

# WINSTON PLAZA

## MELROSE PARK



**NORTH AVENUE & 9TH AVENUE**  
**MELROSE PARK, IL**



**DOMINANT REGIONAL POWER CENTER**  
WITH CERMAK FRESH MARKET,  
ROSS DRESS FOR LESS AND MARSHALLS

**OVER 1,700 FEET OF FRONTAGE**  
ALONG NORTH AVENUE

**THREE TRAFFIC LIGHTS**  
WITH MULTIPLE POINTS OF ACCESS

**INCREDIBLE OPPORTUNITIES FOR  
SIGNAGE**  
ACROSS FIVE PYLON SIGNS

**PAD AND SMALL SHOP**  
OPPORTUNITIES AVAILABLE



**4.6 MILLION ANNUAL VISITS**  
WITH AN ADDITIONAL  
85K MONTHLY VISITORS  
FROM CERMAK



**92ND PERCENTILE**  
FOR SHOPPING  
CENTER TRAFFIC



**TRAFFIC INCREASED**  
30% ON AVERAGE  
SINCE CERMAK'S  
GRAND OPENING





# THE MARKET



**206,000 PEOPLE  
WITHIN 3 MILES**



**182,000 DAYTIME POPULATION  
WITHIN 3 MILES**



**OVER 76,000 EMPLOYEES  
WITHIN 3 MILES**



**MAJOR EMPLOYERS INCLUDE  
TRITAN CO., AMAZON, GOTTLIEB  
HOSPITAL, NAVISTAR, AND DHL**



# SITE PLAN



PROPERTY VIDEO



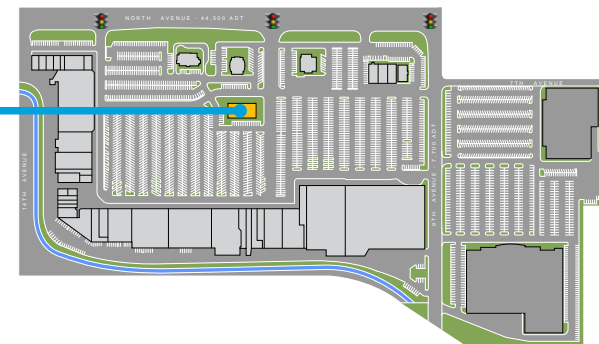
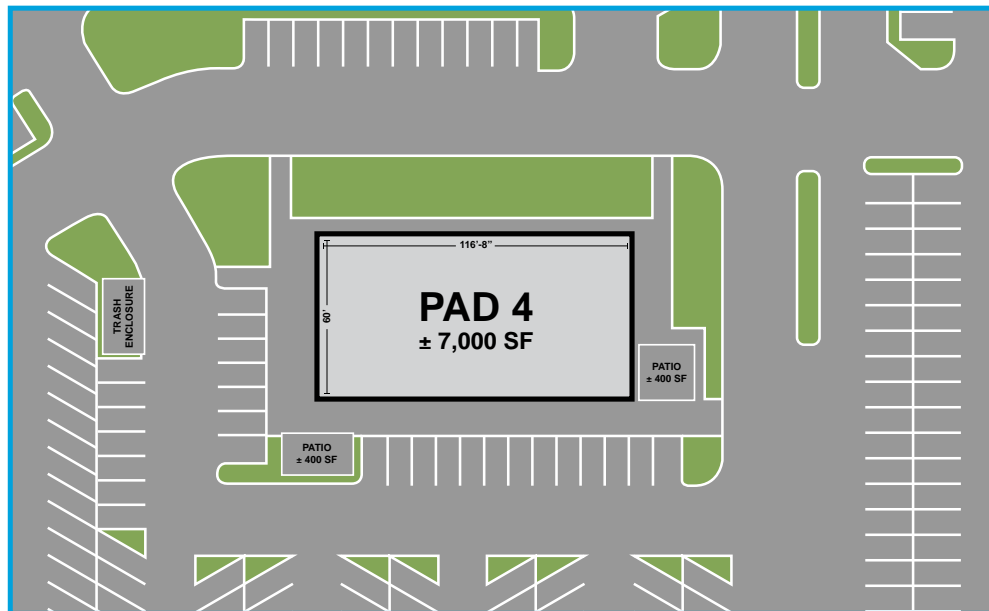
Suite	Tenant	SF
1A	Northern Tool	25,375
1B	Cermak Fresh Market	64,625
1C	Sistar Beauty	45,027
2	Work N' Gear	4,800
6	Chuck E. Cheese's	16,671
7A	Snipes	9,075
7B-7C	JD Sports	9,006
8	Foot Locker	8,204
10	Burlington	23,175
11-14	ROSS Dress for Less	25,391

Suite	Tenant	SF
16	Marshalls	27,080
17-18	Party City	14,160
19	Available	4,866
20-21	Citi Trends (Available)	12,345
24-25	US Armed Forces	3,690
26	Joy Nails	1,169
27	The Brow Studio	833
28	Available	1,600
29	Available	1,200
30	Available	1,200

Suite	Tenant	SF
32	Available	2,400
35	Sally Beauty	1,600
36-39	Five Below	1,3049
40	Dollar Tree	14,378
41	Best Buy	37,995
42A	Vitamin Shoppe	3,000
42B	ATI Physical Therapy	3,180
43	Available - Main Level	572
43A	Available - Lower Level	45,332
43B	Wingstop	2,000
45	Convenient Tobacco	1,811

Suite	Tenant	SF
46-47	Currency Exchange	2,200
48	Zulia Restaurant	2,264
PAD 1	Chick-Fil-A	6,000
PAD 2	PNC Bank	4,000
PAD 3	IHOP	4,500
PAD 4	Ground Lease or BTS Opportunity	Up To 7,000
PAD 6A	Dunkin Donuts	3,142
PAD 6B	Pearle Vision	4,080
PAD 6C	Asian Express	1,920
PAD 7	Available (Former Restaurant)	2,800

# PAD 4 CONCEPTUAL PLAN



- **FREESTANDING OR MULTI-TENANT BUILDING WITH THE ABILITY FOR A DRIVE-THRU**
- **AVAILABLE FOR GROUND LEASE OR BTS**



PAD 4 CONCEPTUAL RENDERING



# TRADE AREA



# HOW WINSTON PLAZA SUPPORTS ITS TENANTS



**CUSTOMER EBLASTS & DIRECT MAIL**



**DIGITAL STREET SIGNAGE**



**WEBSITE BANNERS**



**MOOD MEDIA ANNOUNCEMENTS**



**SOCIAL MEDIA**



**CUSTOMER ANALYTICS**



**EVENTS**





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### ANOTHER PROJECT BY:



NewMark Merrill

COMPANIES



### LEASING BY:



**MID-AMERICA**<sup>®</sup>  
Asset Management, Inc.