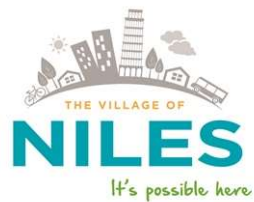

Retail Space Availability Report

PREPARED BY:

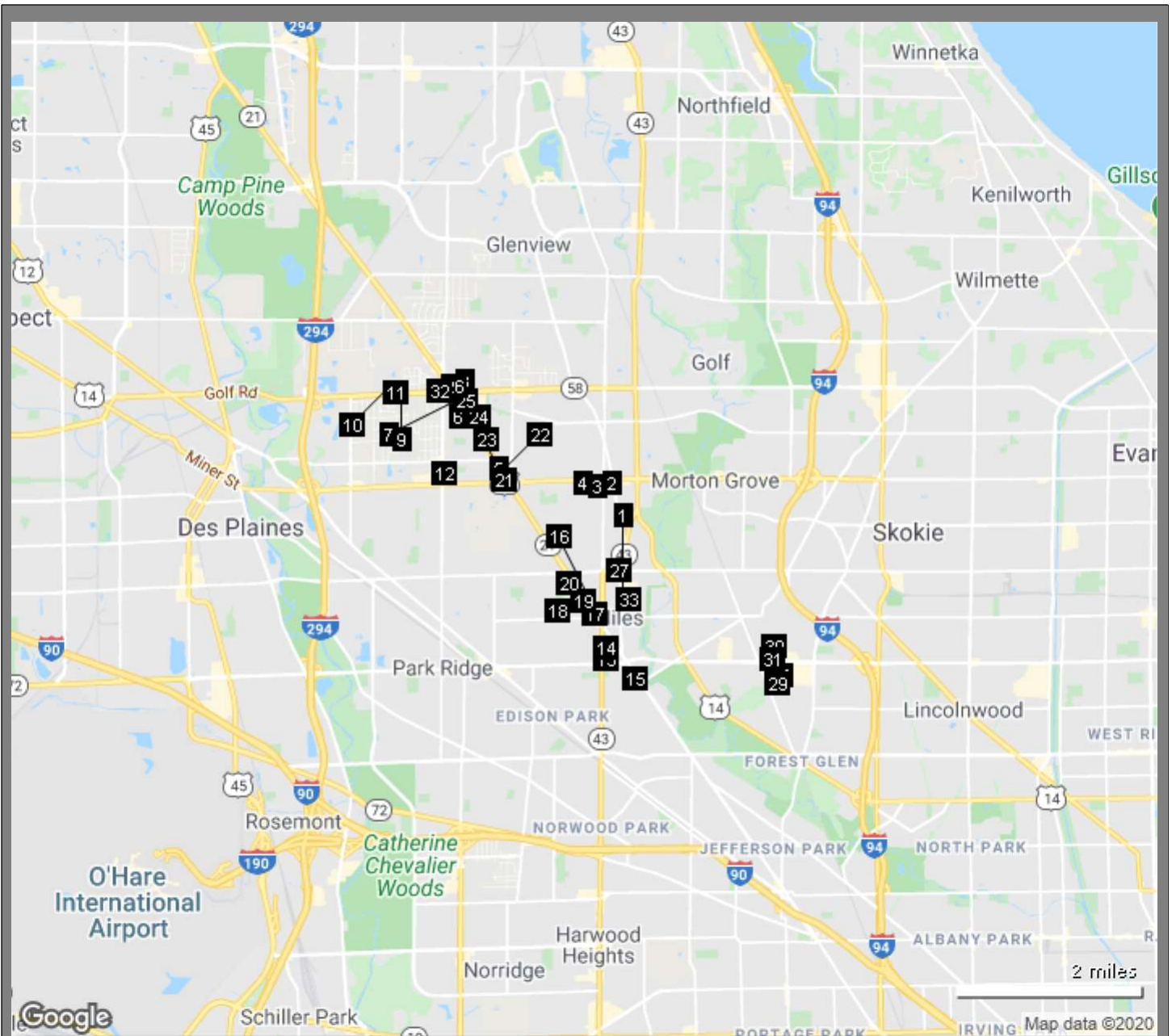


Village of Niles

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: **2017 Tax @ \$11.18/sf, 2012 Est Tax @ \$0.63/sf; 2010 Ops @ \$5.87/sf, 2012 Est Ops @ \$5.87/sf**







Space Avail: **7,615 SF**
 Max Contig: **1,949 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **61.3%**








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







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 Only properties with valid lat/lon display on map







3/17/2020

2		<p>7107-7109 W Dempster St Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/Freestanding Status: Existing Building Size: 15,000 SF Land Area: 0.63 AC Stories: 1 Expenses: 2017 Tax @ \$4.00/sf</p>	<p>Space Avail: 6,000 SF Max Contig: 6,000 SF Smallest Space: 6,000 SF Rent/SF/Yr: Withheld % Leased: 60.0%</p>
3		<p>7225-7245 W Dempster St Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/(Neighborhood Ctr) Status: Built 1960, Renov 1991 Building Size: 110,538 SF Land Area: 9 AC Stories: 1 Expenses: 2012 Est Tax @ \$4.27/sf; 2009 Ops @ \$4.92/sf, 2012 Est Ops @ \$1.08/sf</p>	<p>Space Avail: 1,440 SF Max Contig: 1,440 SF Smallest Space: 1,440 SF Rent/SF/Yr: Withheld % Leased: 98.7%</p>
4		<p>7315 W Dempster St Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/Freestanding Status: Built 1971 Building Size: 24,308 SF Land Area: 0.56 AC Stories: 3 Expenses: 2018 Tax @ \$2.53/sf</p>	<p>Space Avail: 24,308 SF Max Contig: 24,308 SF Smallest Space: 7,822 SF Rent/SF/Yr: \$15.00 % Leased: 0%</p>
5		<p>8510 W Gold Rd Chase Bank Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/Bank Status: Existing Building Size: 4,130 SF Land Area: 0.68 AC Stories: 1 Expenses: 2010 Tax @ \$13.96/sf</p>	<p>Space Avail: 4,130 SF Max Contig: 4,130 SF Smallest Space: 4,130 SF Rent/SF/Yr: \$50.00 % Leased: 100%</p>
6		<p>239 Golf Rd Golf Mill Shopping Center Niles, IL 60714 Cook County Golf Road and Milwaukee Avenue Near North Submarket</p>	<p>Building Type: Retail/(Super Regional Mall) Status: Built 1960, Renov 2007 Building Size: 485,136 SF Land Area: 59.79 AC Stories: 1 Expenses: 2012 Tax @ \$0.35/sf; 2006 Combined Est Tax/Ops @ \$12.78/sf</p>	<p>Space Avail: 295,279 SF Max Contig: 213,502 SF Smallest Space: 300 SF Rent/SF/Yr: Withheld % Leased: 85.6%</p>
7		<p>8351-8375 W Golf Rd Golf Road Shopping Center Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/(Strip Ctr) Status: Built 1982 Building Size: 26,109 SF Land Area: 1.53 AC Stories: 1 Expenses: 2017 Tax @ \$6.72/sf; 2011 Ops @ \$3.77/sf</p>	<p>Space Avail: 3,300 SF Max Contig: 3,300 SF Smallest Space: 3,300 SF Rent/SF/Yr: Withheld % Leased: 87.4%</p>

