

# 2301 Mannheim Road

## MELROSE PARK, ILLINOIS

Half Acre Corner Lot Available for Lease  
 Northeast corner of Mannheim and Lyndale

FOR MORE INFORMATION, PLEASE CONTACT  
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## DEMOGRAPHICS



**126k+**

Total Population  
3 Miles

59.9k+  
2 Miles

17.8k+  
1 Mile



**\$88k+**

Average HH Income  
3 Miles

\$83k+  
2 Miles

\$85k+  
1 Mile



**130k+**

Daytime Population  
3 Miles

63.5k+  
2 Miles

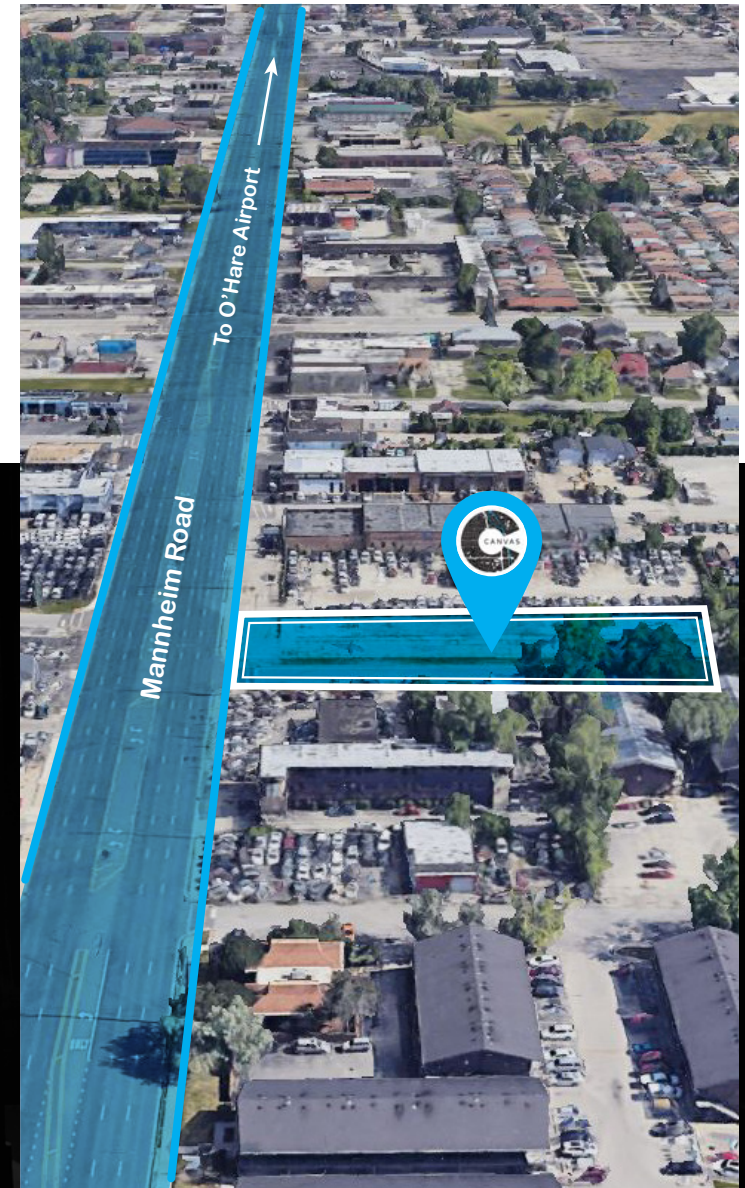
15.2k+  
1 Mile

### MELROSE PARK

- Exposure to high traffic counts on Mannheim Road
- Close proximity to I-290 and I-294
- Over 76,000 employees within 3 miles
- Major Employers: Tritan Co., Amazon, Gottlieb Hospital, Navistar, and DHL

### NEIGHBORING TENANTS

Aldi, Burlington, Chase Bank, Chipotle, Harbor Freight Tools, Menards, Portillo's, Potbelly, Sam's Club, Starbucks, TJ Maxx, Tony's Finer Foods, Walmart



CANVAS

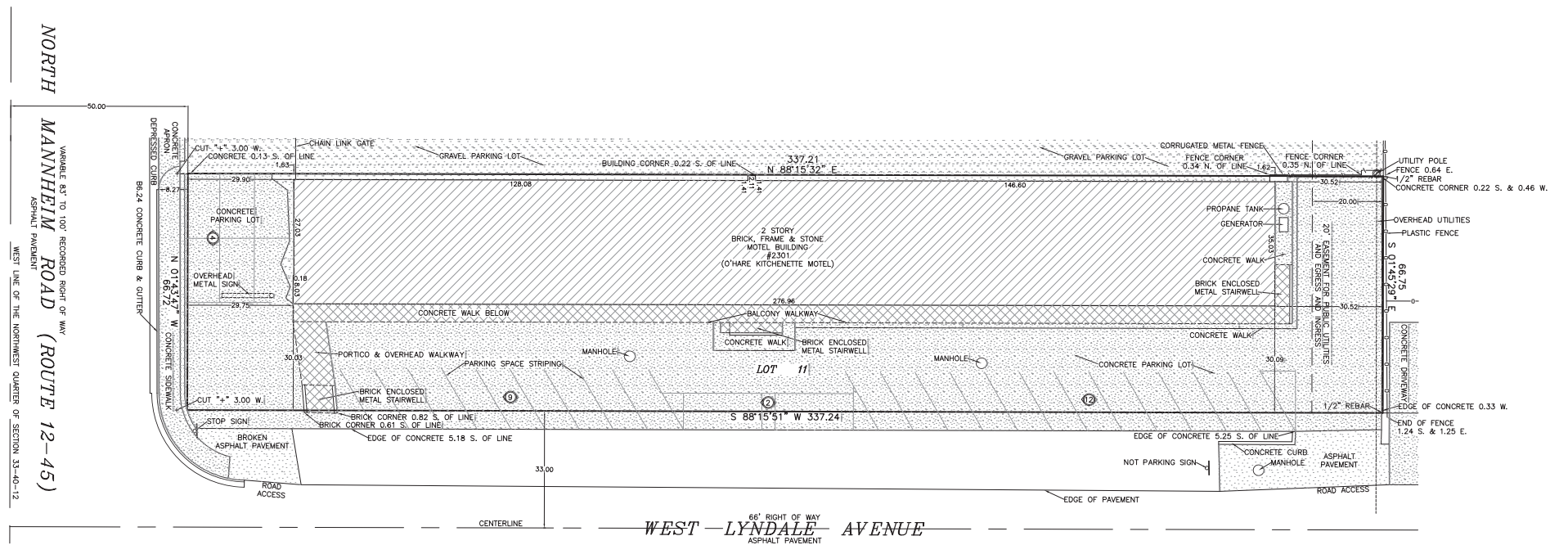
# SITE PLAN

LOT SIZE



22,505 sqft

Total



CANVAS





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