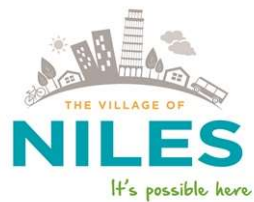


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# Retail Space Availability Report

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PREPARED BY:

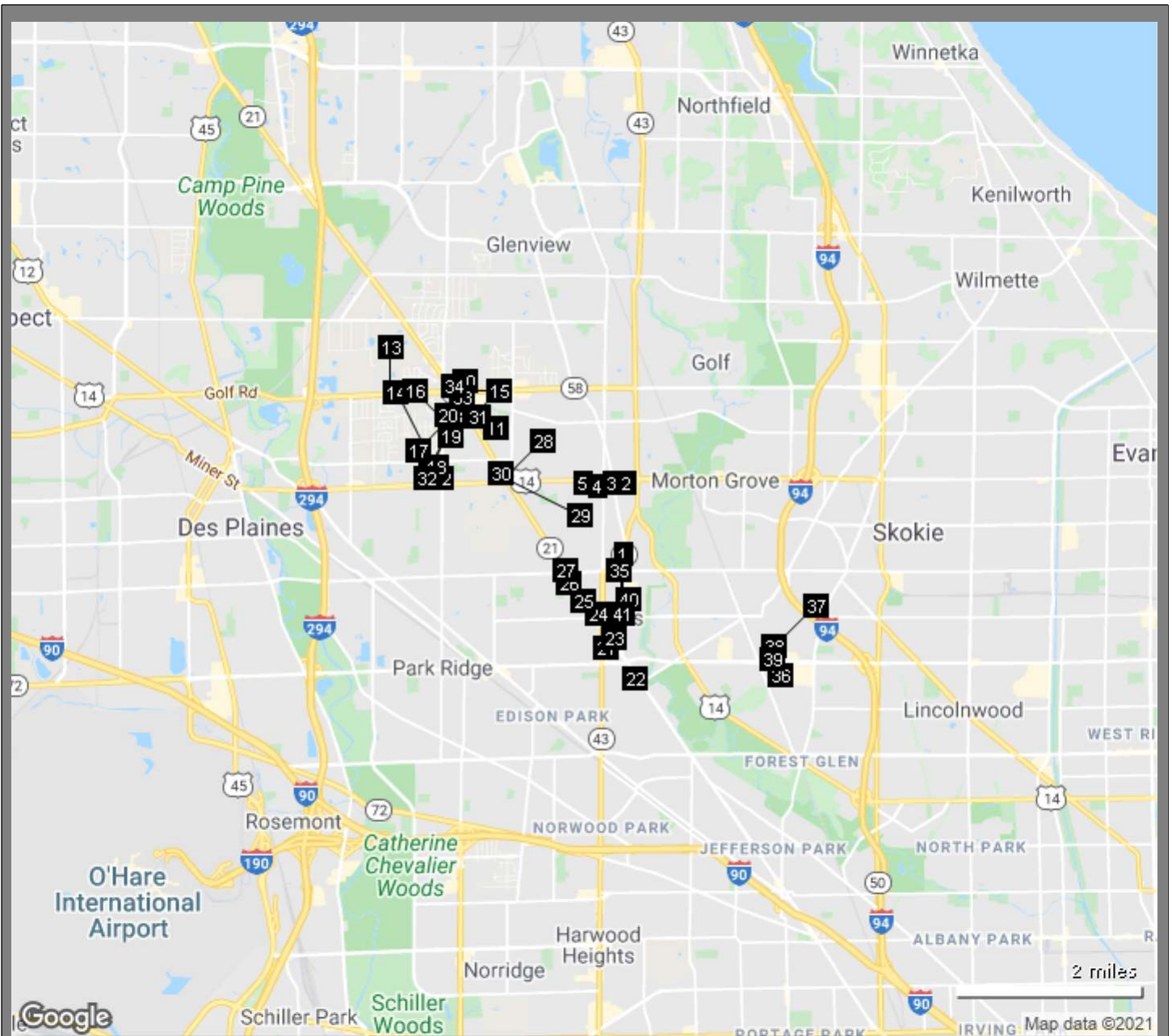


**Village of Niles**

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: **2018 Tax @ \$10.93/sf, 2012 Est Tax @ \$0.63/sf; 2010 Ops @ \$5.87/sf, 2012 Est Ops @ \$5.87/sf**