8		<p>8500-8526 W Golf Rd Niles, IL 60714 Cook County N/E/C Near North Submarket</p>	<p>Building Type: Retail/(Community Ctr) Status: Built 1982, Renov 2006 Building Size: 215,637 SF Land Area: 19 AC Stories: 1 Expenses: 2017 Tax @ \$3.52/sf; 2011 Ops @ \$2.37/sf</p>	<p>Space Avail: 39,358 SF Max Contig: 21,997 SF Smallest Space: 2,500 SF Rent/SF/Yr: \$16.00-\$19.00 % Leased: 81.8%</p>
9		<p>8975 W Golf Rd Brookdale Niles Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail Status: Built 1989 Building Size: 11,700 SF Land Area: 6 AC Stories: 1 Expenses: 2012 Tax @ \$18.11/sf</p>	<p>Space Avail: 1,350 SF Max Contig: 1,350 SF Smallest Space: 1,350 SF Rent/SF/Yr: \$14.16 % Leased: 88.5%</p>
10		<p>9000-9196 W Golf Rd Golf Glen Mart Plaza Niles, IL 60714 Cook County N/E/C Near North Submarket</p>	<p>Building Type: Retail/(Community Ctr) Status: Built 1979 Building Size: 232,830 SF Land Area: 19.42 AC Stories: 1 Expenses: 2010 Tax @ \$3.83/sf; 2010 Ops @ \$2.67/sf</p>	<p>Space Avail: 216,236 SF Max Contig: 104,361 SF Smallest Space: 2,000 SF Rent/SF/Yr: \$9.00-\$10.00 % Leased: 51.9%</p>
11		<p>9000-9196 W Golf Rd Proposed Outlot Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/Freestanding Status: Proposed, breaks ground Jan 2022 Building Size: 12,000 SF Land Area: 19.42 AC Stories: 1 Expenses: 2010 Tax @ \$29.44/sf</p>	<p>Space Avail: 12,000 SF Max Contig: 12,000 SF Smallest Space: 12,000 SF Rent/SF/Yr: Withheld % Leased: 0%</p>
12		<p>8900-8940 N Greenwood Ave Ballard Plaza Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail Status: Built 1992 Building Size: 90,574 SF Land Area: 9.60 AC Stories: 1 Expenses: 2017 Tax @ \$6.71/sf, 2012 Est Tax @ \$7.16/sf; 2011 Ops @ \$6.92/sf, 2012 Est Ops @ \$6.92/sf</p>	<p>Space Avail: 7,476 SF Max Contig: 6,433 SF Smallest Space: 1,043 SF Rent/SF/Yr: Withheld % Leased: 91.8%</p>
13		<p>7221 N Harlem Ave Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/Freestanding Status: Existing Building Size: 5,500 SF Land Area: 0.77 AC Stories: 1 Expenses: 2015 Tax @ \$13.85/sf</p>	<p>Space Avail: 5,500 SF Max Contig: 5,500 SF Smallest Space: 5,500 SF Rent/SF/Yr: Withheld % Leased: 0%</p>

14		<p>7327-7335 N Harlem Ave The Shops of Niles Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/Storefront Status: Built 2003 Building Size: 18,000 SF Land Area: 1.17 AC Stories: 1 Expenses: 2014 Tax @ \$3.97/sf; 2014 Ops @ \$1.81/sf</p>	<p>Space Avail: 1,400 SF Max Contig: 1,400 SF Smallest Space: 1,400 SF Rent/SF/Yr: Withheld % Leased: 92.2%</p>
15		<p>7030-7040 N Milwaukee Ave Peterson Square Commercial Center Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/Storefront Retail/Office Status: Built 1988 Building Size: 16,285 SF Land Area: 1.88 AC Stories: 1 Expenses: 2017 Tax @ \$1.76/sf</p>	<p>Space Avail: 3,620 SF Max Contig: 3,620 SF Smallest Space: 3,620 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
16		<p>7625-7629 N Milwaukee Ave Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/Storefront Retail/Residential Status: Built 1956 Building Size: 4,574 SF Land Area: 0.06 AC Stories: 2 Expenses: 2017 Tax @ \$0.97/sf</p>	<p>Space Avail: 900 SF Max Contig: 900 SF Smallest Space: 900 SF Rent/SF/Yr: \$21.33 % Leased: 80.3%</p>
17		<p>7634-7636 N Milwaukee Ave Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/Storefront Retail/Residential Status: Built 1957 Building Size: 3,496 SF Land Area: 0.14 AC Stories: 2 Expenses: 2014 Tax @ \$3.62/sf</p>	<p>Space Avail: 650 SF Max Contig: 650 SF Smallest Space: 650 SF Rent/SF/Yr: Withheld % Leased: 81.4%</p>
18		<p>7649 N Milwaukee Ave Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/Freestanding Status: Built 1954 Building Size: 5,115 SF Land Area: 0.24 AC Stories: 1 Expenses: 2017 Tax @ \$1.97/sf</p>	<p>Space Avail: 5,115 SF Max Contig: 5,115 SF Smallest Space: 5,115 SF Rent/SF/Yr: \$17.00 % Leased: 100%</p>
19		<p>7740-7752 N Milwaukee Ave Rayyan Plaza I Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/Freestanding (Strip Ctr) Status: Built 1988 Building Size: 10,000 SF Land Area: 0.76 AC Stories: 1 Expenses: 2017 Tax @ \$4.72/sf</p>	<p>Space Avail: 1,810 SF Max Contig: 1,810 SF Smallest Space: 1,810 SF Rent/SF/Yr: \$15.00 % Leased: 81.9%</p>

