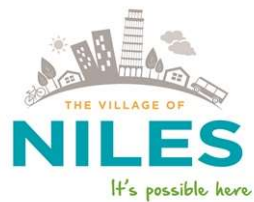


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# Retail Space Availability Report

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PREPARED BY:

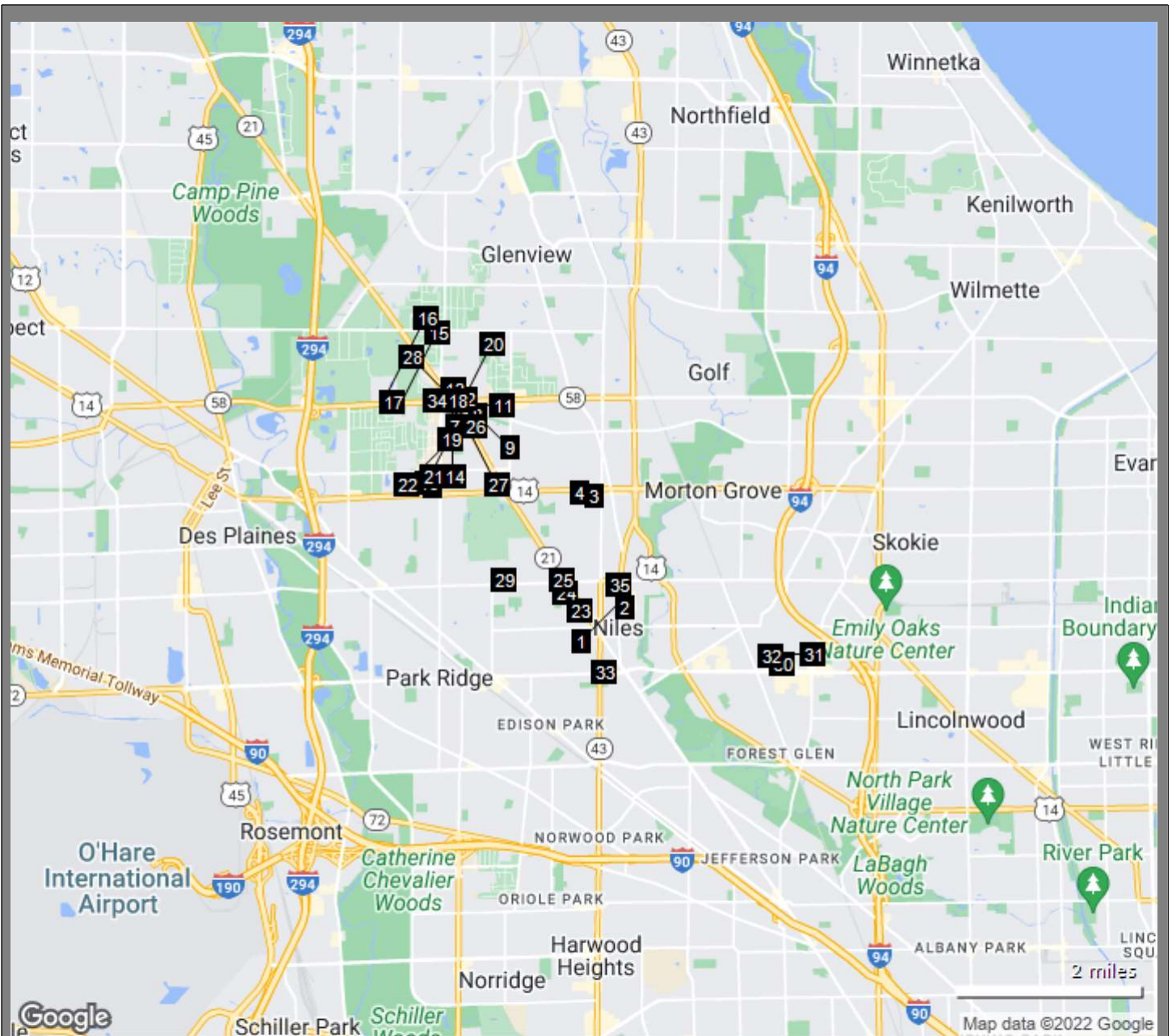


**Village of Niles**

1000 Civic Center Dr  
Niles, IL 60714

**John C. Melaniphy**

Director of Economic Development  
(847) 588-8074 (phone)  
(847) 588-8051 (fax)  
jcm@vniles.com



1



**800-898 Civic Center Dr**  
**Civic Center Plaza**  
**Niles, IL 60714**  
**Cook County**  
**Near North Submarket**







Building Type: **Retail**  
 Status: **Built 1998**  
 Building Size: **19,651 SF**  
 Land Area: **7.12 AC**  
 Stories: **1**  
 Expenses: **2020 Tax @ \$15.21/sf, 2012 Est Tax @ \$0.63/sf; 2010 Ops @ \$5.87/sf, 2012 Est Ops @ \$5.87/sf**

Space Avail: **4,949 SF**  
 Max Contig: **1,949 SF**  
 Smallest Space: **1,200 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **74.8%**








Please contact John C. Melaniphy III - Director of Economic Development for more information at (847) 588-8074 or [jcm@vniles.com](mailto:jcm@vniles.com)

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 Only properties with valid lat/lon display on map

|   |   |   |   |  |
|---|---|---|---|--|
| 2 |    | <p><b>801 Civic Center Dr</b><br/> <b>Civic Center Plaza</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>   | <p>Building Type: <b>Retail</b><br/> Status: <b>Built 1998</b><br/> Building Size: <b>102,302 SF</b><br/> Land Area: <b>8.48 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$6.93/sf</b></p>   | <p>Space Avail: <b>4,009 SF</b><br/> Max Contig: <b>4,009 SF</b><br/> Smallest Space: <b>4,009 SF</b><br/> Rent/SF/Yr: <b>Withheld</b><br/> % Leased: <b>96.1%</b></p>   |
| 3 |    | <p><b>7225-7245 W Dempster St</b><br/> <b>Niles Center</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>   | <p>Building Type: <b>Retail/Storefront (Neighborhood Ctr)</b><br/> Status: <b>Built 1959, Renov 1991</b><br/> Building Size: <b>110,538 SF</b><br/> Land Area: <b>8.05 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$6.46/sf, 2012 Est Tax @ \$4.27/sf; 2009 Ops @ \$4.92/sf, 2012 Est Ops @ \$1.08/sf</b></p> | <p>Space Avail: <b>1,440 SF</b><br/> Max Contig: <b>1,440 SF</b><br/> Smallest Space: <b>1,440 SF</b><br/> Rent/SF/Yr: <b>Withheld</b><br/> % Leased: <b>98.7%</b></p>   |
| 4 |    | <p><b>7315 W Dempster St</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>   | <p>Building Type: <b>Retail/Freestanding</b><br/> Status: <b>Built 1971</b><br/> Building Size: <b>24,308 SF</b><br/> Land Area: <b>0.56 AC</b><br/> Stories: <b>3</b><br/> Expenses: <b>2020 Tax @ \$0.47/sf</b></p>   | <p>Space Avail: <b>24,308 SF</b><br/> Max Contig: <b>24,308 SF</b><br/> Smallest Space: <b>7,822 SF</b><br/> Rent/SF/Yr: <b>\$10.00</b><br/> % Leased: <b>0%</b></p>     |
| 5 |  | <p><b>8650-8832 W Dempster St</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>N/W/C</b><br/> <b>Near North Submarket</b></p>  | <p>Building Type: <b>Retail/(Community Ctr)</b><br/> Status: <b>Built 1968, Renov 1999</b><br/> Building Size: <b>218,903 SF</b><br/> Land Area: <b>19 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$2.27/sf; 1995 Ops @ \$0.28/sf</b></p>   | <p>Space Avail: <b>14,569 SF</b><br/> Max Contig: <b>4,800 SF</b><br/> Smallest Space: <b>1,354 SF</b><br/> Rent/SF/Yr: <b>Withheld</b><br/> % Leased: <b>93.3%</b></p>  |
| 6 |  | <p><b>8510 W Gold Rd</b><br/> <b>Chase Bank</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>  | <p>Building Type: <b>Retail/Bank</b><br/> Status: <b>Proposed</b><br/> Building Size: <b>4,130 SF</b><br/> Land Area: <b>0.68 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$14.74/sf</b></p>   | <p>Space Avail: <b>4,130 SF</b><br/> Max Contig: <b>4,130 SF</b><br/> Smallest Space: <b>4,130 SF</b><br/> Rent/SF/Yr: <b>\$40.00</b><br/> % Leased: <b>0%</b></p>       |
| 7 |  | <p><b>239 Golf Rd</b><br/> <b>Golf Mill Shopping Center</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Golf Road and Milwaukee Avenue</b><br/> <b>Near North Submarket</b></p> | <p>Building Type: <b>Retail/Storefront (Super Regional Mall)</b><br/> Status: <b>Built 1960, Renov 2007</b><br/> Building Size: <b>485,136 SF</b><br/> Land Area: <b>59.79 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$0.25/sf; 2006 Combined Est Tax/Ops @ \$12.78/sf</b></p>                               | <p>Space Avail: <b>355,266 SF</b><br/> Max Contig: <b>213,502 SF</b><br/> Smallest Space: <b>208 SF</b><br/> Rent/SF/Yr: <b>Withheld</b><br/> % Leased: <b>88.7%</b></p> |