Space Avail: **6,390 SF**  
 Max Contig: **1,949 SF**  
 Smallest Space: **1,200 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **67.5%**















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







1/20/2021







2		<p><b>7007-7031 Dempster St</b>  <b>Ron Center</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/(Strip Ctr)</b>  Status: <b>Built 1999</b>  Building Size: <b>21,711 SF</b>  Land Area: <b>1 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$8.66/sf</b></p>	<p>Space Avail: <b>4,000 SF</b>  Max Contig: <b>4,000 SF</b>  Smallest Space: <b>4,000 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>81.6%</b></p>
3		<p><b>7107-7109 W Dempster St</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>  Status: <b>Built 2004</b>  Building Size: <b>15,000 SF</b>  Land Area: <b>0.63 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$5.01/sf</b></p>	<p>Space Avail: <b>6,000 SF</b>  Max Contig: <b>6,000 SF</b>  Smallest Space: <b>6,000 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>60.0%</b></p>
4		<p><b>7225-7245 W Dempster St</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/(Neighborhood Ctr)</b>  Status: <b>Built 1960, Renov 1991</b>  Building Size: <b>110,538 SF</b>  Land Area: <b>9 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$5.44/sf, 2012 Est Tax @ \$4.27/sf; 2009 Ops @ \$4.92/sf, 2012 Est Ops @ \$1.08/sf</b></p>	<p>Space Avail: <b>3,134 SF</b>  Max Contig: <b>1,694 SF</b>  Smallest Space: <b>1,440 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>97.2%</b></p>
5		<p><b>7315 W Dempster St</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>  Status: <b>Built 1971</b>  Building Size: <b>24,308 SF</b>  Land Area: <b>0.56 AC</b>  Stories: <b>3</b>  Expenses: <b>2018 Tax @ \$2.53/sf</b></p>	<p>Space Avail: <b>24,308 SF</b>  Max Contig: <b>24,308 SF</b>  Smallest Space: <b>7,822 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>0%</b></p>
6		<p><b>8650-8832 W Dempster St</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>N/W/C</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/(Community Ctr)</b>  Status: <b>Built 1968, Renov 1999</b>  Building Size: <b>217,918 SF</b>  Land Area: <b>19 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$2.01/sf; 1995 Ops @ \$0.28/sf</b></p>	<p>Space Avail: <b>8,690 SF</b>  Max Contig: <b>3,000 SF</b>  Smallest Space: <b>800 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>99.2%</b></p>
7		<p><b>8510 W Gold Rd</b>  <b>Chase Bank</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Bank</b>  Status: <b>Existing</b>  Building Size: <b>4,130 SF</b>  Land Area: <b>0.68 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$14.00/sf</b></p>	<p>Space Avail: <b>4,130 SF</b>  Max Contig: <b>4,130 SF</b>  Smallest Space: <b>4,130 SF</b>  Rent/SF/Yr: <b>\$40.00</b>  % Leased: <b>0%</b></p>