20		<p>7872-7900 N Milwaukee Ave Oak Mill Plaza Niles, IL 60714 Cook County S/W/C Near North Submarket</p>	<p>Building Type: Retail/Freestanding (Neighborhood Ctr) Status: Built 1985 Building Size: 152,786 SF Land Area: 10.59 AC Stories: 2 Expenses: 2017 Tax @ \$3.25/sf, 2011 Est Tax @ \$3.97/sf; 2011 Est Ops @ \$1.65/sf</p>	<p>Space Avail: 9,050 SF Max Contig: 5,000 SF Smallest Space: 1,050 SF Rent/SF/Yr: Withheld % Leased: 98.0%</p>
21		<p>8820-8836 N Milwaukee Ave Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/Freestanding Status: Existing Building Size: 15,450 SF Land Area: 0.54 AC Stories: 1 Expenses: 2017 Tax @ \$2.12/sf</p>	<p>Space Avail: 7,805 SF Max Contig: 4,400 SF Smallest Space: 3,405 SF Rent/SF/Yr: \$8.50 % Leased: 49.5%</p>
22		<p>8876-8888 N Milwaukee Ave Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/Freestanding Status: Built 1965 Building Size: 7,049 SF Land Area: 0.29 AC Stories: 1 Expenses: 2017 Tax @ \$5.50/sf, 2012 Est Tax @ \$4.31/sf; 2010 Ops @ \$1.50/sf, 2012 Est Ops @ \$1.50/sf</p>	<p>Space Avail: 1,700 SF Max Contig: 1,700 SF Smallest Space: 1,700 SF Rent/SF/Yr: \$15.53 % Leased: 75.9%</p>
23		<p>9161-9169 N Milwaukee Ave Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/Storefront Retail/Office Status: Built 1960 Building Size: 7,200 SF Land Area: 0.52 AC Stories: 1 Expenses: 2012 Tax @ \$9.00/sf; 2012 Ops @ \$1.00/sf</p>	<p>Space Avail: 2,400 SF Max Contig: 2,400 SF Smallest Space: 1,200 SF Rent/SF/Yr: \$15.00 % Leased: 100%</p>
24		<p>9347-9371 N Milwaukee Ave Millbrook Shopping Center Niles, IL 60714 Cook County East side of N Milw. Ave, south of Golf Near North Submarket</p>	<p>Building Type: Retail/Freestanding (Neighborhood Ctr) Status: Built 1972 Building Size: 29,732 SF Land Area: 2.28 AC Stories: 1 Expenses: 2017 Tax @ \$7.62/sf</p>	<p>Space Avail: 5,000 SF Max Contig: 3,750 SF Smallest Space: 1,250 SF Rent/SF/Yr: \$18.00 % Leased: 83.2%</p>
25		<p>9509-9519 N Milwaukee Ave Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/Storefront Retail/Office Status: Built 1971 Building Size: 24,245 SF Land Area: 1.09 AC Stories: 1 Expenses: 2017 Tax @ \$4.00/sf, 2011 Est Tax @ \$1.52/sf; 2012 Ops @ \$2.09/sf, 2011 Est Ops @ \$2.09/sf</p>	<p>Space Avail: 7,800 SF Max Contig: 5,500 SF Smallest Space: 2,300 SF Rent/SF/Yr: \$13.00 % Leased: 67.8%</p>

26		<p>9631 N Milwaukee Ave TitleMax Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/Fast Food Status: Built 1988 Building Size: 3,466 SF Land Area: 0.58 AC Stories: 1 Expenses: 2011 Tax @ \$13.13/sf, 2012 Est Tax @ \$7.23/sf; 2011 Ops @ \$0.78/sf, 2012 Est Ops @ \$0.78/sf</p>	<p>Space Avail: 3,466 SF Max Contig: 3,466 SF Smallest Space: 3,466 SF Rent/SF/Yr: \$42.50 % Leased: 0%</p>
27		<p>7100 W Oakton St Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/Bank Status: Existing Building Size: 19,858 SF Land Area: 1.91 AC Stories: 2 Expenses: 2017 Tax @ \$3.22/sf</p>	<p>Space Avail: 10,588 SF Max Contig: 10,588 SF Smallest Space: 10,588 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
28		<p>5605-5699 W Touhy Ave Village Crossing Niles Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Retail/Freestanding Status: Built 1989, Renov 1991 Building Size: 161,513 SF Land Area: 16.27 AC Stories: 1 Expenses: 2016 Tax @ \$7.73/sf</p>	<p>Space Avail: 7,716 SF Max Contig: 4,325 SF Smallest Space: 889 SF Rent/SF/Yr: Withheld % Leased: 95.2%</p>
29		<p>5660 W Touhy Ave Babies'R'us Niles, IL 60714 Cook County Pointe Plaza Near North Submarket</p>	<p>Building Type: Retail/Freestanding Status: Existing Building Size: 36,714 SF Land Area: 0.88 AC Stories: 1 Expenses: 2017 Tax @ \$4.72/sf; 2011 Ops @ \$2.57/sf</p>	<p>Space Avail: 36,714 SF Max Contig: 36,714 SF Smallest Space: 36,714 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
30		<p>5670 W Touhy Ave Dressbarn Niles, IL 60714 Cook County Pointe Plaza Near North Submarket</p>	<p>Building Type: Retail/Freestanding Status: Existing Building Size: 7,500 SF Land Area: 0.17 AC Stories: 1 Expenses: 2017 Tax @ \$5.80/sf</p>	<p>Space Avail: 7,500 SF Max Contig: 7,500 SF Smallest Space: 7,500 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
31		<p>5700-5768 W Touhy Ave Pointe Plaza Niles, IL 60714 Cook County N/W/C Near North Submarket</p>	<p>Building Type: Retail/Freestanding (Power Ctr) Status: Built 1999 Building Size: 113,591 SF Land Area: 14.55 AC Stories: 1 Expenses: 2017 Tax @ \$9.96/sf</p>	<p>Space Avail: 3,908 SF Max Contig: 2,000 SF Smallest Space: 1,908 SF Rent/SF/Yr: Withheld % Leased: 98.2%</p>