|    |   |  |   |   |
|----|---|--|---|---|
| 8  |    | <p><b>8203-8307 W Golf Rd</b><br/> <b>Four Flaggs</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>               | <p>Building Type: <b>Retail/Freestanding (Community Ctr)</b><br/> Status: <b>Built 1973, Renov 1998</b><br/> Building Size: <b>258,054 SF</b><br/> Land Area: <b>18.50 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$5.57/sf; 2011 Ops @ \$2.65/sf</b></p> | <p>Space Avail: <b>29,808 SF</b><br/> Max Contig: <b>12,153 SF</b><br/> Smallest Space: <b>859 SF</b><br/> Rent/SF/Yr: <b>Withheld</b><br/> % Leased: <b>100%</b></p>           |
| 9  |    | <p><b>8315-8331 W Golf Rd</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>                                       | <p>Building Type: <b>Retail</b><br/> Status: <b>Existing</b><br/> Building Size: <b>42,114 SF</b><br/> Land Area: <b>1.05 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$4.03/sf; 2012 Ops @ \$3.22/sf</b></p>  | <p>Space Avail: <b>5,600 SF</b><br/> Max Contig: <b>3,500 SF</b><br/> Smallest Space: <b>2,100 SF</b><br/> Rent/SF/Yr: <b>Withheld</b><br/> % Leased: <b>100%</b></p>           |
| 10 |    | <p><b>8337-8349 W Golf Rd</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>                                       | <p>Building Type: <b>Retail/Storefront</b><br/> Status: <b>Built 1970</b><br/> Building Size: <b>12,926 SF</b><br/> Land Area: <b>0.82 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$8.85/sf</b></p>   | <p>Space Avail: <b>4,000 SF</b><br/> Max Contig: <b>4,000 SF</b><br/> Smallest Space: <b>4,000 SF</b><br/> Rent/SF/Yr: <b>\$15.00</b><br/> % Leased: <b>69.1%</b></p>           |
| 11 |  | <p><b>8351-8375 W Golf Rd</b><br/> <b>Golf Road Shopping Center</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p> | <p>Building Type: <b>Retail/(Strip Ctr)</b><br/> Status: <b>Built 1982</b><br/> Building Size: <b>26,109 SF</b><br/> Land Area: <b>1.53 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$8.45/sf; 2011 Ops @ \$3.77/sf</b></p>                                | <p>Space Avail: <b>3,300 SF</b><br/> Max Contig: <b>3,300 SF</b><br/> Smallest Space: <b>3,300 SF</b><br/> Rent/SF/Yr: <b>Withheld</b><br/> % Leased: <b>100%</b></p>           |
| 12 |  | <p><b>8470-8488 W Golf Rd</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>                                       | <p>Building Type: <b>Retail/Freestanding</b><br/> Status: <b>Built 2010</b><br/> Building Size: <b>12,000 SF</b><br/> Land Area: <b>1.05 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$9.70/sf, 2011 Est Tax @ \$7.00/sf; 2011 Est Ops @ \$2.00/sf</b></p> | <p>Space Avail: <b>1,200 SF</b><br/> Max Contig: <b>1,200 SF</b><br/> Smallest Space: <b>1,200 SF</b><br/> Rent/SF/Yr: <b>\$35.00</b><br/> % Leased: <b>90.0%</b></p>           |
| 13 |  | <p><b>8500-8526 W Golf Rd</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>N/E/C</b><br/> <b>Near North Submarket</b></p>                     | <p>Building Type: <b>Retail/(Community Ctr)</b><br/> Status: <b>Built 1982, Renov 2006</b><br/> Building Size: <b>215,637 SF</b><br/> Land Area: <b>19 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$1.21/sf; 2011 Ops @ \$2.37/sf</b></p>                 | <p>Space Avail: <b>40,862 SF</b><br/> Max Contig: <b>21,997 SF</b><br/> Smallest Space: <b>1,504 SF</b><br/> Rent/SF/Yr: <b>\$16.00-\$19.00</b><br/> % Leased: <b>81.1%</b></p> |



|    |   |   |   |   |
|----|---|---|---|---|
| 14 |    | <p><b>8530-8534 W Golf Rd</b><br/> <b>Golf-Milwaukee Plaza Retail Space</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>      | <p>Building Type: <b>Retail</b><br/> Status: <b>Built 1982</b><br/> Building Size: <b>2,442 SF</b><br/> Land Area: <b>0.25 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$15.01/sf</b></p>  | <p>Space Avail: <b>825 SF</b><br/> Max Contig: <b>825 SF</b><br/> Smallest Space: <b>825 SF</b><br/> Rent/SF/Yr: <b>\$38.00</b><br/> % Leased: <b>66.2%</b></p>                 |
| 15 |    | <p><b>8975 W Golf Rd</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>   | <p>Building Type: <b>Retail</b><br/> Status: <b>Built 1989</b><br/> Building Size: <b>11,700 SF</b><br/> Land Area: <b>6 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$27.33/sf</b></p>  | <p>Space Avail: <b>5,719 SF</b><br/> Max Contig: <b>3,100 SF</b><br/> Smallest Space: <b>594 SF</b><br/> Rent/SF/Yr: <b>\$17.00</b><br/> % Leased: <b>51.1%</b></p>             |
| 16 |    | <p><b>9000-9196 W Golf Rd</b><br/> <b>Golf Glen Mart Plaza</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>N/E/C</b><br/> <b>Near North Submarket</b></p> | <p>Building Type: <b>Retail/Storefront (Community Ctr)</b><br/> Status: <b>Built 1979</b><br/> Building Size: <b>232,830 SF</b><br/> Land Area: <b>18.76 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$3.98/sf; 2010 Ops @ \$2.67/sf</b></p> | <p>Space Avail: <b>111,566 SF</b><br/> Max Contig: <b>104,361 SF</b><br/> Smallest Space: <b>2,000 SF</b><br/> Rent/SF/Yr: <b>\$8.00-\$9.00</b><br/> % Leased: <b>52.1%</b></p> |
| 17 |  | <p><b>9000-9196 W Golf Rd</b><br/> <b>Proposed Outlot</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>                        | <p>Building Type: <b>Retail/Freestanding</b><br/> Status: <b>Proposed, breaks ground Jun 2022</b><br/> Building Size: <b>12,000 SF</b><br/> Land Area: <b>19.42 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$30.44/sf</b></p>               | <p>Space Avail: <b>12,000 SF</b><br/> Max Contig: <b>12,000 SF</b><br/> Smallest Space: <b>12,000 SF</b><br/> Rent/SF/Yr: <b>Withheld</b><br/> % Leased: <b>0%</b></p>          |
| 18 |  | <p><b>220 Golf Mill Ctr</b><br/> <b>JCPenney</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>                                 | <p>Building Type: <b>Retail/Department Store</b><br/> Status: <b>Built 1966</b><br/> Building Size: <b>190,177 SF</b><br/> Land Area: <b>4.37 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2018 Tax @ \$1.90/sf; 2011 Ops @ \$3.02/sf</b></p>            | <p>Space Avail: <b>2,967 SF</b><br/> Max Contig: <b>1,239 SF</b><br/> Smallest Space: <b>790 SF</b><br/> Rent/SF/Yr: <b>Withheld</b><br/> % Leased: <b>100%</b></p>             |
| 19 |  | <p><b>229 Golf Mill Ctr</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>  | <p>Building Type: <b>Retail/Supermarket</b><br/> Status: <b>Built 1990</b><br/> Building Size: <b>36,661 SF</b><br/> Land Area: <b>2.23 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2018 Tax @ \$3.75/sf</b></p>  | <p>Space Avail: <b>1,752 SF</b><br/> Max Contig: <b>960 SF</b><br/> Smallest Space: <b>792 SF</b><br/> Rent/SF/Yr: <b>Withheld</b><br/> % Leased: <b>100%</b></p>               |

Please contact John C. Melaniphy III - Director of Economic Development for more information at (847) 588-8074 or [jcm@vniles.com](mailto:jcm@vniles.com)



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Only properties with valid lat/lon display on map

|    |   |   |  |  |
|----|---|---|--|--|
| 20 |    | <p><b>400 Golf Mill Ctr</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>  | <p>Building Type: <b>Retail/Department Store</b><br/> Status: <b>Built 1960, Renov 2007</b><br/> Building Size: <b>213,502 SF</b><br/> Land Area: <b>9.33 AC</b><br/> Stories: <b>2</b><br/> Expenses: <b>2020 Tax @ \$2.32/sf</b></p>   | <p>Space Avail: <b>8,662 SF</b><br/> Max Contig: <b>8,662 SF</b><br/> Smallest Space: <b>8,662 SF</b><br/> Rent/SF/Yr: <b>Withheld</b><br/> % Leased: <b>95.9%</b></p>   |
| 21 |    | <p><b>8900-8940 N Greenwood Ave</b><br/> <b>Ballard Plaza</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>                    | <p>Building Type: <b>Retail</b><br/> Status: <b>Built 1992</b><br/> Building Size: <b>90,574 SF</b><br/> Land Area: <b>9.60 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$9.41/sf, 2012 Est Tax @ \$7.16/sf; 2011 Ops @ \$6.92/sf, 2012 Est Ops @ \$6.92/sf</b></p>             | <p>Space Avail: <b>7,577 SF</b><br/> Max Contig: <b>2,554 SF</b><br/> Smallest Space: <b>181 SF</b><br/> Rent/SF/Yr: <b>Withheld</b><br/> % Leased: <b>91.8%</b></p>     |
| 22 |    | <p><b>9101 N Greenwood Ave</b><br/> <b>Golf Mill Shopping Center</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>             | <p>Building Type: <b>Retail/Freestanding</b><br/> Status: <b>Built 1990</b><br/> Building Size: <b>32,279 SF</b><br/> Land Area: <b>2.74 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$4.74/sf; 2011 Ops @ \$2.82/sf</b></p>  | <p>Space Avail: <b>32,279 SF</b><br/> Max Contig: <b>17,182 SF</b><br/> Smallest Space: <b>15,097 SF</b><br/> Rent/SF/Yr: <b>Withheld</b><br/> % Leased: <b>100%</b></p> |
| 23 |  | <p><b>7740-7752 N Milwaukee Ave</b><br/> <b>Rayan Plaza I</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>                    | <p>Building Type: <b>Retail/Freestanding</b><br/> Status: <b>Built 1988</b><br/> Building Size: <b>10,000 SF</b><br/> Land Area: <b>0.76 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$4.52/sf</b></p>  | <p>Space Avail: <b>1,088 SF</b><br/> Max Contig: <b>1,088 SF</b><br/> Smallest Space: <b>1,088 SF</b><br/> Rent/SF/Yr: <b>Withheld</b><br/> % Leased: <b>89.1%</b></p>   |
| 24 |  | <p><b>7872-7900 N Milwaukee Ave</b><br/> <b>Oak Mill Plaza</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>S/W/C</b><br/> <b>Near North Submarket</b></p> | <p>Building Type: <b>Retail/Freestanding (Neighborhood Ctr)</b><br/> Status: <b>Built 1985</b><br/> Building Size: <b>152,786 SF</b><br/> Land Area: <b>10.59 AC</b><br/> Stories: <b>2</b><br/> Expenses: <b>2020 Tax @ \$5.31/sf, 2011 Est Tax @ \$3.97/sf; 2011 Est Ops @ \$1.65/sf</b></p> | <p>Space Avail: <b>26,386 SF</b><br/> Max Contig: <b>7,320 SF</b><br/> Smallest Space: <b>950 SF</b><br/> Rent/SF/Yr: <b>Withheld</b><br/> % Leased: <b>83.5%</b></p>    |
| 25 |  | <p><b>8004 N Milwaukee Ave</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>   | <p>Building Type: <b>Retail</b><br/> Status: <b>Built 1970</b><br/> Building Size: <b>14,771 SF</b><br/> Land Area: <b>0.45 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$4.84/sf</b></p>   | <p>Space Avail: <b>14,771 SF</b><br/> Max Contig: <b>14,771 SF</b><br/> Smallest Space: <b>14,771 SF</b><br/> Rent/SF/Yr: <b>\$94.10</b><br/> % Leased: <b>100%</b></p>  |

