



For Sale/Lease

5,139 Sf Freestanding Retail W/ Drive Thru
398 Mannheim Road, Bellwood, IL 60104

Negotiable

For Sale/Lease: Freestanding retail located in Bellwood on the main retail corridor of Mannheim Rd, a 15-minute drive to downtown Chicago. The property's infill location boasts more than 367,000 people living within a 5-mile radius. The Median household income is almost \$80,000 within 5m and sees over 41,000 VPD.

The property is situated along a main retail corridor. Other tenants in the surrounding immediate area include Aldi, CVS, BP, Burger King, Dunkin Donuts, AutoZone, Checker's, DollarTree, Family Dollar, Citgo, O'Reilly Auto Parts, and many others. The site is also less than five miles from multiple Union Pacific Railroad Stations, Gottlieb Memorial Hospital, The Edward Hines Jr. VA Hospital, Chicago O'Hare Airport, and numerous interstates.

Drive Thru Available!

Contact us:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	1,100,000
Lease /Sale:	Negotiable
Building Size:	5,139 SF
Available SF:	1,713 - 5,139 SF
Lot Size:	0.19 Acres
Year Built:	2009
Drive Thru	YES
Zoning:	B-1
Market:	Northwest Chicago
Submarket:	Melrose Park
Traffic Count:	41,298

PROPERTY OVERVIEW

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The property is situated along a main retail corridor. Other tenants in the surrounding immediate area include many national tenants and QSR's. The site is also less than five miles from multiple Union Pacific Railroad Stations, Gottlieb Memorial Hospital, The Edward Hines Jr. VA Hospital, Chicago O'Hare Airport, and numerous interstates.

PROPERTY HIGHLIGHTS

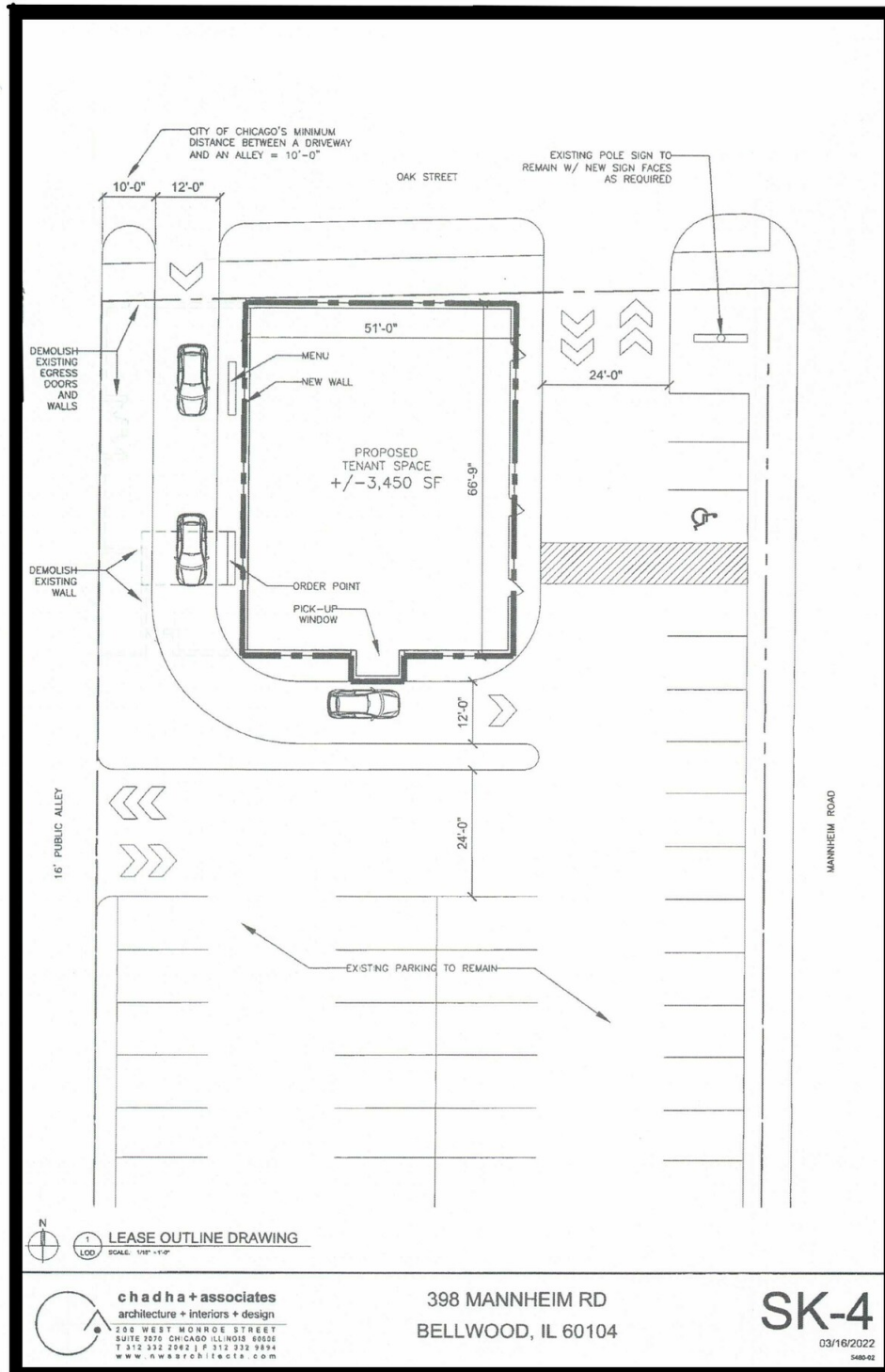
- Drive Thru Available
- Freestanding Retail Excellent Visibility
- 5,139 sf available divisible
- 19 Designated Parking Stalls
- Main thoroughfare seeing over 41,000 VPD
- 2-Way Pylon Sign on Mannheim/RT 12/20/45
- Zoned B-1