32



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/(Strip Ctr)**
Status: **Built 2003**
Building Size: **27,000 SF**
Land Area: **1 AC**
Stories: **1**
Expenses: **2017 Tax @ \$1.56/sf, 2011 Est Tax @ \$0.71/sf; 2011 Est Ops @ \$6.29/sf**

Space Avail: **4,993 SF**
Max Contig: **2,000 SF**
Smallest Space: **1,433 SF**
Rent/SF/Yr: **\$19.75**
% Leased: **94.7%**

33



7801 N Waukegan Rd
Civic Center Plaza
Niles, IL 60714
Cook County
Near North Submarket

Building Type: **Retail**
Status: **Built 1998**
Building Size: **102,302 SF**
Land Area: **8.48 AC**
Stories: **1**
Expenses: **2017 Tax @ \$6.69/sf**

Space Avail: **4,009 SF**
Max Contig: **4,009 SF**
Smallest Space: **4,009 SF**
Rent/SF/Yr: **Withheld**
% Leased: **96.1%**

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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800-898 Civic Center Dr
Civic Center Plaza
Civic Center Plaza
Niles, IL 60714

7,615 SF
Not For Sale

Expenses: **2017 Tax @ \$11.18/sf, 2012 Est Tax @ \$0.63/sf; 2010 Ops @ \$5.87/sf, 2012 Est Ops @ \$5.87/sf**
Parking: **60 free Surface Spaces are available; Ratio of 3.05/1,000 SF**
Utilities: -

Power: -
Rail Line: -

Landlord Rep: **Regency Centers / Adam Foret (630) 368-8609**
Leasing Company: **Regency Centers / Ryan Ertel (513) 686-1631 -- 7,615 SF (1,200-1,949 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	01	Retail/Direct	Regency Centers	1,225 N	1,225	Withheld	Vacant	Negotiable	-	-
P 1st	2	Off/Ret/Direct	Regency Centers	1,200 N	1,200	Withheld	Vacant	Negotiable	-	-
P 1st	5	Retail/Direct	Regency Centers	1,800 N	1,800	Withheld	Vacant	Negotiable	-	-
P 1st	9	Retail/Direct	Regency Centers	1,949 N	1,949	Withheld	Vacant	Negotiable	-	-
P 1st	08	Retail/Direct	Regency Centers	1,441 N	1,441	Withheld	Vacant	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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7107-7109 W Dempster St
Niles, IL 60714

6,000 SF
Not For Sale

Expenses: **2017 Tax @ \$4.00/sf**
Parking: **37 Surface Spaces are available; Ratio of 3.08/1,000 SF**
Utilities: -

Power: -
Rail Line: -

Landlord Rep: **CBRE / Les Kristof (630) 573-1282 -- 6,000 SF (6,000 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Retail/Direct	CBRE	6,000 N	6,000	Withheld	Vacant	Negotiable	-	-



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3/17/2020

Building Notes

±3,000 SF Available
 Pylon Signage Available
 Excellent Visibility
 Located at Lighted Intersection
 High Traffic Counts on Dempster St (49,700 VPD)

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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7225-7245 W Dempster St	1,440 SF	-	110,538 SF	-	-	-
Sportmart Plaza	Not For Sale	1	9 AC	-	-	-
Niles, IL 60714						



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

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	-	-



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3/17/2020

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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7315 W Dempster St
Niles, IL 60714

24,308 SF
For Sale - Active

\$15.00/mg
3

24,308 SF
0.56 AC

-
-

-
-

-
-



Expenses: **2018 Tax @ \$2.53/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	\$15.00/mg	Vacant	Negotiable	-	-
P	1st	Retail/Direct	Darwin Realty	8,318 N	24,308	\$15.00/mg	Vacant	Negotiable	-	-
P	2nd	Retail/Direct	Darwin Realty	7,822 N	24,308	\$15.00/mg	Vacant	Negotiable	-	-

Building Notes

Location Corner: SE


Property Description: Free Standing Retail Building

Property Use Description: Free Standing Retail Building




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3/17/2020

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>8510 W Gold Rd Golf-Milwaukee Plaza Chase Bank Niles, IL 60714</p>	4,130 SF Not For Sale	\$50.00/nnn 1	4,130 SF 0.68 AC	- -	- -	- -
Expenses: 2010 Tax @ \$13.96/sf				Power: -		
Parking: 23 free Surface Spaces are available; Ratio of 5.57/1,000 SF				Rail Line: -		
Utilities: -						
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	\$50.00/nnn	11/2020	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>239 Golf Rd Golf Mill Shopping Center Golf Mill Shopping Center Niles, IL 60714</p>	295,279 SF Not For Sale	- 1	485,136 SF 59.79 AC	- -	- -	- -
Expenses: 2012 Tax @ \$0.35/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 John P. DeWolfe (855) 465-4966 Luke Sementa (630) 468-5041 -- 295,279 SF (300-213,502 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	-	-
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	-	-



