

MANNHEIM PLAZA



FOOD & BEVERAGE UNANCHORED NEIGHBORHOOD SHOPPING CENTER



NORTHEAST CORNER OF MANNHEIM ROAD & LAKE STREET | STONE PARK (SUBURBAN CHICAGO), ILLINOIS

INVESTMENT HIGHLIGHTS

Mid-America Real Estate Corporation has been retained on behalf of the owner to sell the 100% fee simple interest in Mannheim Plaza, a 100% leased unanchored neighborhood shopping center featuring a mix of food and beverage tenants, long-term office tenant, and apartment unit in the dense and affluent Chicago suburb of Stone Park.

Address:	1501-1505 & 1511 N Mannheim Rd Stone Park, IL 60165
GLA:	7,400 SF (1501-1505 N Mannheim Rd) 5,814 SF (1511 N Mannheim Rd) 1,630 SF (Apartment) 14,844 SF (Total)
Occupancy:	100%
Year Built:	2017 (1501-1505 N Mannheim) 1958, renovated 2025 (1511 N Mannheim)
Traffic Counts:	Mannheim Road – 41,700 VPD Lake Street – 21,100 VPD



\$5,490,000

Asking Price



7.0%

Cap Rate



\$384,260

Net Operating Income

Subject Offering can be purchased as two separate investment opportunities consisting of 1501-1505 N Mannheim Road and 1511 N Mannheim Road, respectively.

Subject Offering is also available as part of a portfolio with New Town Plaza (1559 N Mannheim Road, Stone Park, IL 60165). Contact Marketing Team for details.



MANNHEIM PLAZA

KEY FEATURES



100% OCCUPIED ASSET WITH ANNUAL RENT GROWTH & BELOW MARKET UPSIDE

Mannheim Plaza has been historically well occupied since its construction in 2017 and is currently 100% leased. All five commercial tenants feature 2-5% annual rent escalations, boosting annual income growth and contributing to a 10-year compounded annual growth rate (CAGR) of 2.4%, despite the absence of vacancy. Additionally, Mannheim Plaza features a unique long-term opportunity to add value, with average in-place rents 9% below the current market rents, offering potential accretive growth to the income stream over a long-term hold.



CONVENIENCE & SERVICE ORIENTED TENANT LINE-UP

Mannheim Plaza features a diverse mix of tenants, including food & beverage, restaurant & nightlife, and an established recording studio. The property is leased to a complementary lineup of tenants including Pizza Hub, The Original Steaks and Hoagies, Gotti's Hideaway, Danny's Liquor, and Envyon Recording Studio, creating an ideal blend of dining, nightlife, and retail that provides cross-traffic demand. Mannheim Plaza also features a fully furnished 3-bedroom, 3-bathroom residential unit located on the second floor of the recording studio.



CLASS B LIQUOR LICENSES

Pizza Hub, The Original Steaks and Hoagies, Gotti's Hideaway, and Danny's Liquor all possess Class B liquor licenses (sales until 2 AM), which can no longer be obtained in Stone Park, with only Class C liquor licenses (sales until 12 AM) available. The liquor licenses allow for the purchase and sale of liquor and can be transferred to future tenants, enhancing the long-term value and leasing appeal at the center.



Strong Demographic Profile

WITHIN A 3-MILE RADIUS



143,141
POPULATION



133,381
DAYTIME POPULATION



50,449
HOUSEHOLDS



\$107,745
AVERAGE HH INCOME



\$271,986
MEDIAN HOME VALUE



39.2
MEDIAN AGE



MANNHEIM PLAZA

KEY FEATURES



IRREPLACEABLE LOCATION

Mannheim Plaza is situated at the northeast corner of Mannheim Road (41,700 VPD) and Lake Street (21,100 VPD). The subject offering benefits from its convenient location, less than two miles from a full interchange with Interstates 290 and 294. These major transportation corridors provide direct connectivity throughout the Chicago metropolitan area, providing convenient access to both a dense local customer base and the broader regional population across Chicago's western and northern suburbs. Additionally, Mannheim Road serves as a primary north-south thoroughfare connecting the western suburbs to O'Hare International Airport and numerous employment centers throughout the region.



