

MALLARD CROSSING

NEC Mecham Road & Nerge Road
Elk Grove Village, Illinois



- ❖ Mallard Crossing is recently renovated and features market-leading anchor tenants Ross Dress for Less, Aldi, and Dollar Tree on long-term leases plus traffic-driving shadow anchors Walmart and McDonald's.

- ❖ Elk Grove Village is one of the most prosperous suburbs in the Chicago metropolitan area. In close proximity to O'Hare International Airport, the Village is home to the nation's largest contiguous industrial park with 62 million square feet of space and over 5,600 businesses.

- ❖ A large consumer base consists of 122,000 residents and 100,000 day-time population within a ten minute drivetime.

Total Rental Area Size:	80,608 SF	Traffic Counts:	
Anchor Tenants:	Aldi & Ross	Mecham Road	23,000 VPD
	Walmart (adjacent)	Nerge Road	14,000 VPD

Primary Demographics:	1 Mile	3 Mile	5 Mile
2022 Population	14,012	79,968	235,944
2022 Average Household Income	\$122,438	\$117,486	\$106,640

AmCap

Corporate Headquarters
333 Ludlow Street
South Tower, 8th Floor
Stamford, CT 06902
203-327-2001

Denver Regional Office
950 South Cherry Street
Suite 1120
Denver, CO 80246
303-321-1500

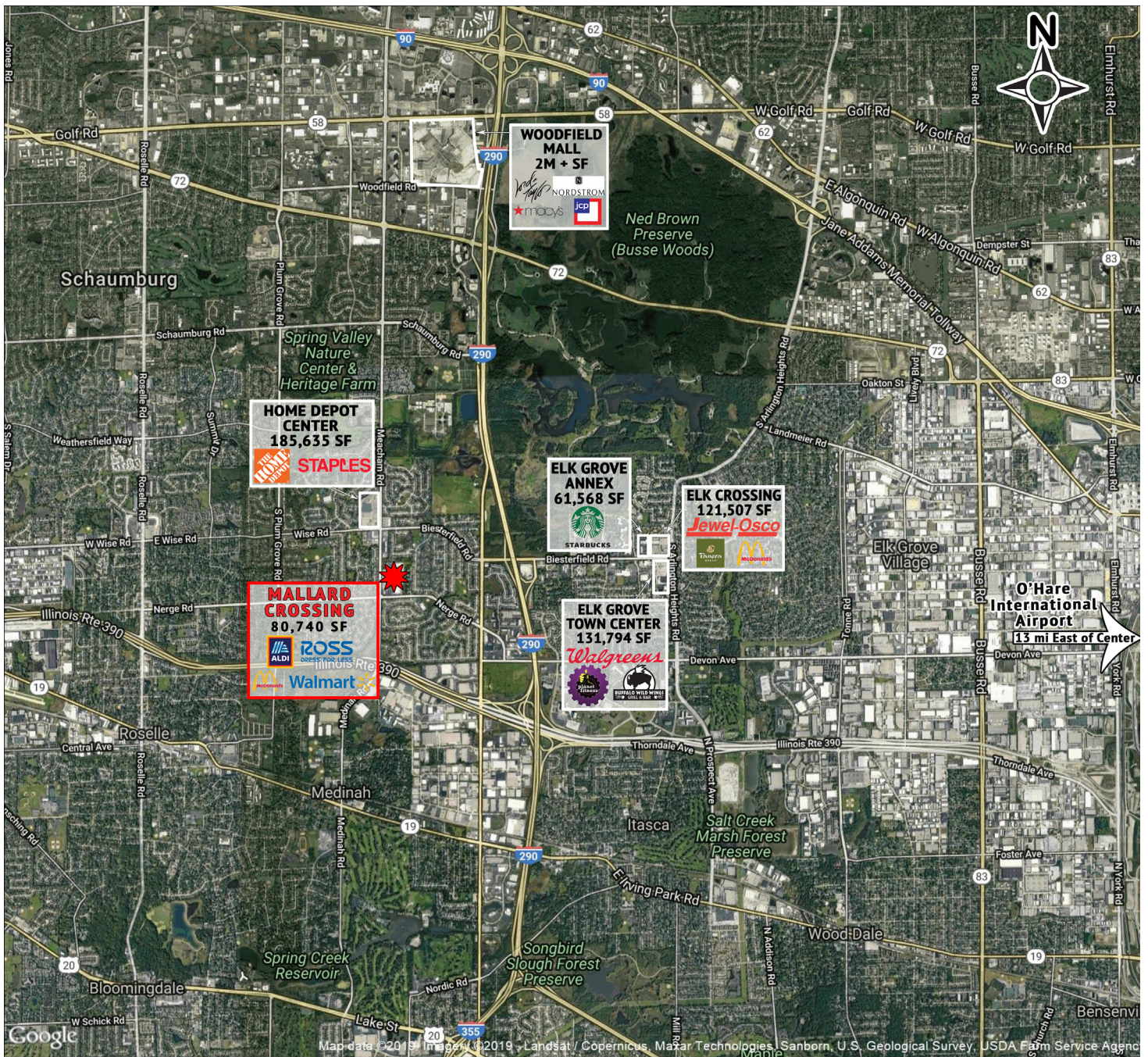
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TENANT:	SUITE ID:	SF:
Phone Mart	1	2,354
Great Clips	18	1,200
Pink Nails	17	1,235
AVAILABLE	2	1,563
Ross	21	22,000
Aldi	3	21,317
Dollar Tree	22	11,039
ATI Physical Therapy	4	4,973
Fannie May	5	1,128
AVAILABLE	15	2,727
Exegistics Staffing Solutions	6	1,200
Alt-Med Medical & Physical Therapy	7	2,440
Mugs Pizza and Ribs	8	2,112
Edward Jones	9	1,120
Dotty's	11	2,741
AVAILABLE	12	1,459
TOTAL SF:		80,608





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