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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	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	203	Retail/Direct	Sterling Organization	737 N	737	Withheld	Vacant	Negotiable	-	-
P 1st	295	Retail/Direct	Sterling Organization	4,157 N	4,157	Withheld	Vacant	Negotiable	-	-
P 1st	321	Retail/Direct	Sterling Organization	1,248 N	1,248	Withheld	Vacant	Negotiable	-	-
P 1st	326	Retail/Direct	Sterling Organization	838 N	838	Withheld	Vacant	Negotiable	-	-
P 1st	334	Retail/Direct	Sterling Organization	757 N	757	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	-	-

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 Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
	8351-8375 W Golf Rd	3,300 SF	-/nnn	26,109 SF	-	-
	Golf Road Plaza Golf Road Shopping Center Niles, IL 60714	Not For Sale	1	1.53 AC	-	-
Expenses: 2017 Tax @ \$6.72/sf; 2011 Ops @ \$3.77/sf				Power: -		
Parking: 94 free Surface Spaces are available; Ratio of 3.60/1,000 SF				Rail Line: -		
Utilities: -						
Landlord Rep: Akton Realty Corporation / A.Steffan A. Aliferakis (773) 774-9500 X228 -- 3,300 SF (3,300 SF)						



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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		Off/Ret/Direct	Akton Realty Corporation	3,300 N	3,300	\$19.00/nnn	Vacant	5 yrs	-	-
Building Notes										
<p>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.</p> <p>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.</p> <p>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.</p>										
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		8500-8526 W Golf Rd Golf-Milwaukee Plaza Niles, IL 60714	39,358 SF Not For Sale	\$16.00-\$19.00/n 1	215,637 SF 19 AC	- -	- -	- -		
			Expenses: 2017 Tax @ \$3.52/sf; 2011 Ops @ \$2.37/sf Parking: Ratio of 5.80/1,000 SF Utilities: -			Power: - Rail Line: -				
		Landlord Rep: Imperial Realty Company / Hunter Gleber (773) 736-6563 / Theron May (773) 736-6461 -- 39,358 SF (2,500-21,997 SF)								
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/n	Vacant	Negotiable	-	-
P 1st	8526-F	Retail/Direct	Imperial Realty Company	12,032 N	12,032	\$19.00/nnn	Vacant	Negotiable	-	-



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>8975 W Golf Rd The Breakers At Golf Mill Brookdale Niles Niles, IL 60714</p> <p>Expenses: 2012 Tax @ \$18.11/sf Parking: 50 Surface Spaces are available; Ratio of 4.27/1,000 SF Utilities: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: Imperial Realty Company / Josh Hergott (847) 452-9931 / Theron May (773) 736-6461 -- 1,350 SF (1,350 SF)</p>	1,350 SF Not For Sale	\$14.16/fs 1	11,700 SF 6 AC	- -	- -	- -


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	1,350 N	1,350	\$14.16/fs	Vacant	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
<p>9000-9196 W Golf Rd Golf Glen Mart Plaza Golf Glen Mart Plaza Niles, IL 60714</p> <p>Expenses: 2010 Tax @ \$3.83/sf; 2010 Ops @ \$2.67/sf Parking: 1,346 free Surface Spaces are available; Ratio of 5.78/1,000 SF Utilities: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: Glazer Properties / Mark Johnston (585) 359-3000 -- 112,066 SF (2,000-104,361 SF) Sublet Contact: GreatStreet Realty Partners, LLC / Sully Stadler (847) 472-5013 -- 104,170 SF (50,000-104,170 SF)</p>	216,236 SF Not For Sale	\$9.00-\$10.00 1	232,830 SF 19.42 AC	- -	- -	- -

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Retail/Sublet	GreatStreet Realty Partners, LLC	50,000-104,170	104,170	Withheld	Vacant	Negotiable	-	-
P 1st	27	Retail/Direct	Glazer Properties	2,705 N	2,705	\$10.00/nnn	Vacant	5-10 yrs	-	-
P 1st	15	Retail/Direct	Glazer Properties	3,000 N	3,000	\$10.00/nnn	Vacant	5-10 yrs	-	-
P 1st	31	Retail/Direct	Glazer Properties	104,361 N	104,361	\$9.00/nnn	Vacant	5-10 yrs	-	-
P 1st	12	Retail/Direct	Glazer Properties	2,000 N	2,000	\$10.00/nnn	Vacant	5-10 yrs	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
	9000-9196 W Golf Rd	12,000 SF	-	12,000 SF	-	-
	Golf Glen Mart Plaza Proposed Outlot Niles, IL 60714	Not For Sale	1	19.42 AC	-	-
Expenses: 2010 Tax @ \$29.44/sf				Power: -		
Parking: -				Rail Line: -		
Utilities: -						
Landlord Rep: RD Management, LLC / Darren Sasso -- 12,000 SF (12,000 SF)						


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 Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
	8900-8940 N Greenwood Ave	7,476 SF	-	90,574 SF	-	-
	Ballard Plaza Ballard Plaza Niles, IL 60714	Not For Sale	1	9.60 AC	-	-
Expenses: 2017 Tax @ \$6.71/sf, 2012 Est Tax @ \$7.16/sf; 2011 Ops @ \$6.92/sf, 2012 Est Ops @ \$6.92/sf				Power: -		
Parking: 437 Surface Spaces are available; Ratio of 4.82/1,000 SF				Rail Line: -		
Utilities: -						
Landlord Rep: CBRE / C.Joseph C. Parrott (312) 297-7680 / Sean McCourt (312) 297-7688 -- 7,476 SF (1,043-6,433 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	10	Retail/Direct	CBRE	6,433 N	6,433	Withheld	Vacant	5-10 yrs	-	-
P 1st	8	Retail/Direct	CBRE	1,043 N	1,043	Withheld	Vacant	5-10 yrs	-	-