8		<p><b>239 Golf Rd</b>  <b>Golf Mill Shopping Center</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Golf Road and Milwaukee Avenue</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/(Super Regional Mall)</b>  Status: <b>Built 1960, Renov 2007</b>  Building Size: <b>485,136 SF</b>  Land Area: <b>59.79 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$3.21/sf; 2006 Combined Est Tax/Ops @ \$12.78/sf</b></p>	<p>Space Avail: <b>350,981 SF</b>  Max Contig: <b>213,502 SF</b>  Smallest Space: <b>208 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>87.8%</b></p>
9		<p><b>8351-8375 W Golf Rd</b>  <b>Golf Road Shopping Center</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/(Strip Ctr)</b>  Status: <b>Built 1982</b>  Building Size: <b>26,109 SF</b>  Land Area: <b>1.53 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$6.58/sf; 2011 Ops @ \$3.77/sf</b></p>	<p>Space Avail: <b>3,300 SF</b>  Max Contig: <b>3,300 SF</b>  Smallest Space: <b>3,300 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>87.4%</b></p>
10		<p><b>8500-8526 W Golf Rd</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>N/E/C</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/(Community Ctr)</b>  Status: <b>Built 1982, Renov 2006</b>  Building Size: <b>215,637 SF</b>  Land Area: <b>19 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$3.58/sf; 2011 Ops @ \$2.37/sf</b></p>	<p>Space Avail: <b>39,358 SF</b>  Max Contig: <b>21,997 SF</b>  Smallest Space: <b>2,500 SF</b>  Rent/SF/Yr: <b>\$16.00-\$19.00</b>  % Leased: <b>81.8%</b></p>
11		<p><b>8530-8534 W Golf Rd</b>  <b>Golf-Milwaukee Plaza Retail Space</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail</b>  Status: <b>Built 1982</b>  Building Size: <b>2,442 SF</b>  Land Area: <b>0.25 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$10.07/sf</b></p>	<p>Space Avail: <b>825 SF</b>  Max Contig: <b>825 SF</b>  Smallest Space: <b>825 SF</b>  Rent/SF/Yr: <b>\$36.25</b>  % Leased: <b>100%</b></p>
12		<p><b>8975 W Golf Rd</b>  <b>Brookdale Niles</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail</b>  Status: <b>Built 1989</b>  Building Size: <b>11,700 SF</b>  Land Area: <b>6 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$24.40/sf</b></p>	<p>Space Avail: <b>594 SF</b>  Max Contig: <b>594 SF</b>  Smallest Space: <b>594 SF</b>  Rent/SF/Yr: <b>\$17.00</b>  % Leased: <b>94.9%</b></p>
13		<p><b>9000-9196 W Golf Rd</b>  <b>Golf Glen Mart Plaza</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>N/E/C</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/(Community Ctr)</b>  Status: <b>Built 1979</b>  Building Size: <b>232,830 SF</b>  Land Area: <b>19.42 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$1.68/sf; 2010 Ops @ \$2.67/sf</b></p>	<p>Space Avail: <b>111,566 SF</b>  Max Contig: <b>104,361 SF</b>  Smallest Space: <b>2,000 SF</b>  Rent/SF/Yr: <b>\$8.00-\$9.00</b>  % Leased: <b>52.1%</b></p>

14		<p><b>9000-9196 W Golf Rd</b>  <b>Proposed Outlot</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>  Status: <b>Proposed, breaks ground Jan 2022</b>  Building Size: <b>12,000 SF</b>  Land Area: <b>19.42 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$32.64/sf</b></p>	<p>Space Avail: <b>12,000 SF</b>  Max Contig: <b>12,000 SF</b>  Smallest Space: <b>12,000 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>0%</b></p>
15		<p><b>220 Golf Mill Ctr</b>  <b>JCPenney</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Department Store</b>  Status: <b>Built 1966</b>  Building Size: <b>190,177 SF</b>  Land Area: <b>2.18 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$1.18/sf; 2011 Ops @ \$3.02/sf</b></p>	<p>Space Avail: <b>2,967 SF</b>  Max Contig: <b>1,239 SF</b>  Smallest Space: <b>790 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>
16		<p><b>229 Golf Mill Ctr</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Supermarket</b>  Status: <b>Built 1990</b>  Building Size: <b>36,661 SF</b>  Land Area: <b>1.06 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$3.75/sf</b></p>	<p>Space Avail: <b>1,752 SF</b>  Max Contig: <b>960 SF</b>  Smallest Space: <b>792 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>
17		<p><b>400 Golf Mill Ctr</b>  <b>Sears</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Department Store</b>  Status: <b>Built 1960, Renov 2007</b>  Building Size: <b>213,042 SF</b>  Land Area: <b>9.37 AC</b>  Stories: <b>2</b>  Expenses: <b>2018 Tax @ \$2.66/sf</b></p>	<p>Space Avail: <b>8,662 SF</b>  Max Contig: <b>8,662 SF</b>  Smallest Space: <b>8,662 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>95.9%</b></p>
18		<p><b>8900-8940 N Greenwood Ave</b>  <b>Ballard Plaza</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail</b>  Status: <b>Built 1992</b>  Building Size: <b>90,574 SF</b>  Land Area: <b>9.60 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$6.76/sf, 2012 Est Tax @ \$7.16/sf; 2011 Ops @ \$6.92/sf, 2012 Est Ops @ \$6.92/sf</b></p>	<p>Space Avail: <b>11,843 SF</b>  Max Contig: <b>6,433 SF</b>  Smallest Space: <b>1,043 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>86.9%</b></p>
19		<p><b>9215 N Greenwood Ave</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Restaurant</b>  Status: <b>Built 1990</b>  Building Size: <b>34,193 SF</b>  Land Area: <b>2.74 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$2.98/sf; 2011 Ops @ \$2.66/sf</b></p>	<p>Space Avail: <b>32,279 SF</b>  Max Contig: <b>17,182 SF</b>  Smallest Space: <b>15,097 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>