|    |   |  |  |  |
|----|---|--|--|--|
| 26 |    | <p><b>9347-9371 N Milwaukee Ave</b><br/> <b>Millbrook Shopping Center</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>East side of N Milw. Ave,</b><br/> <b>south of Golf</b><br/> <b>Near North Submarket</b></p> | <p>Building Type: <b>Retail/Freestanding</b><br/> Status: <b>Built 1972</b><br/> Building Size: <b>29,732 SF</b><br/> Land Area: <b>2.28 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$9.48/sf</b></p>  | <p>Space Avail: <b>10,000 SF</b><br/> Max Contig: <b>7,500 SF</b><br/> Smallest Space: <b>1,250 SF</b><br/> Rent/SF/Yr: <b>\$30.00</b><br/> % Leased: <b>66.4%</b></p>   |
| 27 |    | <p><b>9555 N Milwaukee Ave</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>  | <p>Building Type: <b>Retail/Storefront Retail/Office</b><br/> Status: <b>Built 2018</b><br/> Building Size: <b>35,050 SF</b><br/> Land Area: <b>2.58 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$6.29/sf</b></p>  | <p>Space Avail: <b>20,607 SF</b><br/> Max Contig: <b>4,872 SF</b><br/> Smallest Space: <b>1,112 SF</b><br/> Rent/SF/Yr: <b>Withheld</b><br/> % Leased: <b>41.2%</b></p>  |
| 28 |    | <p><b>9631 N Milwaukee Ave</b><br/> <b>TitleMax</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>   | <p>Building Type: <b>Retail/Fast Food</b><br/> Status: <b>Built 1988</b><br/> Building Size: <b>3,466 SF</b><br/> Land Area: <b>0.58 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$12.52/sf, 2012 Est Tax @ \$7.23/sf; 2011 Ops @ \$0.78/sf, 2012 Est Ops @ \$0.78/sf</b></p> | <p>Space Avail: <b>3,466 SF</b><br/> Max Contig: <b>3,466 SF</b><br/> Smallest Space: <b>3,466 SF</b><br/> Rent/SF/Yr: <b>\$42.50</b><br/> % Leased: <b>0%</b></p>       |
| 29 |  | <p><b>8010-8030 W Oakton St</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>   | <p>Building Type: <b>Retail/Auto Repair</b><br/> Status: <b>Existing</b><br/> Building Size: <b>2,800 SF</b><br/> Land Area: <b>0.31 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$6.97/sf</b></p>  | <p>Space Avail: <b>2,800 SF</b><br/> Max Contig: <b>2,800 SF</b><br/> Smallest Space: <b>2,800 SF</b><br/> Rent/SF/Yr: <b>\$16.50</b><br/> % Leased: <b>0%</b></p>       |
| 30 |  | <p><b>5606-5624 W Touhy Ave</b><br/> <b>Pointe Plaza</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Near North Submarket</b></p>  | <p>Building Type: <b>Retail/Freestanding</b><br/> Status: <b>Built 2000</b><br/> Building Size: <b>14,726 SF</b><br/> Land Area: <b>0.36 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$3.47/sf; 2011 Ops @ \$2.92/sf</b></p>  | <p>Space Avail: <b>9,812 SF</b><br/> Max Contig: <b>4,906 SF</b><br/> Smallest Space: <b>4,906 SF</b><br/> Rent/SF/Yr: <b>Withheld</b><br/> % Leased: <b>100%</b></p>    |
| 31 |  | <p><b>5660 W Touhy Ave</b><br/> <b>Niles, IL 60714</b><br/> <b>Cook County</b><br/> <b>Pointe Plaza</b><br/> <b>Near North Submarket</b></p>   | <p>Building Type: <b>Retail/Freestanding</b><br/> Status: <b>Built Jan 1999</b><br/> Building Size: <b>39,236 SF</b><br/> Land Area: <b>0.92 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2020 Tax @ \$2.03/sf; 2011 Ops @ \$2.40/sf</b></p>  | <p>Space Avail: <b>17,538 SF</b><br/> Max Contig: <b>17,538 SF</b><br/> Smallest Space: <b>17,538 SF</b><br/> Rent/SF/Yr: <b>Withheld</b><br/> % Leased: <b>100%</b></p> |

32



**5670 W Touhy Ave**

**Dressbarn**

**Niles, IL 60714**

**Cook County**

**Pointe Plaza  
Near North Submarket**

Building Type: **Retail/Freestanding**  
Status: **Built Jan 1999**  
Building Size: **7,500 SF**  
Land Area: **0.18 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$2.85/sf**

Space Avail: **7,500 SF**  
Max Contig: **7,500 SF**  
Smallest Space: **7,500 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **100%**

33



**7136 W Touhy Ave**

**Niles, IL 60714**

**Cook County**

**Near North Submarket**

Building Type: **Retail/Freestanding**  
Status: **Built 1949**  
Building Size: **7,000 SF**  
Land Area: **0.42 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$7.37/sf**

Space Avail: **7,000 SF**  
Max Contig: **7,000 SF**  
Smallest Space: **7,000 SF**  
Rent/SF/Yr: **\$12.00**  
% Leased: **100%**

34



**8600 W Golf Rd**

**The Shops On Golf**

**Niles, IL 60714**

**Cook County**

**NW corner of Golf Rd and  
Greenwood Ave  
Near North Submarket**

Building Type: **Retail/Storefront (Strip Ctr)**  
Status: **Built 1965**  
Building Size: **26,274 SF**  
Land Area: **1.32 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$9.05/sf, 2011 Est Tax @ \$0.73/sf; 2011 Est Ops @ \$6.46/sf**

Space Avail: **2,259 SF**  
Max Contig: **2,259 SF**  
Smallest Space: **1,250 SF**  
Rent/SF/Yr: **\$25.00**  
% Leased: **91.4%**

35



**7946-7962 N Waukegan Rd**

**Village View**

**Niles, IL 60714**


**Cook County**

**S/W/C  
Near North Submarket**


Building Type: **Retail/Freestanding (Strip Ctr)**  
Status: **Built 1965, Renov 2004**  
Building Size: **13,754 SF**  
Land Area: **0.90 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$6.06/sf**

Space Avail: **4,000 SF**  
Max Contig: **2,000 SF**  
Smallest Space: **2,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **70.9%**



| Address<br>Building/Park Name   | SF Avail<br>For Sale (\$/SF)                   | Rent/SF/Yr<br>Stories | RBA<br>Land                                | Ceiling Height<br>Drive Ins         | Docks<br>Levelators | Crane<br>Sprinkler |
|---|--|-----------------------|--|-------------------------------------|---------------------|--------------------|
|  <p><b>800-898 Civic Center Dr</b><br/>Civic Center Plaza<br/>Civic Center Plaza<br/>Niles, IL 60714</p>                                       | <p><b>4,949 SF</b><br/><b>Not For Sale</b></p> | <p>-<br/>1</p>        | <p><b>19,651 SF</b><br/><b>7.12 AC</b></p> | <p>-<br/>-</p>                      | <p>-<br/>-</p>      | <p>-<br/>-</p>     |
| <p>Expenses: <b>2020 Tax @ \$15.21/sf, 2012 Est Tax @ \$0.63/sf; 2010 Ops @ \$5.87/sf, 2012 Est Ops @ \$5.87/sf</b></p> <p>Parking: <b>60 free Surface Spaces are available; Ratio of 3.05/1,000 SF</b></p> <p>Utilities: -</p> |  |                       |  | <p>Power: -</p> <p>Rail Line: -</p> |                     |                    |
| <p>Landlord Rep: <b>Regency Centers / Adam Foret (630) 368-8609</b></p> <p>Leasing Company: <b>Regency Center / Ves Pavlovic (630) 645-2820 -- 4,949 SF (1,200-1,949 SF)</b></p>  |  |                       |  |                                     |                     |                    |

| Floor | Unit | Use/Type       | Leasing Company                                 | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|----------------|---|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 2    | Off/Ret/Direct | Regency Center<br>Chicago Real Estate Resources | 1,200 N          | 1,200     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 5    | Retail/Direct  | Regency Center<br>Chicago Real Estate Resources | 1,800 N          | 1,800     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 9    | Retail/Direct  | Regency Center<br>Chicago Real Estate Resources | 1,949 N          | 1,949     | Withheld   | Vacant    | Negotiable | -     | -         |

| Address<br>Building/Park Name   | SF Avail<br>For Sale (\$/SF)                   | Rent/SF/Yr<br>Stories | RBA<br>Land                                 | Ceiling Height<br>Drive Ins         | Docks<br>Levelators | Crane<br>Sprinkler |
|---|--|-----------------------|---|-------------------------------------|---------------------|--------------------|
|  <p><b>801 Civic Center Dr</b><br/>Civic Center Plaza<br/>Civic Center Plaza<br/>Niles, IL 60714</p> | <p><b>4,009 SF</b><br/><b>Not For Sale</b></p> | <p>-<br/>1</p>        | <p><b>102,302 SF</b><br/><b>8.48 AC</b></p> | <p>-<br/>-</p>                      | <p>-<br/>-</p>      | <p>-<br/>-</p>     |
| <p>Expenses: <b>2020 Tax @ \$6.93/sf</b></p> <p>Parking: <b>198 Surface Spaces are available; Ratio of 1.93/1,000 SF</b></p> <p>Utilities: -</p>  |  |                       |   | <p>Power: -</p> <p>Rail Line: -</p> |                     |                    |
| <p>Landlord Rep: <b>Regency Center / Ves Pavlovic (630) 645-2820 -- 4,009 SF (4,009 SF)</b></p>   |  |                       |   |                                     |                     |                    |

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|----------|-----------------|------------------|-----------|------------|-----------|------|-------|-----------|
|-------|------|----------|-----------------|------------------|-----------|------------|-----------|------|-------|-----------|



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| Floor | Unit | Use/Type      | Leasing Company                                 | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|---------------|---|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 10   | Retail/Direct | Regency Center<br>Chicago Real Estate Resources | 4,009 N          | 4,009     | Withheld   | Vacant    | Negotiable | -     | -         |

**Building Notes**

A mix of national and local retailers located in a densely populated area with high traffic counts.

| Address<br>Building/Park Name | SF Avail<br>For Sale (\$/SF) | Rent/SF/Yr<br>Stories | RBA<br>Land | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

**7225-7245 W Dempster St**  
Niles Retail Center  
Niles Center  
Niles, IL 60714

Expenses: **2020 Tax @ \$6.46/sf, 2012 Est Tax @ \$4.27/sf; 2009 Ops @ \$4.92/sf, 2012 Est Ops @ \$1.08/sf**  
Parking: **442 free Surface Spaces are available; Ratio of 4.97/1,000 SF**  
Utilities: **Gas - Natural, Sewer - City**

Power: -  
Rail Line: -

Landlord Rep: **Next Realty / Amy Levin (847) 881-2008 -- 1,440 SF (1,440 SF)**



| Floor | Unit | Use/Type       | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|----------------|-----------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 7245 | Off/Ret/Direct | Next Realty     | 1,440 N          | 1,440     | Withheld   | Vacant    | Negotiable | -     | -         |

| Address<br>Building/Park Name | SF Avail<br>For Sale (\$/SF) | Rent/SF/Yr<br>Stories | RBA<br>Land | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

**7315 W Dempster St**  
Niles, IL 60714

Expenses: **2020 Tax @ \$0.47/sf**  
Parking: **25 Surface Spaces are available; Ratio of 1.48/1,000 SF**  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **Darwin Realty / G.Richard G. Daly (630) 782-9520 X3859 / Chris Mergenthaler (630) 782-9520 -- 24,308 SF (7,822-8,318 SF)**



| Floor | Unit | Use/Type      | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|---------------|-----------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P     | BSMT | Retail/Direct | Darwin Realty   | 8,168 N          | 24,308    | \$10.00/mg | Vacant    | Negotiable | -     | -         |
| E     | 1st  | Retail/Direct | Darwin Realty   | 7,822 N          | 24,308    | \$10.00/mg | Vacant    | Negotiable | -     | -         |
| E     | 2nd  | Retail/Direct | Darwin Realty   | 8,318 N          | 24,308    | \$10.00/mg | Vacant    | Negotiable | -     | -         |

