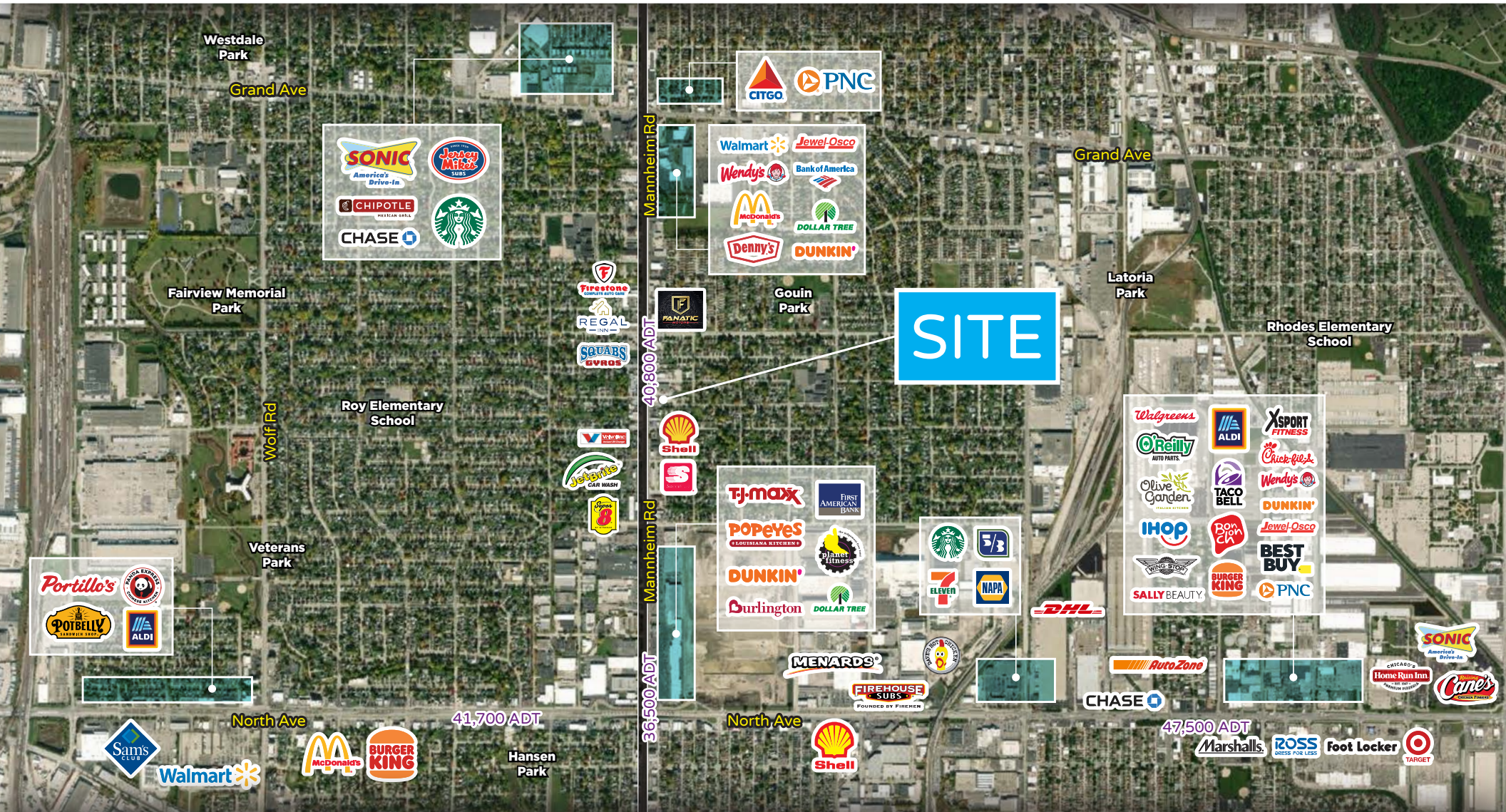


HALF ACRE CORNER LOT
AVAILABLE FOR LEASE

2301 N. Mannheim Rd.
MELROSE PARK



CANVAS

MELROSE PARK

Located at the Northeast corner of Mannheim and Lyndale

HIGHLIGHTS

- Highly visible .52-acre corner lot at N Mannheim Rd & W Lyndale Ave
- Outstanding exposure along heavily traveled Mannheim Road
- Excellent regional access with close proximity to I-290 and I-294
- Strong daytime population with over 76,000 employees within 3 miles
- Proximity to major employers, including Tritan Co., Amazon, Gottlieb Hospital, Navistar, and DHL

