

# 2301-2305 N. Mannheim

## MELROSE PARK, ILLINOIS

1.52 acres corner lot available for development  
 Northeast corner of Mannheim and Lyndale

FOR MORE INFORMATION, PLEASE CONTACT  
 ANTHONY CAMPAGNI • 847.651.8669  
 ac@canvasrealestate.com

ELAN RASANSKY • 414.380.1555  
 elan@canvasrealestate.com

MICHAEL WALLACE • 614.537.2403  
 mwallace@canvasrealestate.com

# DEMOGRAPHICS



**126k+**

Total Population  
3 Miles

59.9k+ 17.8k+  
2 Miles 1 Mile



**\$88k+**

Average HH Income  
3 Miles

\$83k+ \$85k+  
2 Miles 1 Mile



**130k+**

Daytime Population  
3 Miles

63.5k+ 15.2k+  
2 Miles 1 Mile

## MELROSE PARK

- 1.52 acre development opportunity in Melrose Park
- Over 197 feet of frontage along N. Mannheim Road
- Close proximity to I-290 and I-294
- Over 76,000 employees within 3 miles

## NEIGHBORING TENANTS

Aldi, Burlington, Chase Bank, Chipotle, Harbor Freight Tools, Jewel-Osco, Menards, Planet Fitness, Popeye's, Portillo's, Potbelly, Sam's Club, Sonic, Starbucks, TJ Maxx, Tony's Finer Foods, Walmart, Wendy's



CANVAS

# SITE SURVEY

LOT SIZE

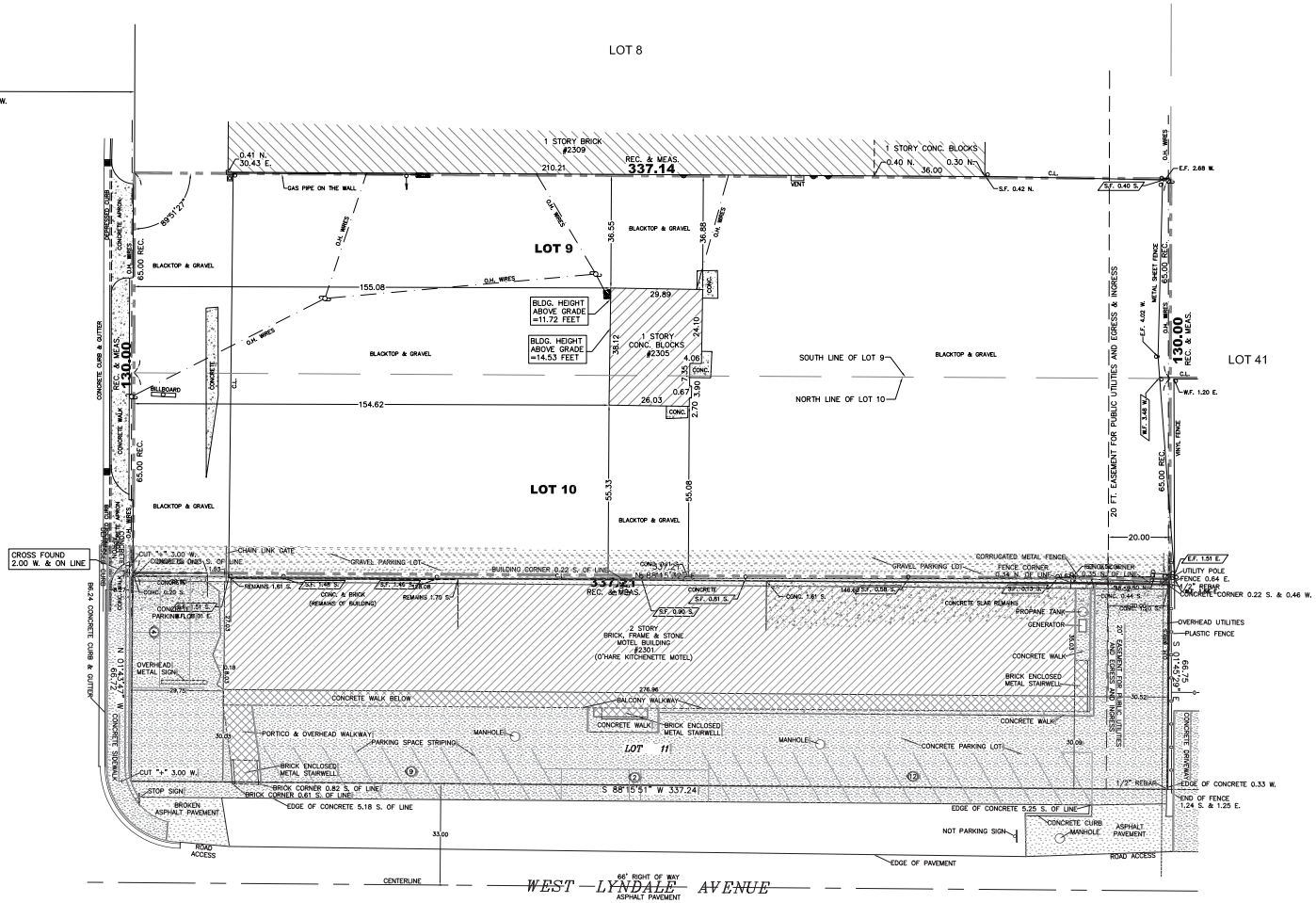


**1.52** acres

Total

NORTH MANHEIM ROAD (ROUTE 12-45)