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SITE PLAN



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INTERIOR PHOTOS



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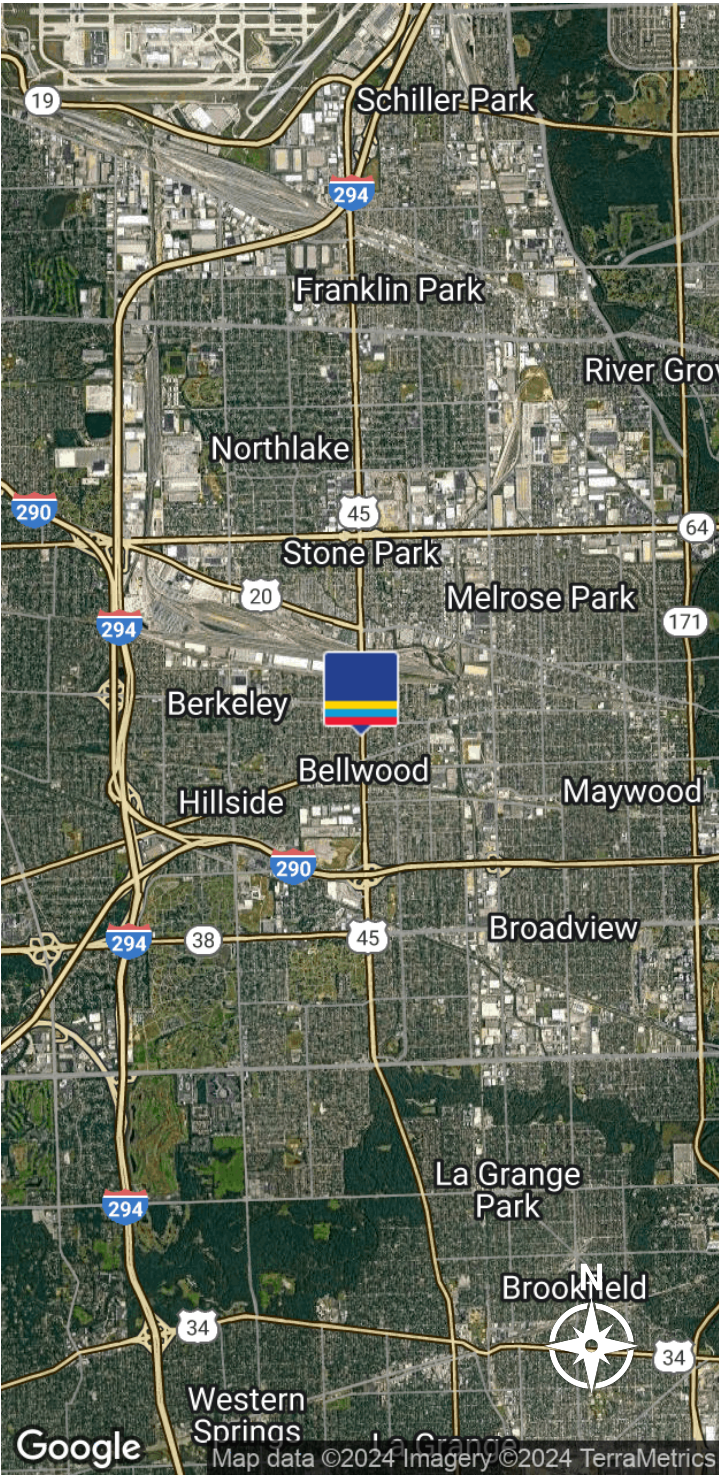
RETAIL MAP



