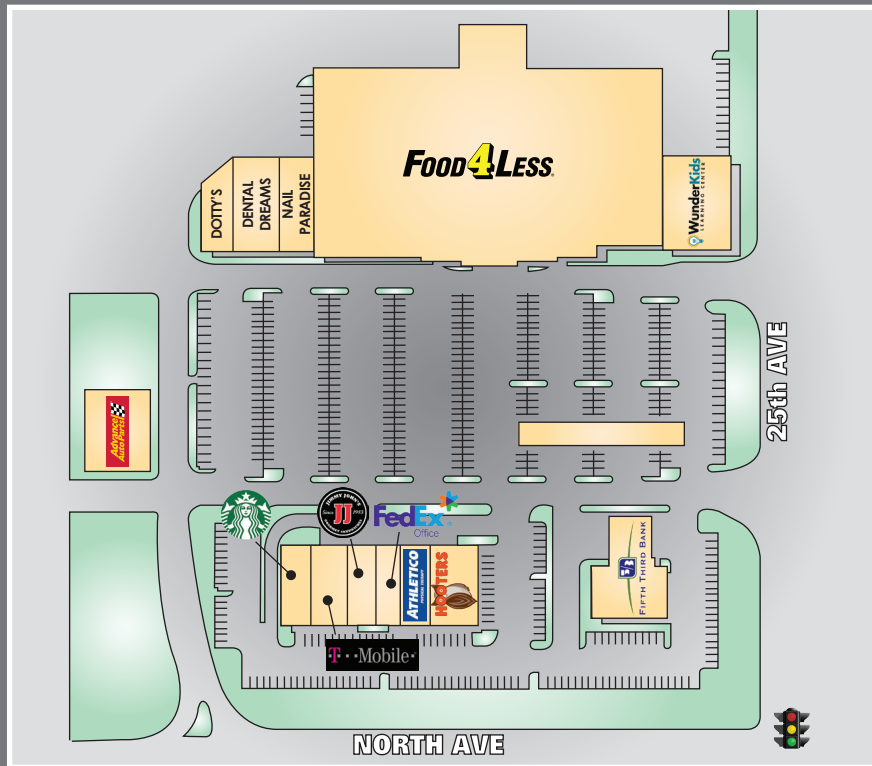


MELROSE PARK

2501-2525 W North Ave, Melrose Park, IL



NORTH AMERICAN REAL ESTATE
27 N. Green Street
Chicago, IL 60661



FOR MORE INFORMATION PLEASE CONTACT:

Corey Bruce
816.863.1067
corey@naregroup.com

Kristin Kipke
847.882.0471 ext. 270
kristin@naregroup.com

PROPERTY HIGHLIGHTS

- Join Food 4 Less, Starbucks, T-Mobile, Fifth Third Bank, Jimmy John's & Advanced Auto
- Prime Regional Location on North Ave
- Grocer Anchored Center

