



Drive-Thru Restaurant FOR LEASE

2037 Mannheim Rd
Melrose Park, IL 60160

2037 MANNHEIM RD

LOCATION HIGHLIGHTS

- 3,215 Square Foot Building On .28 Acre Near O'Hare International Airport
- Outstanding Population In 1-Mile (19,315), 3-Mile (136,734), and 5-Mile Radius (382,018)
- Average Household Income Roughly \$70,000
- Site Sees On Average 40,000 Cars Per Day
- Site Enclosed By Dozens Of Retailers Industrial Employers: Tony's Fresh Market, Burlington Coat Factory, International Used Truck Center, Dynamic Manufacturing, Alois Box, Direct Trucking, and Many More
- Site 6 Miles South Of O'Hare International Airport
- 19 Free Surface Spaces Available

Asking Rent:	\$112,525
Asking Rent/SF:	\$35/SF
Building Square Footage	± 3,215 SF
Property Lot Size	± 0.28 AC



AREA AMENITIES





MELROSE PARK, IL

Melrose Park, IL is a suburb of Chicago, just 13 miles west of the city. Melrose Park has attractions such as Kiddieland Amusement Park and several parks including Catherine Chevalier Woods, Bemis Woods, and Miller Meadow Park. The suburb is in a great location for those commuting to the city for work, while still being in a more suburban setting.

DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2018 Estimate	19,315	136,734	382,018
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2018 Estimate	5,660	45,246	141,423
INCOME	1 Mile	3 Mile	5 Mile
2018 Est. Average Household Income	\$72,291.02	\$78,437.09	\$93,621.20



CHICAGO

Situated on the southwestern shore of Lake Michigan, the City of Chicago covers an area of 60,000 hectares and sits 176 meters above sea level. Chicagoland is an informal name for the metropolitan area associated with the city of Chicago and its suburbs and has no official definition. The region is often considered to include areas beyond its corresponding MSA, as well as portions of the greater CSA.

Chicago has one of the world's largest and most diversified economies, with more than four million employees and generating an annual gross regional product (GRP) of over \$575 billion, which is more than countries like Sweden and Norway. Having been listed as an alpha global city by the Global Cities Index, it is a key player in every sector from risk management innovation and information technology to manufacturing and health services.

O'HARE INTERNATIONAL AIRPORT

Chicago O'Hare International Airport is located on the far northwest side of the city, about 17 miles northwest of the Loop. It is the primary airport of the Chicago metropolitan area. As the fourth-busiest airport in the world by passenger traffic, O'Hare is a major hub for American Airlines, United Airlines and Air Choice One. With eight runways, more than any major international airport, O'Hare has direct service to 210 destinations.



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