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LOCATION MAPS & DEMOGRAPHICS



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total population	1,842	6,990	20,778
Median age	32.5	33.8	36.0
Median age (Male)	30.3	31.6	33.9
Median age (Female)	37.3	39.8	39.1
Total households	614	2,385	7,106
Average HH income	\$69,959	\$70,951	\$68,252
Average house value	\$168,905	\$170,828	\$163,689

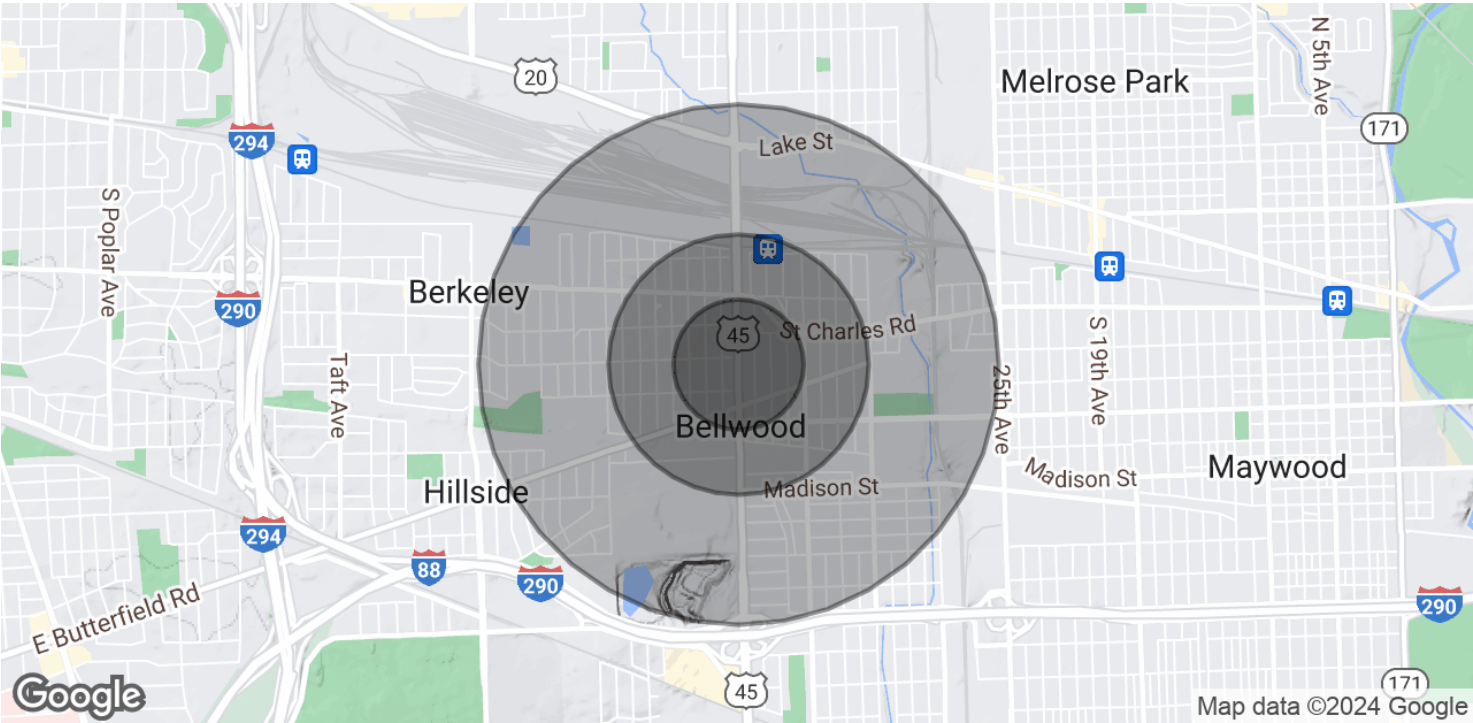
LOCATION OVERVIEW

Bellwood is a village in Cook County, Illinois, United States. It is located 13 miles west of Chicago's downtown Loop. The population was 18,789 at the 2020 census. Bellwood is a great place to live, work, and raise a family. The village is conveniently located near Chicago and O'Hare International Airport, and it offers a variety of housing options, schools, and businesses. Bellwood is also a safe and welcoming community with a strong sense of community spirit

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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,842	6,990	20,778
Average age	32.5	33.8	36.0
Average age (Male)	30.3	31.6	33.9
Average age (Female)	37.3	39.8	39.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	614	2,385	7,106
# of persons per HH	3.0	2.9	2.9
Average HH income	\$69,959	\$70,951	\$68,252
Average house value	\$168,905	\$170,828	\$163,689

* Demographic data derived from 2020 ACS - US Census

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