

AVAILABLE

# 1319 W. NORTH AVENUE

NEC North Avenue and George Street | Melrose Park, IL





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# 1319 WEST NORTH AVENUE

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## SPACE AVAILABLE

1.15 AC Pad Site

4,900 SF Freestanding Restaurant Building or

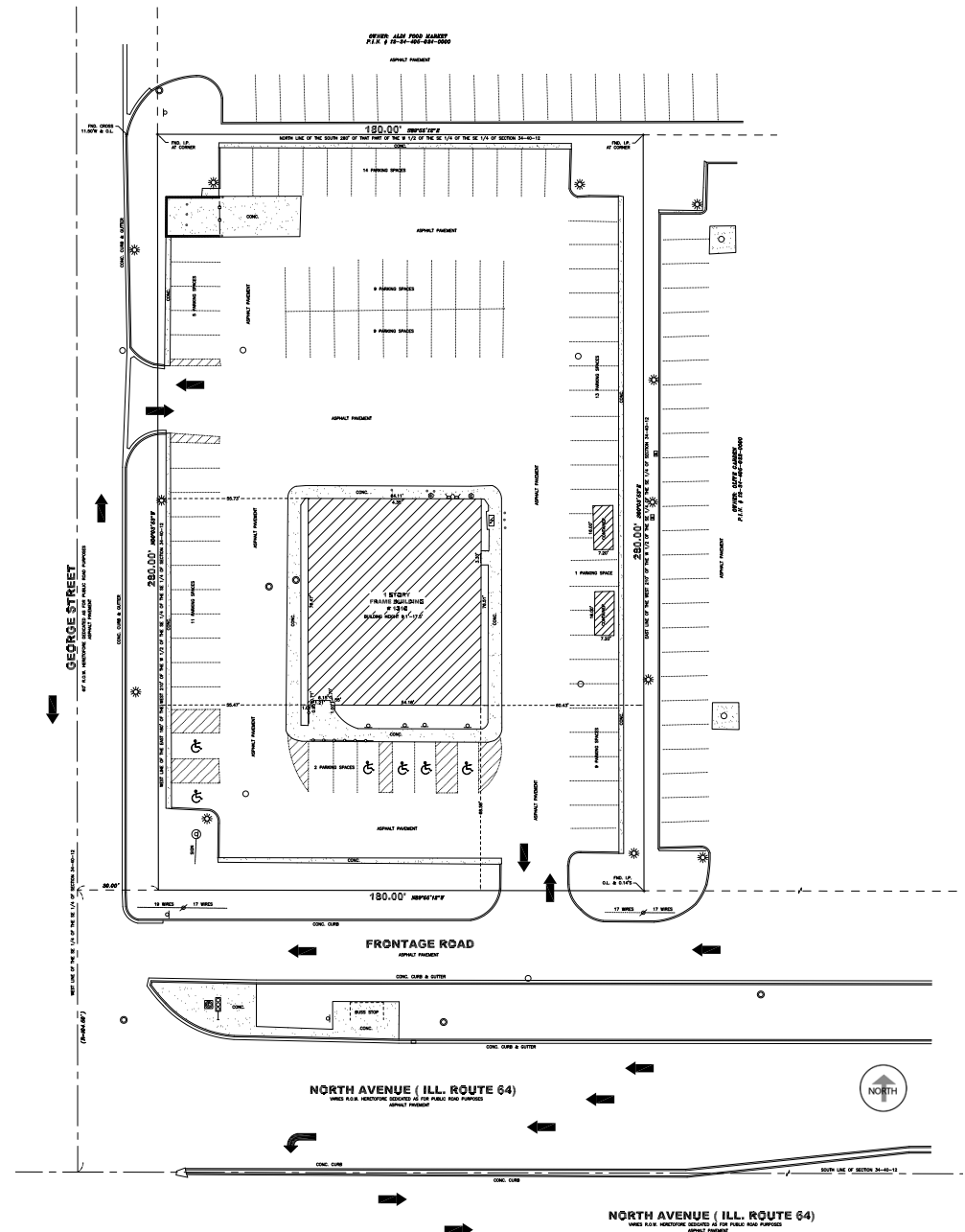
7,600 SF New Construction Shop Space

## SUMMARY

- Single Tenant or Multi-Tenant retail development
- Drive-thru available
- High barrier to entry market
- Area co-tenancy includes Aldi, Target, Jewel-Osco, Costco and Chick-Fil-A

## DEMOGRAPHICS

	Drive Time	7 Minutes	10 Minutes	20 Minutes
Total Population		71,780	223,828	1,473,571
Households		23,285	79,094	520,585
Average HH Income		\$82,728	\$90,022	\$89,810
Daytime Population		71,376	170,023	1,067,650