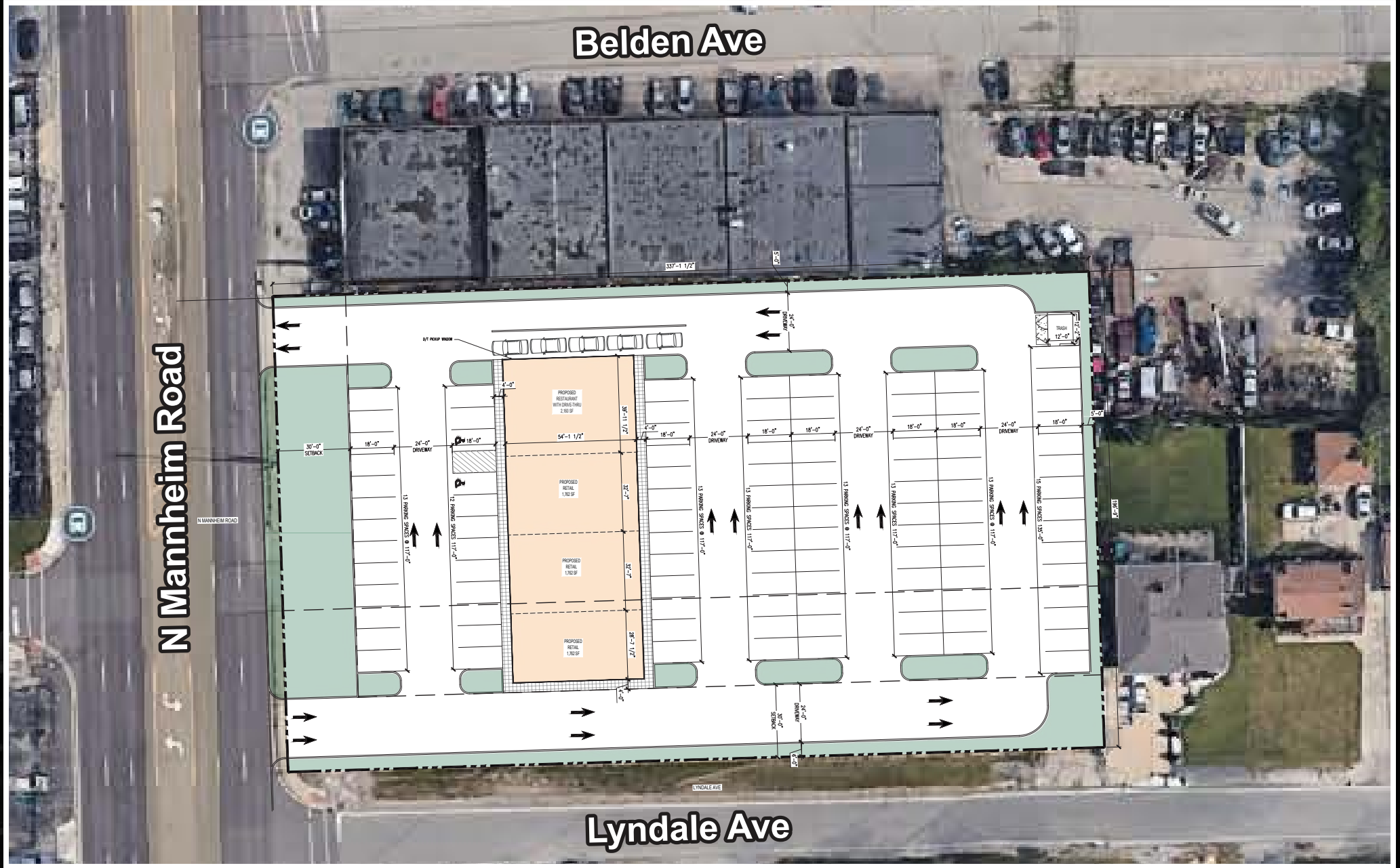
VARIABLE 15' TO 100' PROPOSED RIGHT OF WAY  
 NORTH MANHEIM ROAD (ROUTE 12-45)  
 100' WIDE  
 WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35-04-12



196.72 feet by 337.17 feet

CANVAS





PROPOSED SITE PLAN

CANVAS



**FOR MORE INFORMATION, PLEASE CONTACT**

**ANTHONY CAMPAGNI**

[ac@canvasrealestate.com](mailto:ac@canvasrealestate.com)

847.651.8669

**ELAN RASANSKY**

[elan@canvasrealestate.com](mailto:elan@canvasrealestate.com)

414.380.1555

**MICHAEL WALLACE**

[mwallace@canvasrealestate.com](mailto:mwallace@canvasrealestate.com)

614.537.2403