DENSE RESIDENTIAL AND RETAIL WESTERN CHICAGO SUBURB

Mannheim Plaza is located in Stone Park, an affluent and infill western suburb of Chicago with an established residential population. Within a three-mile radius, there are more than 143,000 residents with an average household income of nearly \$108,000. Neighboring western suburbs include Melrose Park, Franklin Park, Bellwood, Northlake, Elmhurst, Berkeley, and Hillside, amongst others. Mannheim Plaza is strategically positioned within a dense infill retail corridor supported by a strong concentration of national and local retailers along Mannheim Road and North Avenue. Just north of the subject property, North Avenue features a diverse range of national retailers including Sam's Club, Walmart, The Home Depot, Ross Dress for Less, Aldi, Walgreens, Menards, Target, Marshalls, and many others.



PRIDE OF OWNERSHIP & TENANT INVESTMENT

Ownership has maintained Mannheim Plaza in a first-class manner over the past nine years and, as a result, the shopping center has remained well-leased. Additionally, the tenants at Mannheim Plaza have invested significant capital into their premises, further demonstrating their commitment to the property. Notably, Pizza Hub invested \$300,000, The Original Steaks and Hoagies invested \$240,000, Gotti's invested nearly \$200,000, and Envyon Recording Studio invested more than \$100,000 into their respective premises during initial buildout. Envyon recently replaced their 7.5 ton HVAC system for \$22,000. Furthermore, the property's residential unit underwent a complete renovation in 2025 at the expense of the current ownership.