20		<p><b>9411 N Greenwood Ave</b>  <b>Sears Auto Center</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Auto Repair</b>  Status: <b>Built 1965</b>  Building Size: <b>16,305 SF</b>  Land Area: <b>1.96 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$39.57/sf; 2011 Ops @ \$2.60/sf</b></p>	<p>Space Avail: <b>16,305 SF</b>  Max Contig: <b>16,305 SF</b>  Smallest Space: <b>16,305 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>
21		<p><b>7313-7337 N Harlem Ave</b>  <b>The Shops of Niles</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Storefront</b>  Status: <b>Built 2005</b>  Building Size: <b>18,000 SF</b>  Land Area: <b>1.17 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$5.12/sf; 2014 Ops @ \$1.81/sf</b></p>	<p>Space Avail: <b>4,200 SF</b>  Max Contig: <b>2,800 SF</b>  Smallest Space: <b>1,400 SF</b>  Rent/SF/Yr: <b>\$18.00</b>  % Leased: <b>92.2%</b></p>
22		<p><b>7030-7040 N Milwaukee Ave</b>  <b>Peterson Square Commercial Center</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Storefront Retail/Office</b>  Status: <b>Built 1988</b>  Building Size: <b>16,285 SF</b>  Land Area: <b>1.88 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$1.72/sf</b></p>	<p>Space Avail: <b>3,620 SF</b>  Max Contig: <b>3,620 SF</b>  Smallest Space: <b>3,620 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>
23		<p><b>7403-7421 N Milwaukee Ave</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/(Strip Ctr)</b>  Status: <b>Built 1970</b>  Building Size: <b>19,200 SF</b>  Land Area: <b>0.84 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$4.54/sf</b></p>	<p>Space Avail: <b>19,200 SF</b>  Max Contig: <b>19,200 SF</b>  Smallest Space: <b>3,200 SF</b>  Rent/SF/Yr: <b>\$10.00</b>  % Leased: <b>100%</b></p>
24		<p><b>7625-7629 N Milwaukee Ave</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Storefront Retail/Residential</b>  Status: <b>Built 1956</b>  Building Size: <b>4,574 SF</b>  Land Area: <b>0.06 AC</b>  Stories: <b>2</b>  Expenses: <b>2018 Tax @ \$0.98/sf</b></p>	<p>Space Avail: <b>900 SF</b>  Max Contig: <b>900 SF</b>  Smallest Space: <b>900 SF</b>  Rent/SF/Yr: <b>\$21.33</b>  % Leased: <b>80.3%</b></p>
25		<p><b>7740-7752 N Milwaukee Ave</b>  <b>Rayyan Plaza I</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>  Status: <b>Built 1988</b>  Building Size: <b>10,000 SF</b>  Land Area: <b>0.76 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$4.77/sf</b></p>	<p>Space Avail: <b>1,100 SF</b>  Max Contig: <b>1,100 SF</b>  Smallest Space: <b>1,100 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>89.0%</b></p>