TRAFFIC COUNT

North Ave - 53,600 VPD

25th Ave - 17,700 VPD

DEMOGRAPHICS

1 MILE RADIUS

Population 20,192
Average Income \$59,491

3 MILE RADIUS

Population 165,210
Average Income \$66,650

5 MILE RADIUS

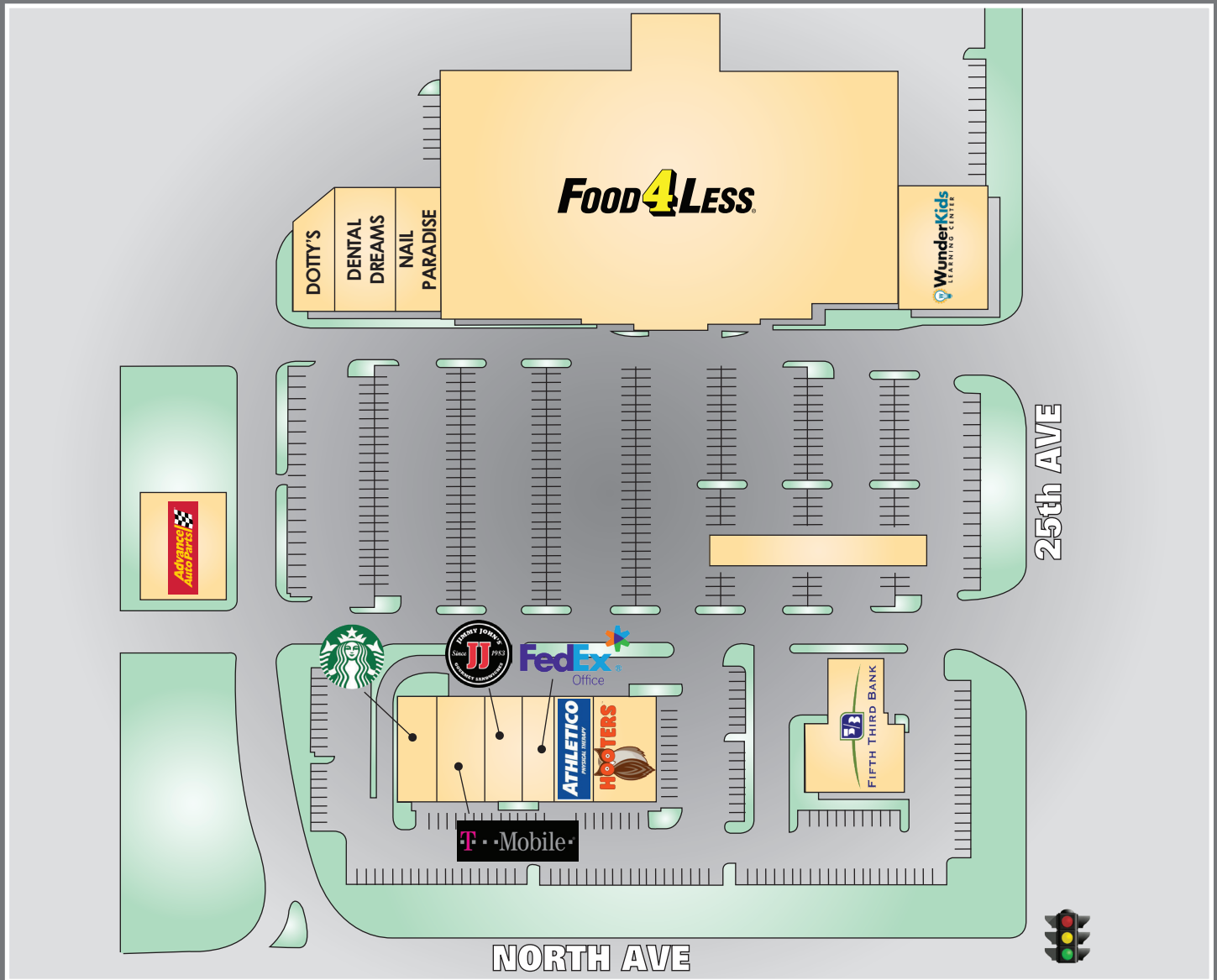
Population 467,635
Average Income \$77,409

MELROSE PARK

2501-2525 W North Ave, Melrose Park, IL



NORTH AMERICAN REAL ESTATE
27 N. Green Street
Chicago, IL 60661



<u>Tenants</u>	<u>Space</u>
Dotty's	2,315 SF
Dental Dreams	5,038 SF
Nail Paradise	2,175 SF
Food 4 Less	65,439 SF
Wunderkids Learning Center	5,958 SF

<u>Tenants</u>	<u>Space</u>
Hooters	5,100 SF
Athletico	1,859 SF
FedEx Office	1,859 SF
Jimmy John's	1,507 SF
T-Mobile	2,400 SF
Starbucks	1,840 SF
Fifth Third Bank	4,146 SF
Advanced Auto	14,040 SF

FOR MORE INFORMATION PLEASE CONTACT:

Corey Bruce
816.863.1067
corey@naregroup.com

Kristin Kipke
847.882.0471 ext. 270
kristin@naregroup.com

MELROSE PARK

2501-2525 W North Ave, Melrose Park, IL

NARE

NORTH AMERICAN REAL ESTATE
27 N. Green Street
Chicago, IL 60661



FOR MORE INFORMATION PLEASE CONTACT:

Corey Bruce
816.863.1067
corey@naregroup.com

Kristin Kipke
847.882.0471 ext. 270
kristin@naregroup.com