Building Notes


Former Dominick's Grocery Store. Subdivision possible.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>7221 N Harlem Ave Niles, IL 60714</p> <p>SF Avail: 5,500 SF For Sale: Not For Sale</p> <p>Rent/SF/Yr: - Stories: 1</p> <p>RBA Land: 5,500 SF 0.77 AC</p> <p>Ceiling Height: - Drive Ins: -</p> <p>Docks: - Levelators: -</p> <p>Crane Sprinkler: -</p> <p>Expenses: 2015 Tax @ \$13.85/sf Parking: 25 free Surface Spaces are available; Ratio of 4.55/1,000 SF Utilities: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: Arthur J. Rogers & Co. / Mark Baumhart (773) 355-3000 Leasing Company: Arthur J. Rogers & Co. / Brian Schmitz (847) 439-2700 -- 5,500 SF (5,500 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E	1st	Retail/Direct	Arthur J. Rogers & Co.	5,500 N	5,500	Withheld	Vacant	1-5 yrs	-	-

Building Notes

Two buildings are located on the site.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>7327-7335 N Harlem Ave The Shops of Niles Niles, IL 60714</p> <p>SF Avail: 1,400 SF For Sale: Not For Sale</p> <p>Rent/SF/Yr: -/nnn Stories: 1</p> <p>RBA Land: 18,000 SF 1.17 AC</p> <p>Ceiling Height: - Drive Ins: -</p> <p>Docks: - Levelators: -</p> <p>Crane Sprinkler: -</p> <p>Expenses: 2014 Tax @ \$3.97/sf; 2014 Ops @ \$1.81/sf Parking: 72 free Surface Spaces are available; Ratio of 4.00/1,000 SF Utilities: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: McLennan Commercial Properties, Inc. / Peter Bianchi (847) 655-3361 -- 1,400 SF (1,400 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P	1st	Off/Ret/Direct	McLennan Commercial Properties, Inc.	1,400 N	1,400	\$10.00/nnn	Vacant	Negotiable	-	-




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Building Notes

New Construction, high-image strip center, with high-ceilings. Ideally located OFF Harlem Avenue, near the intersection of Harlem & Touhy. 300 feet of exposure on a very busy street gives any retailer a prime location.
Early lease signers will benefit by having their space custom built.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>7030-7040 N Milwaukee Ave Peterson Square Commercial Center Niles, IL 60714</p>	3,620 SF Not For Sale	-/mg 1	16,285 SF 1.88 AC	- -	- -	- -
Expenses: 2017 Tax @ \$1.76/sf Parking: 55 free Surface Spaces are available; Ratio of 3.38/1,000 SF Utilities: Gas - Natural, Sewer - City				Power: - Rail Line: -		
Landlord Rep: McLennan Commercial Properties, Inc. / J.Owen J. Hayes (847) 655-3362 -- 3,620 SF (3,620 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	7034	Flex/Direct	McLennan Commercial Properties, Inc.	3,620 N	3,620	\$10.94/mg	30 Days	Negotiable	-	-



Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>7625-7629 N Milwaukee Ave Niles, IL 60714</p>	900 SF Not For Sale	\$21.33/mg 2	4,574 SF 0.06 AC	- -	- -	- -
Expenses: 2017 Tax @ \$0.97/sf Parking: 5 free Surface Spaces are available; Ratio of 1.09/1,000 SF Utilities: -				Power: - Rail Line: -		
Landlord Rep: Akton Realty Corporation / A.Steffan A. Aliferakis (773) 774-9500 X228 -- 900 SF (900 SF)						

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	7627	Retail/Direct	Akton Realty Corporation	900 N	900	\$21.33/mg	Vacant	3 yrs	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		7634-7636 N Milwaukee Ave Niles, IL 60714	650 SF Not For Sale	-/mg 2	3,496 SF 0.14 AC	- -	- -	- -		
				Expenses: 2014 Tax @ \$3.62/sf Parking: 4 Surface Spaces are available; Ratio of 1.14/1,000 SF Utilities: -		Power: - Rail Line: -		Landlord Rep: Baird & Warner / Chuck West (847) 392-1855 -- 650 SF (650 SF)		
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	7636	Off/Ret/Direct	Baird & Warner	650 N	650	\$27.69/mg	Vacant	1-5 yrs	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		7649 N Milwaukee Ave Niles, IL 60714	5,115 SF For Sale - Active	\$17.00/mg 1	5,115 SF 0.24 AC	- -	- -	- -		
				Expenses: 2017 Tax @ \$1.97/sf Parking: 40 free Surface Spaces are available; Ratio of 7.82/1,000 SF Utilities: -		Power: - Rail Line: -		Landlord Rep: SVN I Chicago Commercial / T.John T. Joyce (847) 778-1254 / Johnny Joyce (847) 612-0464 -- 5,115 SF (5,115 SF)		
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Retail/Direct	SVN I Chicago Commercial	5,115 N	5,115	\$17.00/mg	TBD	1-10 yrs	-	-



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>7740-7752 N Milwaukee Ave Rayyan Plaza I Rayyan Plaza I Niles, IL 60714</p>	1,810 SF Not For Sale	\$15.00/nnn 1	10,000 SF 0.76 AC	- -	- -	- -
Expenses: 2017 Tax @ \$4.72/sf Parking: 48 Surface Spaces are available; Ratio of 1.79/1,000 SF Utilities: -				Power: - Rail Line: -		
Landlord Rep: Rayyan Investment Co / Ray Rayyan (847) 774-9417 -- 1,810 SF (1,810 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	7740	Retail/Direct	Rayyan Investment Co	1,810 N	1,810	\$15.00/nnn	Vacant	3-5 yrs	-	-

Building Notes

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

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>7872-7900 N Milwaukee Ave Oak Mill Plaza Oak Mill Plaza Niles, IL 60714</p>	9,050 SF Not For Sale	- 2	152,786 SF 10.59 AC	- -	- -	- -
Expenses: 2017 Tax @ \$3.25/sf, 2011 Est Tax @ \$3.97/sf; 2011 Est Ops @ \$1.65/sf Parking: 600 Surface Spaces are available; Ratio of 5.94/1,000 SF Utilities: -				Power: - Rail Line: -		
Landlord Rep: Phillips Edison & Company Andrew Schrage (317) 508-8119 -- 9,050 SF (1,050-5,000 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	012	Retail/Direct	Phillips Edison & Company	1,050 N	1,050	Withheld	Negotiable	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	001A	Retail/Direct	Phillips Edison & Company	3,000 N	3,000	Withheld	Vacant	Negotiable	-	-
P 1st	019A	Retail/Direct	Phillips Edison & Company	5,000 N	5,000	Withheld	30 Days	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
8820-8836 N Milwaukee Ave Niles, IL 60714	7,805 SF Not For Sale	\$8.50/nnn 1	15,450 SF 0.54 AC	- -	- -	- -