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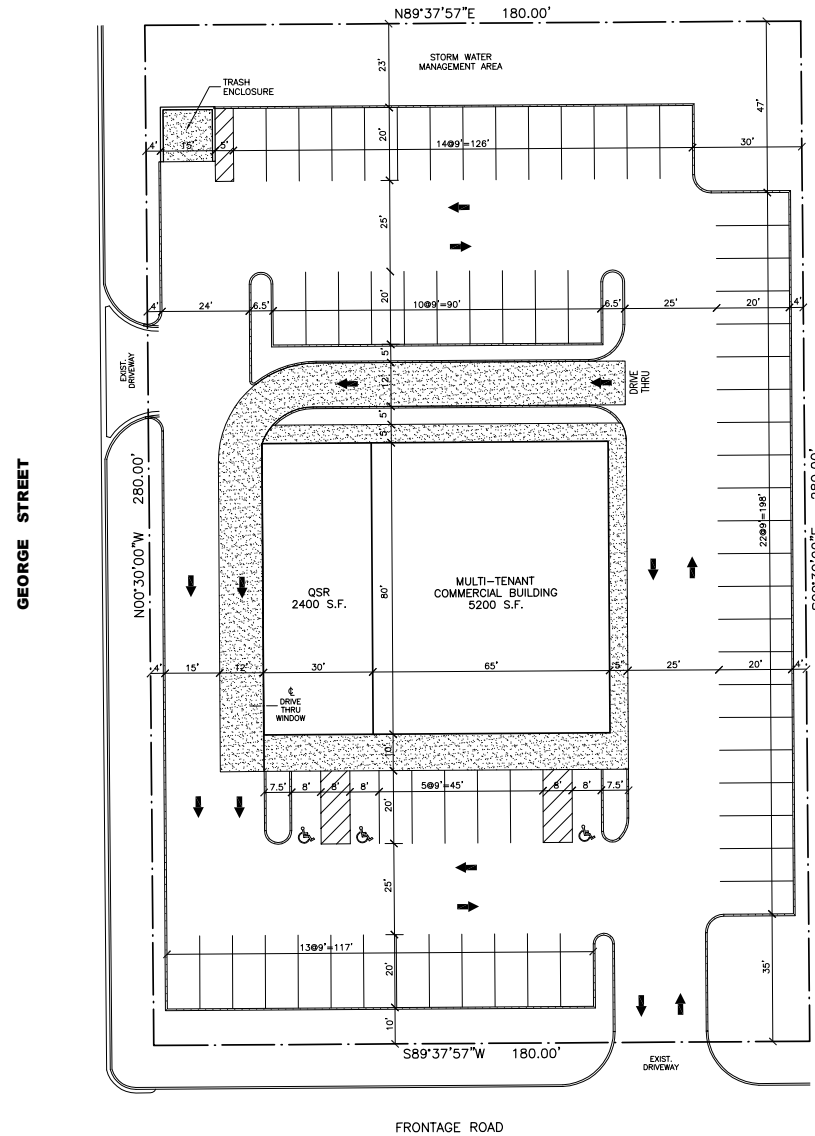
## MULTI-TENANT CONCEPTUAL SITE PLAN

### TENANT A

2,400 SF w/ potential drive-thru

### TENANT B

5,200 SF (divisible)



ILLINOIS ROUTE 64 (NORTH AVENUE)

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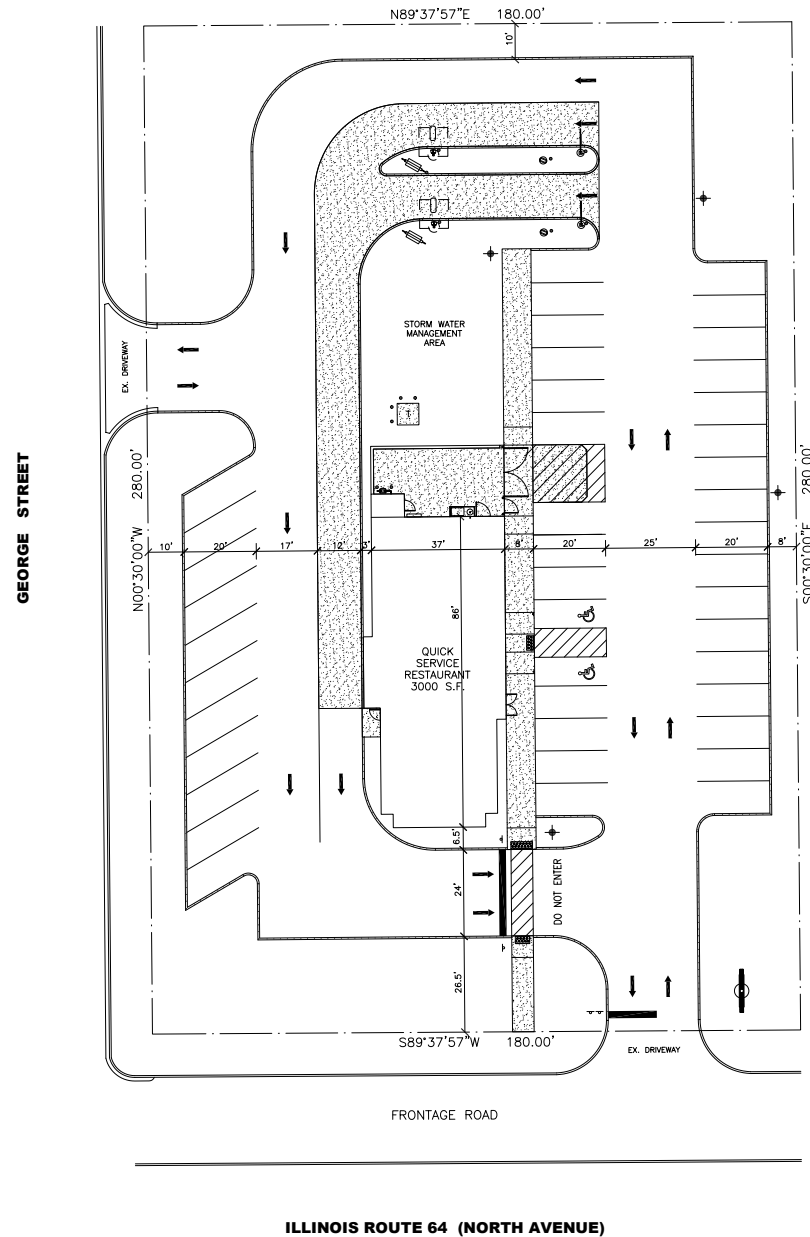
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## SINGLE TENANT CONCEPTUAL SITE PLAN