NEIGHBORHOOD RETAILERS



Burlington

CHASE

Jewel-Osco

MENARDS

POPEYES
+LOUISIANA KITCHEN+

Portillo's



TJ-maxx

Walmart

Wendy's

DEMOGRAPHICS



126k+

Total Population
3 Miles



\$88.0k+

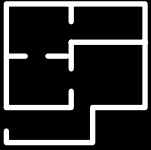
Average HH Income
3 Miles



130k+

Daytime Population
3 Miles

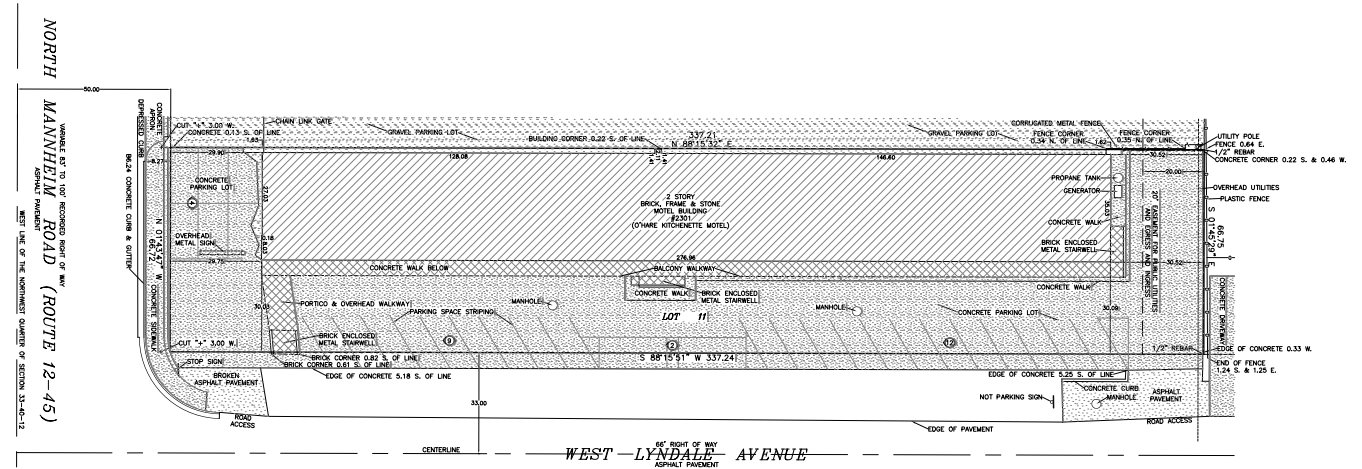
SPACE AVAILABLE

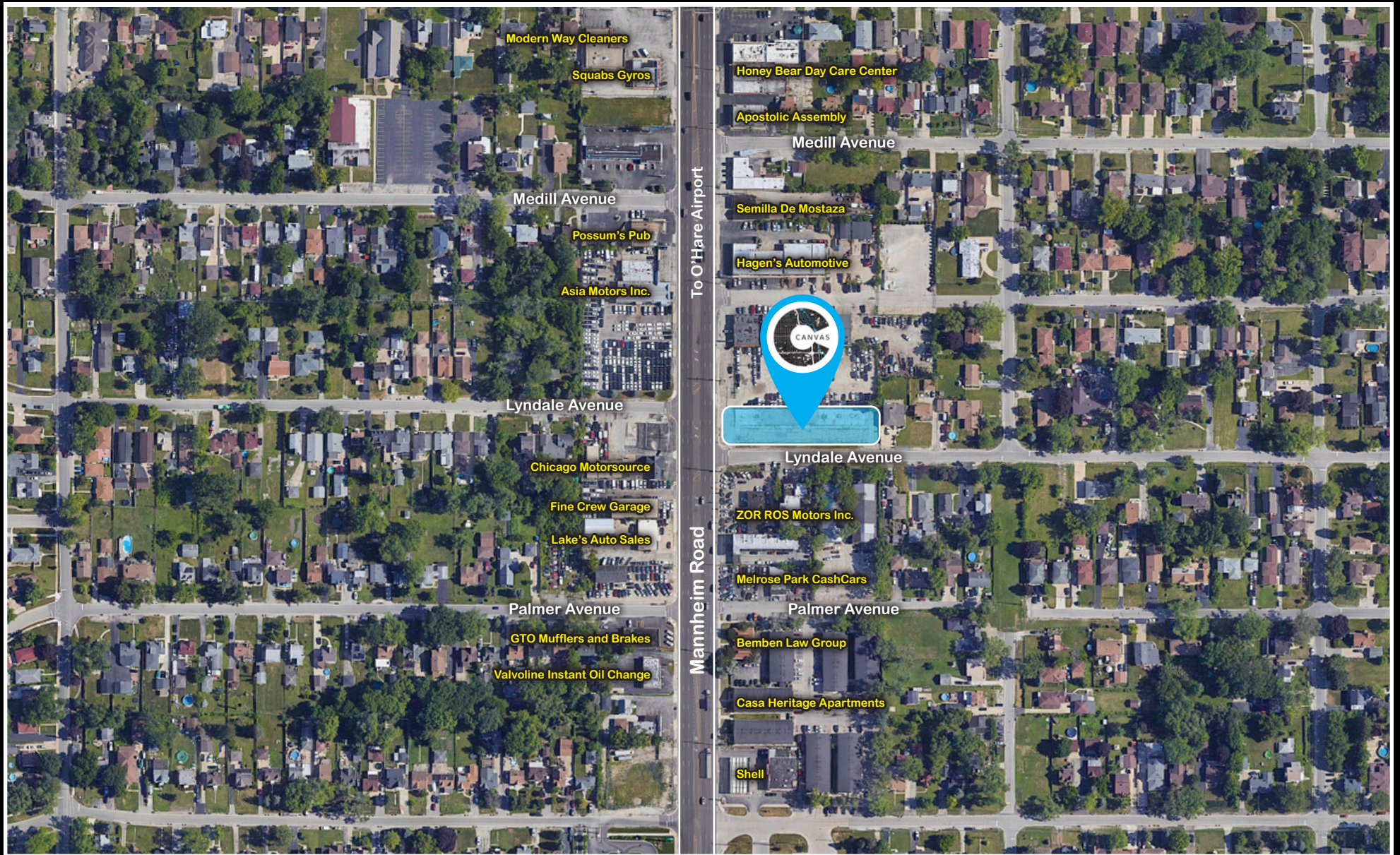


22,505 sf

Total

SITE SURVEY





FOR MORE INFORMATION, PLEASE CONTACT

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