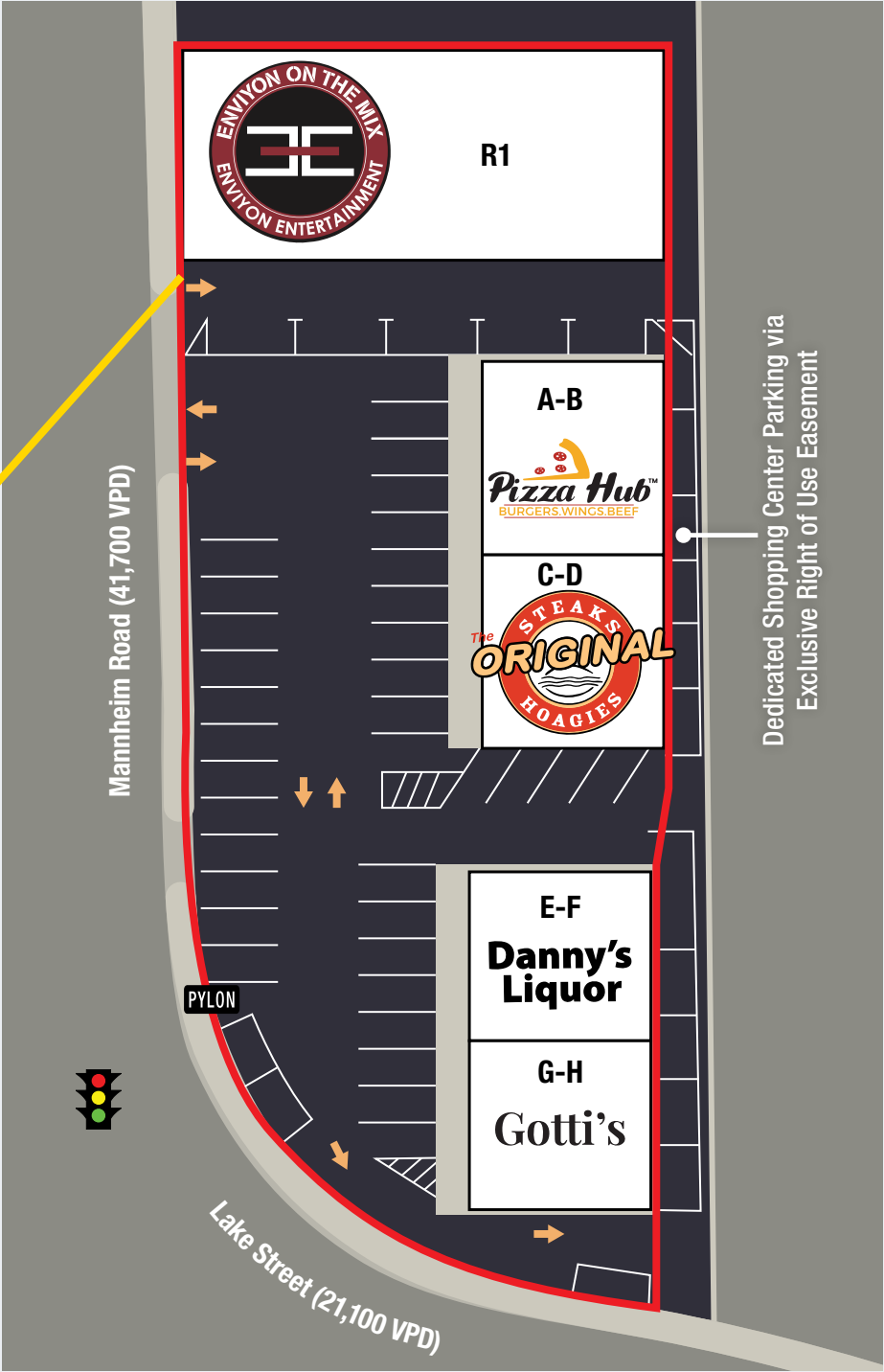
LEASING PLAN

SUBJECT OFFERING

TENANT	UNIT	SQUARE FEET
Pizza Hub	A-B	2,000
The Original Steaks and Hoagies	C-D	2,000
Danny's Liquor	E-F	1,700
Gotti's	G-H	1,700
Enviyon Recording Studio	R1	5,814
3bdr Apartment	R2	1,630
Total		14,844

Note: Site plan is an estimate and not to scale.

SECOND LEVEL



LOCATION & MARKET

- Mannheim Plaza is located on the northeast corner of Mannheim Road (US-12/ 20/ 45) and Lake Street, which produces combined traffic counts of nearly 63,000 daily vehicles, approximately 15 miles west of downtown Chicago.
- Mannheim Road runs continuously through the heart of Chicago's western suburbs, serving as one of the area's most heavily trafficked commercial corridors, linking Stone Park to the communities of Melrose Park and Franklin Park to the north, and Bellwood, Broadview, Hillside and Westchester to the south.
- Lake Street serves as a primary east-west connector through the inner western suburbs. Interstates 290 and 294 are located approximately two miles west of the subject offering, providing convenient regional access to the entire Chicago market.
- Mannheim Plaza serves a very dense and affluent population base. Within a three-mile radius, there are more than 143,000 residents with an average household income of nearly \$108,000.

The following chart summarizes the excellent, established customer base served by Mannheim Plaza.

DEMOGRAPHICS			
Distance from Subject:	1 mile	3 miles	5 miles
2025 Population	17,229	143,141	366,118
2025 Households	5,640	50,449	142,565
2025 Median Home Value	\$227,574	\$271,986	\$332,607
2025 Daytime Demographics	17,362	133,381	379,260
2025 Average Household Income	\$92,059	\$107,745	\$126,054
2025 Median Household Income	\$79,257	\$81,261	\$90,658
2025 Per Capita Income	\$30,350	\$37,968	\$49,253
2025 Median Age	37.4	39.2	41.2



NORTHWEST FACING AERIAL



PROPERTY DESCRIPTION

- Mannheim Plaza features 14,844 SF and is positioned on 0.77 acres. The subject property consists of three separate buildings, with 1501-1505 N Mannheim each featuring 2 tenants per building, along with 1511 N Mannheim featuring the recording studio and apartment on the second floor.
- Access to the center is provided by a curb cut on Mannheim Road. There is a large, highly visible pylon sign fronting Mannheim Road. A second egress point provides access to Lake Street.
- Ownership and tenants have taken significant pride in the shopping center and have maintained the asset in a first-class manner. Collectively, tenants have invested nearly \$750,000 into the premises over the last several years, along with a complete renovation of the apartment unit by the current ownership in 2025.



TENANCY

- Mannheim Plaza features an ideal line-up of service-oriented food and beverage tenants, including two restaurants, a sports bar, and a liquor store. Mannheim Plaza also features a recording studio and a 3-bedroom apartment, which create additional cross-shopping demand that benefits the property's food and beverage retail tenants. These regional tenants value their local customers and are much less likely than national tenants to relocate their businesses, providing a stable in-place tenancy.
- All four tenants at 1501-1505 N Mannheim possess Class B liquor licenses, which are transferable to future tenants.
- Every commercial tenant lease includes contractual 2-5% annual rent increases providing an accretive income stream. The 10-year CAGR is 2.4%.
- The service-oriented tenants at Mannheim Plaza have invested significant capital into their spaces since joining the premises. Notably, Pizza Hub invested \$300,000, The Original Steaks and Hoagies invested \$240,000, and Gotti's Hideaway invested nearly \$200,000, highlighting the tenants' commitment to the shopping center and its visitors.



SOUTHWEST FACING AERIAL



For further information contact owner's exclusive representatives.

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