied Housing Units	3,190 47.9%	44,316 58.5%	120,196 56.0%	227,279 53.1%
2021 Renter Occupied Housing Units	2,977 44.7%	24,712 32.6%	74,233 34.6%	156,817 36.6%
EDUCATION				
2021 Population 25 and Over	12,068	132,278	372,102	739,037
HS and Associates Degrees	7,267 60.2%	75,121 56.8%	204,238 54.9%	396,195 53.6%
Bachelor's Degree or Higher	2,043 16.9%	37,829 28.6%	116,752 31.4%	230,808 31.2%
PLACE OF WORK				
2021 Businesses	571	5,456	14,633	30,836
2021 Employees	9,611	70,741	206,322	433,112





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

WINSTON PLAZA

MELROSE PARK



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