**Building Notes**

Location Corner: SE

Property Description: Free Standing Retail Building

Property Use Description: Free Standing Retail Building

| Address<br>Building/Park Name | SF Avail<br>For Sale (\$/SF) | Rent/SF/Yr<br>Stories | RBA<br>Land | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

**8650-8832 W Dempster St**  
Dempster Plaza  
Niles, IL 60714

**14,569 SF**  
**Not For Sale**

**-**  
**1**

**218,903 SF**  
**19 AC**

**-**  
**-**

**-**  
**-**

**-**  
**-**



Expenses: **2020 Tax @ \$2.27/sf; 1995 Ops @ \$0.28/sf**  
 Parking: **235 free Surface Spaces are available; Ratio of 1.07/1,000 SF**  
 Utilities: **Gas - Natural, Sewer - City**

Power: -  
Rail Line: -

Landlord Rep: **Horizon Realty Services, Inc. / Ilija Pod (847) 870-8585 X232 -- 14,569 SF (1,354-4,800 SF)**

| Floor | Unit | Use/Type      | Leasing Company               | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|---------------|-------------------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P     | 1st  | Retail/Direct | Horizon Realty Services, Inc. | 3,000 N          | 3,000     | Withheld   | Vacant    | Negotiable | -     | -         |
| P     | 1st  | Retail/Direct | Horizon Realty Services, Inc. | 1,790 N          | 1,790     | Withheld   | Vacant    | Negotiable | -     | -         |
| P     | 1st  | Retail/Direct | Horizon Realty Services, Inc. | 4,800 N          | 4,800     | Withheld   | Vacant    | Negotiable | -     | -         |
| P     | 1st  | Retail/Direct | Horizon Realty Services, Inc. | 1,354 N          | 1,354     | Withheld   | Vacant    | Negotiable | -     | -         |
| P     | 1st  | Retail/Direct | Horizon Realty Services, Inc. | 1,500 N          | 1,500     | Withheld   | Vacant    | Negotiable | -     | -         |
| P     | 1st  | Retail/Direct | Horizon Realty Services, Inc. | 2,125 N          | 2,125     | Withheld   | Vacant    | Negotiable | -     | -         |



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**Building Notes**

\* 1,357 Car Parking

\* Near public transportation

\* Handicap accessible. Construction Cost = \$6000000. Construction Date is unknown

| Address<br>Building/Park Name | SF Avail<br>For Sale (\$/SF) | Rent/SF/Yr<br>Stories | RBA<br>Land | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

**8510 W Gold Rd**  
Golf-Milwaukee Plaza  
Chase Bank  
Niles, IL 60714

**4,130 SF**  
**Not For Sale**

**\$40.00/nnn**  
**1**

**4,130 SF**  
**0.68 AC**

-  
-

-  
-

-  
-



Expenses: **2020 Tax @ \$14.74/sf**  
Parking: **23 free Surface Spaces are available; Ratio of 5.57/1,000 SF**  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **Imperial Realty Company / Hunter Gleber (773) 736-6563 / Theron May (773) 736-6461 -- 4,130 SF (4,130 SF)**

| Floor | Unit | Use/Type      | Leasing Company         | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR  | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|---------------|-------------------------|------------------|-----------|-------------|-----------|------------|-------|-----------|
| P 1st |      | Retail/Direct | Imperial Realty Company | 4,130 N          | 4,130     | \$40.00/nnn | Vacant    | Negotiable | -     | -         |



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| Address<br>Building/Park Name | SF Avail<br>For Sale (\$/SF) | Rent/SF/Yr<br>Stories | RBA<br>Land | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

**239 Golf Rd**  
Golf Mill Shopping Center  
Golf Mill Shopping Center  
Niles, IL 60714

**355,266 SF**  
**Not For Sale**

-  
**1**

**485,136 SF**  
**59.79 AC**

-  
-

-  
-

-  
-



Expenses: **2020 Tax @ \$0.25/sf; 2006 Combined Est Tax/Ops @ \$12.78/sf** Power: -  
 Parking: **5,492 free Surface Spaces are available; Ratio of 10.00/1,000 SF** Rail Line: -  
 Utilities: **Gas - Natural, Sewer - City**

Landlord Rep: **Sterling Organization / Luke Sementa (855) 505-7239 / John P. DeWolfe (855) 465-4966 -- 355,266 SF (208-213,502 SF)**

| Floor | Unit | Use/Type      | Leasing Company       | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|---------------|-----------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 339  | Retail/Direct | Sterling Organization | 852 N            | 852       | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 270  | Retail/Direct | Sterling Organization | 4,709 N          | 4,709     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 274  | Retail/Direct | Sterling Organization | 4,117 N          | 4,117     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 356  | Retail/Direct | Sterling Organization | 4,798 N          | 4,798     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 602  | Retail/Direct | Sterling Organization | 4,255 N          | 7,630     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 601  | Retail/Direct | Sterling Organization | 3,375 N          | 7,630     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 361  | Retail/Direct | Sterling Organization | 5,764 N          | 5,764     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 355  | Retail/Direct | Sterling Organization | 2,100 N          | 2,100     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 297  | Retail/Direct | Sterling Organization | 2,025 N          | 2,025     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 289  | Retail/Direct | Sterling Organization | 1,962 N          | 1,962     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 287  | Retail/Direct | Sterling Organization | 850 N            | 850       | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 326  | Retail/Direct | Sterling Organization | 838 N            | 838       | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 344  | Retail/Direct | Sterling Organization | 1,923 N          | 1,923     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 351  | Retail/Direct | Sterling Organization | 5,000 N          | 5,000     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 258  | Retail/Direct | Sterling Organization | 1,704 N          | 1,704     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 431  | Retail/New    | Sterling Organization | 2,770 N          | 2,770     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 441A | Retail/Direct | Sterling Organization | 300 N            | 300       | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 265  | Retail/Direct | Sterling Organization | 2,899 N          | 2,899     | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 347  | Retail/Direct | Sterling Organization | 4,130 N          | 4,130     | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 2202 | Retail/Direct | Sterling Organization | 213,502 N        | 213,502   | Withheld   | 90 Days   | Negotiable | -     | -         |
| P 1st | 350  | Retail/Direct | Sterling Organization | 4,352 N          | 4,352     | Withheld   | 60 Days   | Negotiable | -     | -         |
| P 1st | 380  | Retail/Direct | Sterling Organization | 6,993 N          | 6,993     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 273  | Retail/Direct | Sterling Organization | 500 N            | 500       | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 261  | Retail/Direct | Sterling Organization | 5,012 N          | 5,012     | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 325  | Retail/Direct | Sterling Organization | 2,699 N          | 2,699     | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 327  | Retail/Direct | Sterling Organization | 1,875 N          | 1,875     | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 342  | Retail/Direct | Sterling Organization | 1,445 N          | 1,445     | Withheld   | 30 Days   | Negotiable | -     | -         |



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| Floor | Unit   | Use/Type      | Leasing Company       | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|--------|---------------|-----------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 357    | Retail/Direct | Sterling Organization | 4,000 N          | 4,000     | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 385    | Retail/Direct | Sterling Organization | 370 N            | 370       | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 398    | Retail/Direct | Sterling Organization | 2,402 N          | 2,402     | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 429    | Retail/Direct | Sterling Organization | 875 N            | 875       | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 441B   | Retail/Direct | Sterling Organization | 300 N            | 300       | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 441C   | Retail/Direct | Sterling Organization | 208 N            | 208       | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 437    | Retail/Direct | Sterling Organization | 524 N            | 524       | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 343    | Retail/Direct | Sterling Organization | 4,157 N          | 4,157     | Withheld   | 60 Days   | Negotiable | -     | -         |
| P 1st | 275    | Retail/Direct | Sterling Organization | 1,047 N          | 1,047     | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 321    | Retail/Direct | Sterling Organization | 1,248 N          | 1,248     | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 2003-B | Retail/Direct | Sterling Organization | 44,000 N         | 44,000    | Withheld   | 90 Days   | Negotiable | -     | -         |
| P 1st | 259    | Retail/Direct | Sterling Organization | 2,615 N          | 2,615     | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 383    | Retail/Direct | Sterling Organization | 964 N            | 964       | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 316    | Retail/Direct | Sterling Organization | 670 N            | 670       | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 331    | Retail/Direct | Sterling Organization | 621 N            | 621       | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | O602   | Retail/Direct | Sterling Organization | 516 N            | 516       | Withheld   | 30 Days   | Negotiable | -     | -         |

### Building Notes

Golf Mill Shopping Center is managed by General Growth's Third Party Management Division and is located in the affluent northwest Chicago suburb of Niles. Anchored by JCPenney, Sears, Target, Kohl's, Value City Furniture and Kerasotes Showplace-12 Theatre, the center is a well-established shopping destination. A recently completed multi-million dollar renovation was completed at Golf Mill that included significant interior and exterior upgrades and enhancements. The center is located at the busy intersection of Golf and Milwaukee Roads and can be easily accessed from either I-94 or I-294.

| Address<br>Building/Park Name | SF Avail<br>For Sale (\$/SF) | Rent/SF/Yr<br>Stories | RBA<br>Land | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

|  |                     |              |                   |   |   |   |
|--|---------------------|--------------|-------------------|---|---|---|
| <b>8203-8307 W Golf Rd</b>   | <b>29,808 SF</b>    | -            | <b>258,054 SF</b> | - | - | - |
| Four Flaggs Shopping Center  | <b>Not For Sale</b> | <b>1</b>     | <b>18.50 AC</b>   | - | - | - |
| Four Flaggs  |                     |              |                   |   |   |   |
| Niles, IL 60714  |                     |              |                   |   |   |   |
| Expenses: <b>2020 Tax @ \$5.57/sf; 2011 Ops @ \$2.65/sf</b>                |                     | Power: -     |                   |   |   |   |
| Parking: <b>1,080 Surface Spaces are available; Ratio of 2.34/1,000 SF</b> |                     | Rail Line: - |                   |   |   |   |
| Utilities: -   |                     |              |                   |   |   |   |

Landlord Rep: **Metro Commercial Real Estate / Sharon Bar-Shalom (847) 412-9898 X5007 / Hannah Perl (847) 412-9898 / Gary A. Greenfield (847) 412-9898 -- 29,808 SF (859-12,153 SF)**



| Floor | Unit | Use/Type      | Leasing Company              | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|---------------|------------------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 8205 | Retail/Direct | Metro Commercial Real Estate | 5,871 N          | 5,871     | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 8235 | Retail/Direct | Metro Commercial Real Estate | 5,097 N          | 5,097     | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 8271 | Retail/Direct | Metro Commercial Real Estate | 1,663 N          | 1,663     | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 8273 | Retail/Direct | Metro Commercial Real Estate | 1,484 N          | 1,484     | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 8285 | Retail/Direct | Metro Commercial Real Estate | 1,531 N          | 1,531     | Withheld   | 30 Days   | Negotiable | -     | -         |