Expenses: **2017 Tax @ \$2.12/sf** Power: -
 Parking: **50 Surface Spaces are available; Ratio of 3.24/1,000 SF** Rail Line: -
 Utilities: -

Landlord Rep: **Coldwell Banker Commercial NRT / Bruce Heller (312) 915-4722 -- 7,805 SF (3,405-4,400 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P GRND	8820	Retail/Direct	Coldwell Banker Commercial NRT	3,405 N	3,405	\$8.50/nnn	Vacant	Negotiable	-	-
P GRND	8836	Retail/Direct	Coldwell Banker Commercial NRT	4,400 N	4,400	\$8.50/nnn	Vacant	Negotiable	-	-

Building Notes

Sitting mid-block at 8820 N. Milwaukee Avenue in Niles, Illinois, the property is located just fifteen minutes from downtown Chicago.



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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		8876-8888 N Milwaukee Ave Niles, IL 60714	1,700 SF Not For Sale	\$15.53/nnn 1	7,049 SF 0.29 AC	- -	- -	- -		
		Expenses: 2017 Tax @ \$5.50/sf, 2012 Est Tax @ \$4.31/sf; 2010 Ops @ \$1.50/sf, 2012 Est Ops @ \$1.50/sf Parking: 14 free Surface Spaces are available; Ratio of 1.99/1,000 SF Utilities: -				Power: - Rail Line: -				
		Landlord Rep: Century 21 Langos & Christian / Pete Gialamas (847) 593-3460 -- 1,700 SF (1,700 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Retail/Direct	Century 21 Langos & Christian	1,700 N	1,700	\$15.53/nnn	Vacant	2-10 yrs	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		9161-9169 N Milwaukee Ave Niles, IL 60714	2,400 SF Not For Sale	\$15.00/nnn 1	7,200 SF 0.52 AC	- -	- -	- -		
		Expenses: 2012 Tax @ \$9.00/sf; 2012 Ops @ \$1.00/sf Parking: 50 free Surface Spaces are available; Ratio of 6.94/1,000 SF Utilities: -				Power: - Rail Line: -				
		Landlord Rep: Sky Realty / (847) 663-1170								
		Leasing Company: Sky Realty / Haemin Chong (847) 404-7566 -- 2,400 SF (1,200-2,400 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Retail/Direct	Sky Realty	1,200-2,400	2,400	\$15.00/nnn	90 Days	3 yrs	-	-



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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9347-9371 N Milwaukee Ave
 Millbrook Shopping Center
 Millbrook Shopping Center
 Niles, IL 60714

5,000 SF
Not For Sale

\$18.00/tbd
1

29,732 SF
2.28 AC

-
 -

-
 -

-
 -



Expenses: **2017 Tax @ \$7.62/sf** Power: -
 Parking: **180 Surface Spaces are available; Ratio of 5.63/1,000 SF** Rail Line: -
 Utilities: -

Landlord Rep: **First In Realty Executives / Mark Mielnicki (773) 779-3473 X101 -- 5,000 SF (1,250-2,500 SF)**

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	3,750	\$18.00/tbd	Vacant	Negotiable	-	-
P 1st	Unit 9367	Retail/Direct	First In Realty Executives	2,500 N	3,750	\$18.00/tbd	Vacant	Negotiable	-	-
P 1st	9363	Office/Direct	First In Realty Executives	1,250 N	1,250	\$18.00/tbd	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.



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3/17/2020

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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9509-9519 N Milwaukee Ave
Niles, IL 60714

7,800 SF
Not For Sale

\$13.00/nnn
1

24,245 SF
1.09 AC

-
-

-
-

-
-



Expenses: 2017 Tax @ \$4.00/sf, 2011 Est Tax @ \$1.52/sf; 2012 Ops @ \$2.09/sf, 2011 Est Ops @ \$2.09/sf
 Parking: 25 Surface Spaces are available; Ratio of 1.03/1,000 SF
 Utilities: -
 Power: -
 Rail Line: -

Landlord Rep: Coldwell Banker Commercial NRT / Kiki Ress (773) 617-7629

Leasing Company: Berkshire Hathaway Home Services Koenig Rubloff / Kiki Ress (773) 617-7629 -- 7,800 SF (2,300-5,500 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	9509	Retail/Direct	Berkshire Hathaway Home Services Koenig Rubloff	2,300 N	2,300	\$13.00/nnn	Vacant	Negotiable	-	-
P 1st	9517	Office/Direct	Berkshire Hathaway Home Services Koenig Rubloff	5,500 N	5,500	\$15.00/nnn	Vacant	Negotiable	-	-

Building Notes

Property Description: STRIP RETAIL BUILDING

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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9631 N Milwaukee Ave
Golf-Milwaukee Plaza
TitleMax
Niles, IL 60714

3,466 SF
Not For Sale

\$42.50/nnn
1

3,466 SF
0.58 AC

-
-

-
-

-
-



Expenses: 2011 Tax @ \$13.13/sf, 2012 Est Tax @ \$7.23/sf; 2011 Ops @ \$0.78/sf, 2012 Est Ops @ \$0.78/sf
 Parking: 29 Surface Spaces are available; Ratio of 8.37/1,000 SF
 Utilities: -
 Power: -
 Rail Line: -



Landlord Rep: Imperial Realty Company / Hunter Gleber (773) 736-6563 / Theron May (773) 736-6461 -- 3,466 SF (3,466 SF)