### TENANT A

3,000 SF – Quick Service Restaurant  
with double drive-thru



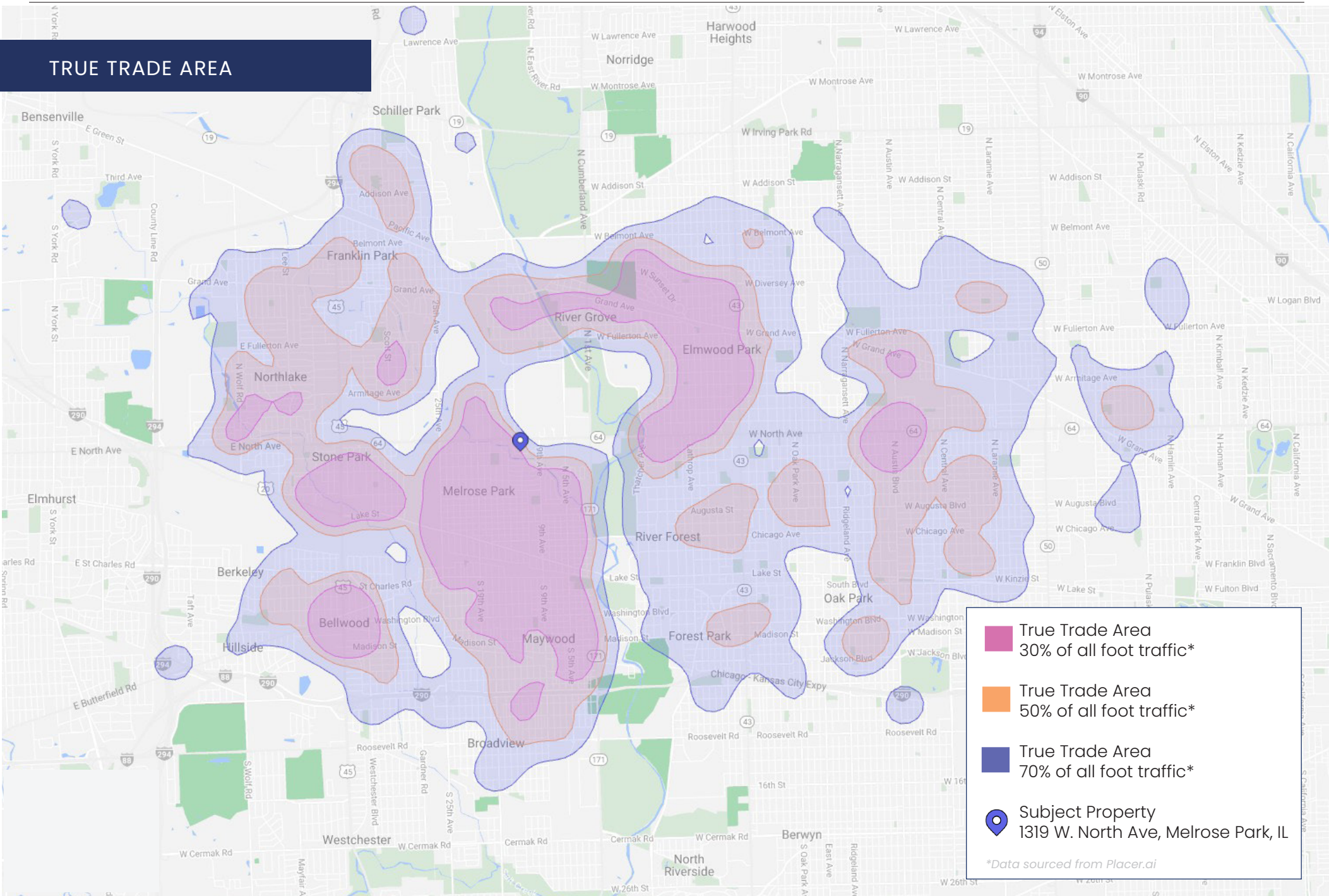
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## TRUE TRADE AREA





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