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| Floor | Unit | Use/Type      | Leasing Company              | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|---------------|------------------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 8301 | Retail/Direct | Metro Commercial Real Estate | 1,150 N          | 1,150     | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 8303 | Retail/Direct | Metro Commercial Real Estate | 859 N            | 859       | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 8269 | Retail/Direct | Metro Commercial Real Estate | 12,153 N         | 12,153    | Withheld   | 30 Days   | Negotiable | -     | -         |

**Building Notes**

Four Flags Shopping Center is located on the highly-traveled W. Golf Rd. The center boasts great visibility and easy accessibility. Major tenants of Four Flags include Jewel Food Stores, Office Depot, Wickes Furniture, PetsMart and Jo-Ann Fabrics.

| Address<br>Building/Park Name | SF Avail<br>For Sale (\$/SF) | Rent/SF/Yr<br>Stories | RBA<br>Land | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

**8315-8331 W Golf Rd**  
Four Flags Shopping Center  
Niles, IL 60714

**5,600 SF**  
**Not For Sale**

-  
**1**

**42,114 SF**  
**1.05 AC**

-  
-

-  
-

-  
-

Expenses: **2020 Tax @ \$4.03/sf; 2012 Ops @ \$3.22/sf**  
Parking: -  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **Metro Commercial Real Estate / Sharon Bar-Shalom (847) 412-9898 X5007 / Hannah Perl (847) 412-9898 / Gary A. Greenfield (847) 412-9898 -- 5,600 SF (2,100-3,500 SF)**



| Floor | Unit  | Use/Type      | Leasing Company              | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|-------|---------------|------------------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 8331a | Retail/Direct | Metro Commercial Real Estate | 2,100 N          | 2,100     | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 8331b | Retail/Direct | Metro Commercial Real Estate | 3,500 N          | 3,500     | Withheld   | 30 Days   | Negotiable | -     | -         |



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| Address<br>Building/Park Name | SF Avail<br>For Sale (\$/SF) | Rent/SF/Yr<br>Stories | RBA<br>Land | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

8337-8349 W Golf Rd  
Niles, IL 60714

4,000 SF  
Not For Sale

\$15.00/nnn  
1

12,926 SF  
0.82 AC

-  
-

-  
-

-  
-



Expenses: 2020 Tax @ \$8.85/sf  
Parking: -  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: Akton Realty Corporation / A.Steffan A. Aliferakis (773) 774-9500 X228 -- 4,000 SF (4,000 SF)

| Floor | Unit | Use/Type      | Leasing Company          | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR  | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|---------------|--------------------------|------------------|-----------|-------------|-----------|------------|-------|-----------|
| P 1st | 8337 | Retail/Direct | Akton Realty Corporation | 4,000 N          | 4,000     | \$15.00/nnn | Vacant    | Negotiable | -     | -         |

| Address<br>Building/Park Name | SF Avail<br>For Sale (\$/SF) | Rent/SF/Yr<br>Stories | RBA<br>Land | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

8351-8375 W Golf Rd  
Golf Road Plaza  
Golf Road Shopping Center  
Niles, IL 60714

3,300 SF  
Not For Sale

-/nnn  
1

26,109 SF  
1.53 AC

-  
-

-  
-

-  
-



Expenses: 2020 Tax @ \$8.45/sf; 2011 Ops @ \$3.77/sf  
Parking: 94 Surface Spaces are available; Ratio of 3.60/1,000 SF  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: Akton Realty Corporation / A.Steffan A. Aliferakis (773) 774-9500 X228

Sublet Contact: Clark Lunt Llc / Penny Karnezis (224) 616-0290 Loula Dimas (847) 965-8661 -- 3,300 SF (3,300 SF)

| Floor | Unit | Use/Type      | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR  | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|---------------|-----------------|------------------|-----------|-------------|-----------|------------|-------|-----------|
| P 1st |      | Retail/Sublet | Clark Lunt Llc  | 3,300 N          | 3,300     | \$20.00/nnn | Vacant    | Negotiable | -     | -         |



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**Building Notes**

This highly visible retail center, located in a high-traffic area, is just east of the regional Golf Mill shopping mall. This is a busy center in an established community with very strong retail activity.

4,400 SF end cap space in AutoZone anchored retail strip center offers tremendous exposure and visibility with 31,500 vehicles daily on Golf Road. Traffic light entrance is shared with Walmart and Toys R Us and provides excellent access.

Regional retail hub at Golf Road and Milwaukee Avenue in Niles, IL. Main on main site features numerous retail anchors including Walmart across the street and Toys R Us directly adjacent to the plaza.

| Address<br>Building/Park Name   | SF Avail<br>For Sale (\$/SF)           | Rent/SF/Yr<br>Stories          | RBA<br>Land                        | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|---|--|--------------------------------|------------------------------------|-----------------------------|---------------------|--------------------|
|  <p><b>8470-8488 W Golf Rd</b><br/>Golf-Milwaukee Plaza<br/>Niles, IL 60714</p>  | <b>1,200 SF</b><br><b>Not For Sale</b> | <b>\$35.00/nnn</b><br><b>1</b> | <b>12,000 SF</b><br><b>1.05 AC</b> | -<br>-                      | -<br>-              | -<br>-             |
| <p>Expenses: <b>2020 Tax @ \$9.70/sf, 2011 Est Tax @ \$7.00/sf; 2011 Est Ops @ \$2.00/sf</b> Power: -<br/>                     Parking: <b>66 Surface Spaces are available; Ratio of 5.50/1,000 SF</b> Rail Line: -<br/>                     Utilities: -</p> <p>Landlord Rep: <b>Imperial Realty Company / Hunter Gleber (773) 736-6563 / Theron May (773) 736-6461 -- 1,200 SF (1,200 SF)</b></p> |  |                                |                                    |                             |                     |                    |

| Floor | Unit | Use/Type      | Leasing Company         | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR  | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|---------------|-------------------------|------------------|-----------|-------------|-----------|------------|-------|-----------|
| P 1st | 8474 | Retail/Direct | Imperial Realty Company | 1,200 N          | 1,200     | \$35.00/nnn | Vacant    | Negotiable | -     | -         |


**Building Notes**

Former 100 Calorie Pizza restaurant available for lease. New Building!


In front of a Walmart anchored shopping center.



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| Address<br>Building/Park Name  | SF Avail<br>For Sale (\$/SF)            | Rent/SF/Yr<br>Stories                  | RBA<br>Land                       | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|--|---|--|-----------------------------------|-----------------------------|---------------------|--------------------|
|  <p><b>8500-8526 W Golf Rd</b><br/>Golf-Milwaukee Plaza<br/>Niles, IL 60714</p> | <b>40,862 SF</b><br><b>Not For Sale</b> | <b>\$16.00-\$19.00/nnn</b><br><b>1</b> | <b>215,637 SF</b><br><b>19 AC</b> | -<br>-                      | -<br>-              | -<br>-             |
| Expenses: <b>2020 Tax @ \$1.21/sf; 2011 Ops @ \$2.37/sf</b>  |   |  | Power: -                          |                             |                     |                    |
| Parking: <b>Ratio of 5.80/1,000 SF</b>   |   |  | Rail Line: -                      |                             |                     |                    |
| Utilities: -   |   |  |                                   |                             |                     |                    |
| Landlord Rep: <b>Imperial Realty Company / Hunter Gleber (773) 736-6563 / Theron May (773) 736-6461 -- 40,862 SF (1,504-21,997 SF)</b>                           |   |  |                                   |                             |                     |                    |

| Floor | Unit         | Use/Type      | Leasing Company         | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR  | Occupancy | Term       | Docks | Drive-Ins |
|-------|--------------|---------------|-------------------------|------------------|-----------|-------------|-----------|------------|-------|-----------|
| P 1st | 8526 R, S, T | Retail/Direct | Imperial Realty Company | 2,500-21,997     | 21,997    | \$16.00/nnn | Vacant    | Negotiable | -     | -         |
| P 1st | 8526 N-O     | Retail/Direct | Imperial Realty Company | 2,561-5,329      | 5,329     | \$16.00/nnn | Vacant    | Negotiable | -     | -         |
| P 1st | 8526-F       | Retail/Direct | Imperial Realty Company | 12,032 N         | 12,032    | \$19.00/nnn | Vacant    | Negotiable | -     | -         |
| P 1st | 8526-M       | Retail/Direct | Imperial Realty Company | 1,504 N          | 1,504     | \$16.00/nnn | Vacant    | Negotiable | -     | -         |

| Address<br>Building/Park Name   | SF Avail<br>For Sale (\$/SF)         | Rent/SF/Yr<br>Stories          | RBA<br>Land                       | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|---|--------------------------------------|--------------------------------|-----------------------------------|-----------------------------|---------------------|--------------------|
|  <p><b>8530-8534 W Golf Rd</b><br/>Golf-Milwaukee Plaza<br/>Golf-Milwaukee Plaza Retail<br/>Space<br/>Niles, IL 60714</p> | <b>825 SF</b><br><b>Not For Sale</b> | <b>\$38.00/nnn</b><br><b>1</b> | <b>2,442 SF</b><br><b>0.25 AC</b> | -<br>-                      | -<br>-              | -<br>-             |
| Expenses: <b>2020 Tax @ \$15.01/sf</b>  |                                      |                                | Power: -                          |                             |                     |                    |
| Parking: <b>45 free Surface Spaces are available; Ratio of 10.00/1,000 SF</b>   |                                      |                                | Rail Line: -                      |                             |                     |                    |
| Utilities: -  |                                      |                                |                                   |                             |                     |                    |
| Landlord Rep: <b>Imperial Realty Company / Hunter Gleber (773) 736-6563 / Theron May (773) 736-6461 -- 825 SF (825 SF)</b>  |                                      |                                |                                   |                             |                     |                    |

| Floor | Unit | Use/Type      | Leasing Company         | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR  | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|---------------|-------------------------|------------------|-----------|-------------|-----------|------------|-------|-----------|
| P 1st |      | Retail/Direct | Imperial Realty Company | 825 N            | 825       | \$38.00/nnn | Vacant    | Negotiable | -     | -         |



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| Address<br>Building/Park Name | SF Avail<br>For Sale (\$/SF) | Rent/SF/Yr<br>Stories | RBA<br>Land | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

**8975 W Golf Rd**  
Niles, IL 60714

**5,719 SF**  
**Not For Sale**

**\$17.00/mg**  
**1**

**11,700 SF**  
**6 AC**

-  
-

-  
-

-  
-



Expenses: **2020 Tax @ \$27.33/sf**  
 Parking: **50 Surface Spaces are available; Ratio of 4.27/1,000 SF**  
 Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **Imperial Realty Company Theron May (773) 736-6461 -- 5,719 SF (594-3,100 SF)**

| Floor | Unit | Use/Type       | Leasing Company         | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|----------------|-------------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 8961 | Retail/Direct  | Imperial Realty Company | 594 N            | 594       | \$17.00/mg | Vacant    | Negotiable | -     | -         |
| P 1st |      | Medical/Direct | Imperial Realty Company | 898 N            | 898       | \$17.00/mg | Vacant    | Negotiable | -     | -         |
| P 1st |      | Office/Direct  | Imperial Realty Company | 1,127 N          | 1,127     | \$17.00/mg | Vacant    | Negotiable | -     | -         |
| P 1st |      | Retail/Direct  | Imperial Realty Company | 3,100 N          | 3,100     | \$17.00/mg | Vacant    | Negotiable | -     | -         |