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		Retail/Direct	Imperial Realty Company	3,466 N	3,466	\$42.50/nnn	Vacant	Negotiable	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		7100 W Oakton St Niles, IL 60714	10,588 SF Not For Sale	-/fs 2	19,858 SF 1.91 AC	- -	- -	- -		
			Expenses: 2017 Tax @ \$3.22/sf Parking: 100 Surface Spaces are available; Ratio of 5.03/1,000 SF Utilities: -		Power: - Rail Line: -					
		Landlord Rep: CBRE / Patrick Elwood (630) 573-7050 -- 10,588 SF (10,588 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 2nd		Office/Direct	CBRE	10,588 N	10,588	\$13.00/fs	30 Days	Negotiable	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		5605-5699 W Touhy Ave Village Crossing Village Crossing Niles Niles, IL 60714	7,716 SF Not For Sale	- 1	161,513 SF 16.27 AC	- -	- -	- -		
			Expenses: 2016 Tax @ \$7.73/sf Parking: 4,020 free Surface Spaces are available; Ratio of 10.00/1,000 SF Utilities: -		Power: - Rail Line: -					
		Landlord Rep: CBRE / Brendan Reedy (312) 297-7614 / Jimmy Danaher (312) 540-4601 -- 7,716 SF (889-4,325 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	148	Retail/Direct	CBRE	4,325 N	4,325	Withheld	Vacant	Negotiable	-	-
P 1st	128	Retail/Direct	CBRE	2,502 N	2,502	Withheld	Vacant	Negotiable	-	-
P 1st	174	Retail/Direct	CBRE	889 N	889	Withheld	Vacant	Negotiable	-	-



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Building Notes

Village Crossing is a 449,523 sf retail property located in Cook County at W Touhy Ave & Carpenter Rd in Skokie, IL.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
5660 W Touhy Ave Pointe Plaza Babies'R'us Niles, IL 60714	36,714 SF Not For Sale	- 1	36,714 SF 0.88 AC	- -	- -	- -
Expenses: 2017 Tax @ \$4.72/sf; 2011 Ops @ \$2.57/sf Parking: 192 Surface Spaces are available Utilities: -				Power: - Rail Line: -		
Landlord Rep: Mid-America Real Estate Corp. / Sarah Norlander (630) 954-7290 / Campbell Wickland (630) 954-7236 -- 36,714 SF (36,714 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	5660	Retail/Direct	Mid-America Real Estate Corp.	36,714 N	36,714	Withheld	30 Days	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
5670 W Touhy Ave Pointe Plaza Dressbarn Niles, IL 60714	7,500 SF Not For Sale	- 1	7,500 SF 0.17 AC	- -	- -	- -
Expenses: 2017 Tax @ \$5.80/sf Parking: 200 Surface Spaces are available Utilities: -				Power: - Rail Line: -		
Landlord Rep: Mid-America Real Estate Corp. / Sarah Norlander (630) 954-7290 / Campbell Wickland (630) 954-7236 -- 7,500 SF (7,500 SF)						



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	-	-



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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5700-5768 W Touhy Ave
 Pointe Plaza
 Pointe Plaza
 Niles, IL 60714

3,908 SF
Not For Sale

Expenses: **2017 Tax @ \$9.96/sf**
 Parking: **1,560 free Surface Spaces are available; Ratio of 10.00/1,000 SF**
 Utilities: **Gas - Natural, Sewer - City**

113,591 SF
14.55 AC

Power: -
 Rail Line: -



Landlord Rep: **Mid-America Real Estate Corp. / Sarah Norlander (630) 954-7290 / Campbell Wickland (630) 954-7236 -- 3,908 SF (1,908-2,000 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	5704	Retail/Direct	Mid-America Real Estate Corp.	2,000 N	2,000	Withheld	Vacant	Negotiable	-	-
P 1st	5720	Retail/Direct	Mid-America Real Estate Corp.	1,908 N	1,908	Withheld	30 Days	Negotiable	-	-

Building Notes

Located in the dynamic and densely populated suburb of Niles. It offers a substantial complement of in-line and outlot tenants.

Demographics:

Population:
 1 mile: 11,205
 3 mile: 173,801
 5 mile: 660,806


Median Age:
 1 mile: 44.7
 3 mile: 42.8
 5 mile: 38.7

2004 Average Household Income:
 1 mile: \$97,270
 3 mile: \$77,687
 5 mile: \$71,483




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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>8600 W Golf Rd The Shops On Golf The Shops On Golf Niles, IL 60714</p>	4,993 SF Not For Sale	\$19.75/n 1	27,000 SF 1 AC	- -	- -	- -
Expenses: 2017 Tax @ \$1.56/sf, 2011 Est Tax @ \$0.71/sf; 2011 Est Ops @ \$6.29/sf Power: - Parking: 50 Surface Spaces are available; Ratio of 1.85/1,000 SF Rail Line: - Utilities: -						
Landlord Rep: Lake Michigan Financial, Inc. / M.James M. Reddy (312) 810-1017 -- 4,993 SF (1,433-2,000 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	8604	Retail/Direct	Lake Michigan Financial, Inc.	1,433 N	1,433	\$19.75/n	Vacant	5-10 yrs	-	-
P 1st		Retail/Direct	Lake Michigan Financial, Inc.	2,000 N	2,000	\$19.75/n	30 Days	Negotiable	-	-
P 1st		Retail/Direct	Lake Michigan Financial, Inc.	1,560 N	1,560	\$19.75/n	30 Days	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>7801 N Waukegan Rd Civic Center Plaza Civic Center Plaza Niles, IL 60714</p>	4,009 SF Not For Sale	- 1	102,302 SF 8.48 AC	- -	- -	- -
Expenses: 2017 Tax @ \$6.69/sf Power: - Parking: 198 Surface Spaces are available; Ratio of 1.93/1,000 SF Rail Line: - Utilities: -						
Landlord Rep: Regency Centers / Adam Foret (630) 368-8609 Leasing Company: Regency Centers / Ryan Ertel (513) 686-1631 -- 4,009 SF (4,009 SF)						

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 Centers	4,009 N	4,009	Withheld	Vacant	Negotiable	-	-



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Building Notes

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



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