**9000-9196 W Golf Rd**  
Golf Glen Mart Plaza  
Golf Glen Mart Plaza  
Niles, IL 60714

**111,566 SF**  
**Not For Sale**

**\$8.00-\$9.00/nnn**  
**1**

**232,830 SF**  
**18.76 AC**

-  
-

-  
-

-  
-



Expenses: **2020 Tax @ \$3.98/sf; 2010 Ops @ \$2.67/sf**  
 Parking: **1,346 Surface Spaces are available; Ratio of 5.78/1,000 SF**  
 Utilities: -

Power: -  
Rail Line: -



Landlord Rep: **Glazer Properties / Mark Johnston (585) 359-3000 -- 111,566 SF (2,000-104,361 SF)**

| Floor | Unit | Use/Type      | Leasing Company   | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term     | Docks | Drive-Ins |
|-------|------|---------------|-------------------|------------------|-----------|------------|-----------|----------|-------|-----------|
| P 1st | 27   | Retail/Direct | Glazer Properties | 2,705 N          | 2,705     | \$9.00/nnn | Vacant    | 5-10 yrs | -     | -         |
| P 1st | 31   | Retail/Direct | Glazer Properties | 104,361 N        | 104,361   | \$8.00/nnn | Vacant    | 5-10 yrs | -     | -         |
| P 1st | 11   | Retail/Direct | Glazer Properties | 2,000 N          | 2,000     | \$9.00/nnn | Vacant    | 5-10 yrs | -     | -         |



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| Floor | Unit | Use/Type   | Leasing Company  | SF Avail/Divide?                        | Bldg Cntg  | Rent/SF/YR                          | Occupancy           | Term               | Docks | Drive-Ins |
|-------|------|--|--|---|--|-------------------------------------|---------------------|--------------------|-------|-----------|
| P 1st | 19   | Retail/Direct  | Glazer Properties  | 2,500 N                                 | 2,500  | \$9.00/nnn                          | Vacant              | 5-10 yrs           | -     | -         |
|       |      | Address<br>Building/Park Name  | SF Avail<br>For Sale (\$/SF)   | Rent/SF/Yr<br>Stories                   | RBA<br>Land  | Ceiling Height<br>Drive Ins         | Docks<br>Levelators | Crane<br>Sprinkler |       |           |
|       |      |   | <b>9000-9196 W Golf Rd</b><br>Golf Glen Mart Plaza<br>Proposed Outlot<br>Niles, IL 60714   | <b>12,000 SF</b><br><b>Not For Sale</b> | -<br>1   | <b>12,000 SF</b><br><b>19.42 AC</b> | -<br>-              | -<br>-             |       |           |
|       |      |  | Expenses: <b>2020 Tax @ \$30.44/sf</b><br>Parking: -<br>Utilities: -   | Power: -<br>Rail Line: -                | Landlord Rep: <b>RD Management, LLC Jordan Goldblum (212) 265-6600 -- 12,000 SF (12,000 SF)</b>                                      |                                     |                     |                    |       |           |
| Floor | Unit | Use/Type   | Leasing Company  | SF Avail/Divide?                        | Bldg Cntg  | Rent/SF/YR                          | Occupancy           | Term               | Docks | Drive-Ins |
| E 1st |      | Retail/New   | RD Management, LLC   | 12,000 N                                | 12,000   | Withheld                            | 120 Days            | Negotiable         | -     | -         |
|       |      | Address<br>Building/Park Name  | SF Avail<br>For Sale (\$/SF)   | Rent/SF/Yr<br>Stories                   | RBA<br>Land  | Ceiling Height<br>Drive Ins         | Docks<br>Levelators | Crane<br>Sprinkler |       |           |
|       |      |  | <b>220 Golf Mill Ctr</b><br>Golf Mill Shopping Center<br>JCPenney<br>Niles, IL 60714   | <b>2,967 SF</b><br><b>Not For Sale</b>  | -<br>1   | <b>190,177 SF</b><br><b>4.37 AC</b> | -<br>-              | -<br>-             |       |           |
|       |      |  | Expenses: <b>2018 Tax @ \$1.90/sf; 2011 Ops @ \$3.02/sf</b><br>Parking: <b>300 free Surface Spaces are available; Ratio of 1.58/1,000 SF</b><br>Utilities: - | Power: -<br>Rail Line: -                | Landlord Rep: <b>Sterling Organization / Luke Sementa (855) 505-7239 / John P. DeWolfe (855) 465-4966 -- 2,967 SF (790-1,239 SF)</b> |                                     |                     |                    |       |           |
| Floor | Unit | Use/Type   | Leasing Company  | SF Avail/Divide?                        | Bldg Cntg  | Rent/SF/YR                          | Occupancy           | Term               | Docks | Drive-Ins |
| P 1st | 213  | Retail/Direct  | Sterling Organization  | 1,239 N                                 | 1,239  | Withheld                            | 30 Days             | Negotiable         | -     | -         |
| P 1st | 217  | Retail/Direct  | Sterling Organization  | 790 N                                   | 790  | Withheld                            | 30 Days             | Negotiable         | -     | -         |
| P 1st | 219  | Retail/Direct  | Sterling Organization  | 938 N                                   | 938  | Withheld                            | 30 Days             | Negotiable         | -     | -         |



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| Address<br>Building/Park Name | SF Avail<br>For Sale (\$/SF) | Rent/SF/Yr<br>Stories | RBA<br>Land | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

**229 Golf Mill Ctr**  
Golf Mill Shopping Center  
Niles, IL 60714

**1,752 SF**  
**Not For Sale**

-  
1

**36,661 SF**  
**2.23 AC**

-  
-

-  
-

-  
-



Expenses: **2018 Tax @ \$3.75/sf**  
Parking: **250 free Surface Spaces are available; Ratio of 7.31/1,000 SF**  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **Sterling Organization / Luke Sementa (855) 505-7239 / John P. DeWolfe (855) 465-4966 -- 1,752 SF (792-960 SF)**

| Floor | Unit | Use/Type      | Leasing Company       | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|---------------|-----------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 221  | Retail/Direct | Sterling Organization | 960 N            | 960       | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 223  | Retail/Direct | Sterling Organization | 792 N            | 792       | Withheld   | 30 Days   | Negotiable | -     | -         |

| Address<br>Building/Park Name | SF Avail<br>For Sale (\$/SF) | Rent/SF/Yr<br>Stories | RBA<br>Land | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

**400 Golf Mill Ctr**  
Golf Mill Shopping Center  
Niles, IL 60714

**8,662 SF**  
**Not For Sale**

-  
2

**213,502 SF**  
**9.33 AC**

-  
-

-  
-

-  
-



Expenses: **2020 Tax @ \$2.32/sf**  
Parking: **288 Surface Spaces are available; Ratio of 1.35/1,000 SF**  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **Sterling Organization / Luke Sementa (855) 505-7239 / John P. DeWolfe (855) 465-4966 -- 8,662 SF (8,662 SF)**

| Floor | Unit | Use/Type      | Leasing Company       | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|---------------|-----------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 3000 | Retail/Direct | Sterling Organization | 8,662 N          | 8,662     | Withheld   | Vacant    | Negotiable | -     | -         |



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| Address<br>Building/Park Name | SF Avail<br>For Sale (\$/SF) | Rent/SF/Yr<br>Stories | RBA<br>Land | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

**8900-8940 N Greenwood Ave** 7,577 SF  
 Ballard Plaza  
 Ballard Plaza  
 Niles, IL 60714



-/fs  
1

90,574 SF  
9.60 AC

-  
-

-  
-

Expenses: 2020 Tax @ \$9.41/sf, 2012 Est Tax @ \$7.16/sf; 2011 Ops @ \$6.92/sf, 2012 Est Ops @ \$6.92/sf  
 Parking: 437 Surface Spaces are available; Ratio of 4.82/1,000 SF  
 Utilities: -

Landlord Rep: **CBRE / C.Joseph C. Parrott (312) 297-7680 / Sean McCourt (312) 297-7688 -- 7,396 SF (1,043-2,554 SF)**  
 Sublet Contact: **CBRE / Peter J. Graham (312) 861-7851 -- 181 SF (181 SF)**


| Floor | Unit | Use/Type      | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term          | Docks | Drive-Ins |
|-------|------|---------------|-----------------|------------------|-----------|------------|-----------|---------------|-------|-----------|
| P 1st | 8    | Retail/Direct | CBRE            | 1,043 N          | 1,043     | Withheld   | Vacant    | 5-10 yrs      | -     | -         |
| P 1st | 6    | Retail/Direct | CBRE            | 1,813 N          | 1,813     | Withheld   | Vacant    | Negotiable    | -     | -         |
| P 1st | 2    | Retail/Direct | CBRE            | 2,554 N          | 2,554     | Withheld   | Vacant    | Negotiable    | -     | -         |
| P 1st | 3    | Retail/Direct | CBRE            | 1,986 N          | 1,986     | Withheld   | Vacant    | Negotiable    | -     | -         |
| P 1st |      | Retail/Sublet | CBRE            | 181 N            | 181       | \$30.00/fs | 30 Days   | Thru Sep 2023 | -     | -         |

**Building Notes**


Former Dominick's Grocery Store. Subdivision possible.



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| Address<br>Building/Park Name  | SF Avail<br>For Sale (\$/SF)            | Rent/SF/Yr<br>Stories | RBA<br>Land                        | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|--|---|-----------------------|------------------------------------|-----------------------------|---------------------|--------------------|
|  <p><b>9101 N Greenwood Ave</b><br/>Golf Mill Shopping Center<br/>Golf Mill Shopping Center<br/>Niles, IL 60714</p> <p>Expenses: <b>2020 Tax @ \$4.74/sf; 2011 Ops @ \$2.82/sf</b><br/>Parking: <b>250 free Surface Spaces are available; Ratio of 7.75/1,000 SF</b><br/>Utilities: -</p> <p>Power: -<br/>Rail Line: -</p> <p>Landlord Rep: <b>Sterling Organization / Luke Sementa (855) 505-7239 / John P. DeWolfe (855) 465-4966 -- 32,279 SF (15,097-17,182 SF)</b></p> | <b>32,279 SF</b><br><b>Not For Sale</b> | -<br><b>1</b>         | <b>32,279 SF</b><br><b>2.74 AC</b> | -<br>-                      | -<br>-              | -<br>-             |

| Floor | Unit  | Use/Type      | Leasing Company       | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|-------|---------------|-----------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 3001  | Retail/Direct | Sterling Organization | 17,182 N         | 17,182    | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 3001A | Retail/Direct | Sterling Organization | 15,097 N         | 15,097    | Withheld   | 90 Days   | Negotiable | -     | -         |

| Address<br>Building/Park Name   | SF Avail<br>For Sale (\$/SF)           | Rent/SF/Yr<br>Stories | RBA<br>Land                        | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|---|--|-----------------------|------------------------------------|-----------------------------|---------------------|--------------------|
|  <p><b>7740-7752 N Milwaukee Ave</b><br/>Rayyan Plaza I<br/>Rayyan Plaza I<br/>Niles, IL 60714</p> <p>Expenses: <b>2020 Tax @ \$4.52/sf</b><br/>Parking: <b>48 Surface Spaces are available; Ratio of 1.79/1,000 SF</b><br/>Utilities: -</p> <p>Power: -<br/>Rail Line: -</p> <p>Landlord Rep: <b>Edgemark Commercial Real Estate Services LLC / J.Matthew J. Smetana (630) 572-5632 / Steve Cunningham (630) 572-5607 -- 1,088 SF (1,088 SF)</b></p> | <b>1,088 SF</b><br><b>Not For Sale</b> | -<br><b>1</b>         | <b>10,000 SF</b><br><b>0.76 AC</b> | -<br>-                      | -<br>-              | -<br>-             |

| Floor | Unit | Use/Type       | Leasing Company                              | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|----------------|--|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 7752 | Off/Ret/Direct | Edgemark Commercial Real Estate Services LLC | 1,088 N          | 1,088     | Withheld   | Vacant    | Negotiable | -     | -         |



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**Building Notes**

72,000 sf retail strip center with pylon signange and ample parking. High visability and traffic counts exceeding 32,000 cpd allow retailer a fantastic growth opporunity. Benefit from aggressive rates and excellent signage along the Milwaukee Avenue retail corridor.

| Address<br>Building/Park Name  | SF Avail<br>For Sale (\$/SF)            | Rent/SF/Yr<br>Stories | RBA<br>Land                          | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|--|---|-----------------------|--------------------------------------|-----------------------------|---------------------|--------------------|
| <b>7872-7900 N Milwaukee Ave</b><br>Oak Mill Plaza<br>Oak Mill Plaza<br>Niles, IL 60714  | <b>26,386 SF</b><br><b>Not For Sale</b> | -<br><b>2</b>         | <b>152,786 SF</b><br><b>10.59 AC</b> | -<br>-                      | -<br>-              | -<br>-             |
| <p>Expenses: <b>2020 Tax @ \$5.31/sf, 2011 Est Tax @ \$3.97/sf; 2011 Est Ops @ \$1.65/sf</b> Power: -</p> <p>Parking: <b>600 Surface Spaces are available; Ratio of 5.94/1,000 SF</b> Rail Line: -</p> <p>Utilities: -</p> <p>Landlord Rep: <b>Phillips Edison &amp; Company Andrew Schrage (317) 508-8119 -- 26,386 SF (950-7,320 SF)</b></p> |   |                       |                                      |                             |                     |                    |




| Floor | Unit | Use/Type       | Leasing Company           | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|----------------|---------------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 5    | Retail/Direct  | Phillips Edison & Company | 2,700 N          | 2,700     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 7    | Retail/Direct  | Phillips Edison & Company | 7,320 N          | 7,320     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | C    | Retail/Direct  | Phillips Edison & Company | 950 N            | 950       | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 17   | Retail/Direct  | Phillips Edison & Company | 5,416 N          | 5,416     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | 002  | Retail/Direct  | Phillips Edison & Company | 2,800 N          | 2,800     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 1st | E    | Retail/Direct  | Phillips Edison & Company | 1,200 N          | 1,200     | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 2nd | 2-33 | Medical/Direct | Phillips Edison & Company | 2,100 N          | 2,100     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 2nd | 2-32 | Retail/Direct  | Phillips Edison & Company | 2,100 N          | 2,100     | Withheld   | Vacant    | Negotiable | -     | -         |
| P 2nd | 2-22 | Retail/Direct  | Phillips Edison & Company | 1,800 N          | 1,800     | Withheld   | Vacant    | Negotiable | -     | -         |



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| Address<br>Building/Park Name  | SF Avail<br>For Sale (\$/SF) | Rent/SF/Yr<br>Stories | RBA<br>Land | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|--|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|  <p><b>8004 N Milwaukee Ave</b><br/>Niles, IL 60714</p> <p><b>14,771 SF</b><br/><b>For Sale at \$1,350,000</b><br/><b>(\$91.40/SF) - Active</b></p> <p>Expenses: <b>2020 Tax @ \$4.84/sf</b><br/>Parking: -<br/>Utilities: -</p> <p>Power: -<br/>Rail Line: -</p> <p>Landlord Rep: <b>Millennium Properties R/E, Inc. / J.Daniel J. Hyman (312) 338-3003 -- 14,771 SF (14,771 SF)</b></p> |                              |                       |             |                             |                     |                    |

| Floor | Unit | Use/Type      | Leasing Company                 | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR    | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|---------------|---------------------------------|------------------|-----------|---------------|-----------|------------|-------|-----------|
| P 1st |      | Retail/Direct | Millennium Properties R/E, Inc. | 14,771 N         | 14,771    | \$94.10/+u&ch | 30 Days   | Negotiable | -     | -         |

**Building Notes**

Oak Mill Bakery site

| Address<br>Building/Park Name  | SF Avail<br>For Sale (\$/SF) | Rent/SF/Yr<br>Stories | RBA<br>Land | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|--|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|  <p><b>9347-9371 N Milwaukee Ave</b><br/>Millbrook Shopping Center<br/>Millbrook Shopping Center<br/>Niles, IL 60714</p> <p><b>10,000 SF</b><br/><b>Not For Sale</b></p> <p>Expenses: <b>2020 Tax @ \$9.48/sf</b><br/>Parking: <b>180 Surface Spaces are available; Ratio of 5.63/1,000 SF</b><br/>Utilities: -</p> <p>Power: -<br/>Rail Line: -</p> <p>Landlord Rep: <b>First In Realty Executives / Mark Mielnicki (773) 779-3473 X101 -- 10,000 SF (1,250-2,500 SF)</b></p> |                              |                       |             |                             |                     |                    |

| Floor | Unit      | Use/Type      | Leasing Company            | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|-----------|---------------|----------------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | Unit 9365 | Retail/Direct | First In Realty Executives | 1,250 N          | 7,500     | \$30.00/mg | Vacant    | Negotiable | -     | -         |
| P 1st | Unit 9369 | Retail/Direct | First In Realty Executives | 1,250-2,500      | 7,500     | \$30.00/mg | Vacant    | Negotiable | -     | -         |



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| Floor | Unit | Use/Type      | Leasing Company            | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|---------------|----------------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 9359 | Retail/Direct | First In Realty Executives | 1,250-2,500      | 7,500     | \$30.00/mg | Vacant    | Negotiable | -     | -         |
| P 1st | 9353 | Retail/Direct | First In Realty Executives | 1,250-2,500      | 2,500     | \$30.00/mg | Vacant    | Negotiable | -     | -         |
| P 1st | 9363 | Office/Direct | First In Realty Executives | 1,250 N          | 7,500     | \$30.00/mg | Vacant    | 1-5 yrs    | -     | -         |

### Building Notes

Located across from the Golf Mill Shopping Complex, a large retail mall/center.

First In Realty Executives is pleased to offer for lease approximately 3750 contiguous SF of retail space across from the Golf Mill Shopping Center. The Center experiencing major renovations to include the construction of a new Panda Express FSDT out lot position and extensive façade renovations. The center is positioned on busy Milwaukee Avenue directly across from the Golf Mill SC offering such big box retailers as Target, AMC Theaters, Kohl's, Sears, JCP & more with over 1.1 million SF of retail. Currently two available units: Unit 9365 totaling 1250 SF and Unit 9367 totaling 2500 SF. Excellent visibility, signage and access on Milwaukee Avenue. Great mix of tenants. Ideal for medical, retail, professional services, therapy and more.

Niles Illinois is a north-west suburb with close proximity to the City of Chicago. Niles offers a diverse community, strong median and average incomes, and strong existing population.

| Address<br>Building/Park Name | SF Avail<br>For Sale (\$/SF) | Rent/SF/Yr<br>Stories | RBA<br>Land | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

**9555 N Milwaukee Ave**  
Niles, IL 60714

**20,607 SF**  
**Not For Sale**

**-/mg**  
**1**

**35,050 SF**  
**2.58 AC**

**-**  
**-**

**-**  
**-**

**-**  
**-**



Expenses: **2020 Tax @ \$6.29/sf**  
 Parking: **120 free Surface Spaces are available; Ratio of 3.42/1,000 SF**  
 Utilities: -

Power: -  
 Rail Line: -


Landlord Rep: *Company information unavailable at this time*

| Floor | Unit | Use/Type       | Leasing Company           | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|----------------|---------------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 8405 | Medical/Direct | Joseph Rossi & Associates | 1,253-4,872      | 4,872     | \$19.00/mg | Vacant    | Negotiable | -     | -         |
| P 1st | 8403 | Medical/Direct | Joseph Rossi & Associates | 1,255-4,872      | 4,872     | \$19.00/mg | Vacant    | Negotiable | -     | -         |
| P 1st | 8401 | Medical/Direct | Joseph Rossi & Associates | 1,112-4,872      | 4,872     | \$19.00/mg | Vacant    | Negotiable | -     | -         |
| P 1st | 8424 | Medical/Direct | Joseph Rossi & Associates | 1,424 N          | 1,424     | \$19.00/mg | Vacant    | Negotiable | -     | -         |
| P 1st | 8435 | Medical/Direct | Joseph Rossi & Associates | 1,424 N          | 1,424     | \$19.00/mg | Vacant    | Negotiable | -     | -         |
| P 1st | 8439 | Medical/Direct | Joseph Rossi & Associates | 1,424 N          | 1,424     | \$19.00/mg | Vacant    | Negotiable | -     | -         |
| P 1st | 8419 | Medical/Direct | Joseph Rossi & Associates | 1,719 N          | 1,719     | \$19.00/mg | Vacant    | Negotiable | -     | -         |



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| Address<br>Building/Park Name   | SF Avail<br>For Sale (\$/SF)           | Rent/SF/Yr<br>Stories          | RBA<br>Land                       | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|---|--|--------------------------------|-----------------------------------|-----------------------------|---------------------|--------------------|
|  <p><b>9631 N Milwaukee Ave</b><br/>Golf-Milwaukee Plaza<br/>TitleMax<br/>Niles, IL 60714</p>  | <b>3,466 SF</b><br><b>Not For Sale</b> | <b>\$42.50/nnn</b><br><b>1</b> | <b>3,466 SF</b><br><b>0.58 AC</b> | -<br>-                      | -<br>-              | -<br>-             |
| <p>Expenses: <b>2020 Tax @ \$12.52/sf, 2012 Est Tax @ \$7.23/sf; 2011 Ops @ \$0.78/sf, 2012 Est Ops @ \$0.78/sf</b></p> <p>Parking: <b>29 Surface Spaces are available; Ratio of 8.37/1,000 SF</b></p> <p>Utilities: -</p> <p>Power: -</p> <p>Rail Line: -</p> <p>Landlord Rep: Imperial Realty Company / Hunter Gleber (773) 736-6563 / Theron May (773) 736-6461 -- 3,466 SF (3,466 SF)</p> |  |                                |                                   |                             |                     |                    |

| Floor | Unit | Use/Type      | Leasing Company         | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR  | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|---------------|-------------------------|------------------|-----------|-------------|-----------|------------|-------|-----------|
| P 1st |      | Retail/Direct | Imperial Realty Company | 3,466 N          | 3,466     | \$42.50/nnn | Vacant    | Negotiable | -     | -         |

| Address<br>Building/Park Name  | SF Avail<br>For Sale (\$/SF)           | Rent/SF/Yr<br>Stories        | RBA<br>Land                       | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|--|--|------------------------------|-----------------------------------|-----------------------------|---------------------|--------------------|
|  <p><b>8010-8030 W Oakton St</b><br/>Niles, IL 60714</p>   | <b>2,800 SF</b><br><b>Not For Sale</b> | <b>\$16.50/n</b><br><b>1</b> | <b>2,800 SF</b><br><b>0.31 AC</b> | -<br>-                      | -<br>-              | -<br>-             |
| <p>Expenses: <b>2020 Tax @ \$6.97/sf</b></p> <p>Parking: <b>10 Surface Spaces are available; Ratio of 3.35/1,000 SF</b></p> <p>Utilities: -</p> <p>Power: -</p> <p>Rail Line: -</p> <p>Landlord Rep: RMS Properties Daniel Shoffet (847) 891-1800 -- 2,800 SF (2,800 SF)</p> |  |                              |                                   |                             |                     |                    |

| Floor | Unit | Use/Type      | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term     | Docks | Drive-Ins |
|-------|------|---------------|-----------------|------------------|-----------|------------|-----------|----------|-------|-----------|
| P 1st | 8030 | Retail/Direct | RMS Properties  | 2,800 N          | 2,800     | \$16.50/n  | Vacant    | 3-10 yrs | -     | -         |



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| Address<br>Building/Park Name | SF Avail<br>For Sale (\$/SF) | Rent/SF/Yr<br>Stories | RBA<br>Land | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|



**5606-5624 W Touhy Ave**  
Pointe Plaza  
Pointe Plaza  
Niles, IL 60714

**9,812 SF**  
**Not For Sale**

Expenses: **2020 Tax @ \$3.47/sf; 2011 Ops @ \$2.92/sf**  
Parking: **106 Surface Spaces are available; Ratio of 7.20/1,000 SF**  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: Mid-America Real Estate Corp. / Sarah Norlander (630) 954-7290  
Leasing Company: **Mid-America Real Estate Corp. / Sarah Norlander (630) 954-7290 Campbell Wickland (630) 954-7236 -- 9,812 SF (4,906 SF)**

| Floor | Unit | Use/Type      | Leasing Company               | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|---------------|-------------------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 5606 | Retail/Direct | Mid-America Real Estate Corp. | 4,906 N          | 4,906     | Withheld   | 30 Days   | Negotiable | -     | -         |
| P 1st | 5618 | Retail/Direct | Mid-America Real Estate Corp. | 4,906 N          | 4,906     | Withheld   | 30 Days   | Negotiable | -     | -         |

| Address<br>Building/Park Name | SF Avail<br>For Sale (\$/SF) | Rent/SF/Yr<br>Stories | RBA<br>Land | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|



**5660 W Touhy Ave**  
Pointe Plaza  
Niles, IL 60714

**17,538 SF**  
**Not For Sale**

Expenses: **2020 Tax @ \$2.03/sf; 2011 Ops @ \$2.40/sf**  
Parking: **192 Surface Spaces are available; Ratio of 5.22/1,000 SF**  
Utilities: -


Power: -  
Rail Line: -

Landlord Rep: Mid-America Real Estate Corp. / Sarah Norlander (630) 954-7290  
Leasing Company: **Mid-America Real Estate Corp. / Sarah Norlander (630) 954-7290 Campbell Wickland (630) 954-7236 -- 17,538 SF (17,538 SF)**

| Floor | Unit   | Use/Type      | Leasing Company               | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|--------|---------------|-------------------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 5660 B | Retail/Direct | Mid-America Real Estate Corp. | 17,538 N         | 17,538    | Withheld   | 30 Days   | Negotiable | -     | -         |



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| Address<br>Building/Park Name   | SF Avail<br>For Sale (\$/SF)           | Rent/SF/Yr<br>Stories | RBA<br>Land                       | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|---|--|-----------------------|-----------------------------------|-----------------------------|---------------------|--------------------|
|  <p><b>5670 W Touhy Ave</b><br/>Pointe Plaza<br/>Dressbarn<br/>Niles, IL 60714</p>   | <b>7,500 SF</b><br><b>Not For Sale</b> | -<br><b>1</b>         | <b>7,500 SF</b><br><b>0.18 AC</b> | -<br>-                      | -<br>-              | -<br>-             |
| <p>Expenses: <b>2020 Tax @ \$2.85/sf</b>      Power: -<br/>           Parking: <b>200 Surface Spaces are available; Ratio of 26.67/1,000 SF</b>      Rail Line: -<br/>           Utilities: -</p> <p>Landlord Rep: Mid-America Real Estate Corp. / Sarah Norlander (630) 954-7290<br/>           Leasing Company: <b>Mid-America Real Estate Corp. / Sarah Norlander (630) 954-7290 Campbell Wickland (630) 954-7236 -- 7,500 SF (7,500 SF)</b></p> |  |                       |                                   |                             |                     |                    |


| Floor | Unit | Use/Type      | Leasing Company               | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term       | Docks | Drive-Ins |
|-------|------|---------------|-------------------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 5674 | Retail/Direct | Mid-America Real Estate Corp. | 7,500 N          | 7,500     | Withheld   | 30 Days   | Negotiable | -     | -         |

| Address<br>Building/Park Name  | SF Avail<br>For Sale (\$/SF)           | Rent/SF/Yr<br>Stories        | RBA<br>Land                       | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|--|--|------------------------------|-----------------------------------|-----------------------------|---------------------|--------------------|
|  <p><b>7136 W Touhy Ave</b><br/>Niles, IL 60714</p>  | <b>7,000 SF</b><br><b>Not For Sale</b> | <b>\$12.00/n</b><br><b>1</b> | <b>7,000 SF</b><br><b>0.42 AC</b> | -<br>-                      | -<br>-              | -<br>-             |
| <p>Expenses: <b>2020 Tax @ \$7.37/sf</b>      Power: -<br/>           Parking: <b>15 Surface Spaces are available; Ratio of 2.14/1,000 SF</b>      Rail Line: -<br/>           Utilities: -</p> <p>Landlord Rep: Lee &amp; Associates / Mark Baumhart (773) 355-3003 / John M. Joyce (773) 355-3021 -- 7,000 SF (7,000 SF)</p> |  |                              |                                   |                             |                     |                    |


| Floor | Unit | Use/Type      | Leasing Company  | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term  | Docks | Drive-Ins |
|-------|------|---------------|------------------|------------------|-----------|------------|-----------|-------|-------|-----------|
| P 1st |      | Retail/Direct | Lee & Associates | 7,000 N          | 7,000     | \$12.00/n  | 60 Days   | 3 yrs | -     | -         |



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| Address<br>Building/Park Name  | SF Avail<br>For Sale (\$/SF)  | Rent/SF/Yr<br>Stories                  | RBA<br>Land                                | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|--|---|--|--|-----------------------------|---------------------|--------------------|
|  <p><b>8600 W Golf Rd</b><br/>The Shops On Golf<br/>The Shops On Golf<br/>Niles, IL 60714</p>   | <p><b>2,259 SF</b><br/><b>For Sale at \$8,490,000</b><br/><b>(\$323.13/SF) - Active</b></p> | <p><b>\$25.00/nnn</b><br/><b>1</b></p> | <p><b>26,274 SF</b><br/><b>1.32 AC</b></p> | <p>-<br/>-</p>              | <p>-<br/>-</p>      | <p>-<br/>-</p>     |
| <p>Expenses: <b>2020 Tax @ \$9.05/sf, 2011 Est Tax @ \$0.73/sf; 2011 Est Ops @ \$6.46/sf</b> Power: -<br/>           Parking: <b>110 Surface Spaces are available; Ratio of 4.19/1,000 SF</b> Rail Line: -<br/>           Utilities: -</p> <p>Landlord Rep: Lake Michigan Financial, Inc. / M.James M. Reddy (312) 810-1017 -- 2,259 SF (1,250-2,259 SF)</p> |   |  |  |                             |                     |                    |

| Floor | Unit    | Use/Type   | Leasing Company               | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR  | Occupancy | Term     | Docks | Drive-Ins |
|-------|---------|------------|-------------------------------|------------------|-----------|-------------|-----------|----------|-------|-----------|
| P 1st | 8604-06 | Retail/New | Lake Michigan Financial, Inc. | 1,250-2,259      | 2,259     | \$25.00/nnn | Vacant    | 5-10 yrs | -     | -         |

| Address<br>Building/Park Name   | SF Avail<br>For Sale (\$/SF)  | Rent/SF/Yr<br>Stories                    | RBA<br>Land                                | Ceiling Height<br>Drive Ins | Docks<br>Levelators | Crane<br>Sprinkler |
|---|---|--|--|-----------------------------|---------------------|--------------------|
|  <p><b>7946-7962 N Waukegan Rd</b><br/>Village View<br/>Niles, IL 60714</p>   | <p><b>4,000 SF</b><br/><b>For Sale at \$3,000,000</b><br/><b>(\$218.12/SF) - Active</b></p> | <p><b>For Sale Only</b><br/><b>1</b></p> | <p><b>13,754 SF</b><br/><b>0.90 AC</b></p> | <p>-<br/>-</p>              | <p>-<br/>-</p>      | <p>-<br/>-</p>     |
| <p>Expenses: <b>2020 Tax @ \$6.06/sf</b> Power: -<br/>           Parking: <b>38 Surface Spaces are available; Ratio of 3.75/1,000 SF</b> Rail Line: -<br/>           Utilities: -</p> <p>Landlord Rep: Century 21 S.G.R., Inc. / Jamie Lee (773) 775-1855<br/>           Leasing Company: <b>Baird &amp; Warner / Jamie Lee (773) 775-1855 -- 4,000 SF (2,000 SF)</b></p> |   |  |  |                             |                     |                    |

| Floor | Unit | Use/Type      | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term    | Docks | Drive-Ins |
|-------|------|---------------|-----------------|------------------|-----------|------------|-----------|---------|-------|-----------|
| P 1st | 7956 | Retail/Direct | Baird & Warner  | 2,000 N          | 2,000     | Withheld   | Vacant    | 1-5 yrs | -     | -         |
| P 1st | 7960 | Retail/Direct | Baird & Warner  | 2,000 N          | 2,000     | Withheld   | Vacant    | 1-5 yrs | -     | -         |

**Building Notes**

This building is located in Niles Retail Center.