26		<p><b>7872-7900 N Milwaukee Ave</b>  <b>Oak Mill Plaza</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>S/W/C</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding (Neighborhood Ctr)</b>  Status: <b>Built 1985</b>  Building Size: <b>152,786 SF</b>  Land Area: <b>10.59 AC</b>  Stories: <b>2</b>  Expenses: <b>2018 Tax @ \$3.28/sf, 2011 Est Tax @ \$3.97/sf; 2011 Est Ops @ \$1.65/sf</b></p>	<p>Space Avail: <b>8,850 SF</b>  Max Contig: <b>5,000 SF</b>  Smallest Space: <b>1,050 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>98.2%</b></p>
27		<p><b>8004 N Milwaukee Ave</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail</b>  Status: <b>Built 1970</b>  Building Size: <b>14,771 SF</b>  Land Area: <b>0.45 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$4.65/sf</b></p>	<p>Space Avail: <b>14,771 SF</b>  Max Contig: <b>14,771 SF</b>  Smallest Space: <b>14,771 SF</b>  Rent/SF/Yr: <b>\$94.10</b>  % Leased: <b>100%</b></p>
28		<p><b>8820-8836 N Milwaukee Ave</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>  Status: <b>Built 1960</b>  Building Size: <b>15,450 SF</b>  Land Area: <b>0.54 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$1.93/sf</b></p>	<p>Space Avail: <b>9,805 SF</b>  Max Contig: <b>4,400 SF</b>  Smallest Space: <b>2,000 SF</b>  Rent/SF/Yr: <b>\$8.50-\$12.00</b>  % Leased: <b>49.5%</b></p>
29		<p><b>8850-8860 N Milwaukee Ave</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Storefront Retail/Office</b>  Status: <b>Built 1980</b>  Building Size: <b>13,555 SF</b>  Land Area: <b>0.31 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$3.74/sf</b></p>	<p>Space Avail: <b>1,100 SF</b>  Max Contig: <b>1,100 SF</b>  Smallest Space: <b>1,100 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>91.9%</b></p>
30		<p><b>8876-8888 N Milwaukee Ave</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>  Status: <b>Built 1965</b>  Building Size: <b>7,049 SF</b>  Land Area: <b>0.29 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$4.44/sf, 2012 Est Tax @ \$4.31/sf; 2010 Ops @ \$1.50/sf, 2012 Est Ops @ \$1.50/sf</b></p>	<p>Space Avail: <b>1,700 SF</b>  Max Contig: <b>1,700 SF</b>  Smallest Space: <b>1,700 SF</b>  Rent/SF/Yr: <b>\$15.53</b>  % Leased: <b>75.9%</b></p>
31		<p><b>9347-9371 N Milwaukee Ave</b>  <b>Millbrook Shopping Center</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>East side of N Milw. Ave, south of Golf</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>  Status: <b>Built 1972</b>  Building Size: <b>29,732 SF</b>  Land Area: <b>2.28 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$8.22/sf</b></p>	<p>Space Avail: <b>10,000 SF</b>  Max Contig: <b>7,500 SF</b>  Smallest Space: <b>1,250 SF</b>  Rent/SF/Yr: <b>\$18.00</b>  % Leased: <b>66.4%</b></p>

32		<p><b>9509-9519 N Milwaukee Ave</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Storefront Retail/Office</b>  Status: <b>Built 1971</b>  Building Size: <b>24,245 SF</b>  Land Area: <b>1.09 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$4.28/sf, 2011 Est Tax @ \$1.52/sf; 2012 Ops @ \$2.09/sf, 2011 Est Ops @ \$2.09/sf</b></p>	<p>Space Avail: <b>7,800 SF</b>  Max Contig: <b>5,500 SF</b>  Smallest Space: <b>2,300 SF</b>  Rent/SF/Yr: <b>\$13.00</b>  % Leased: <b>67.8%</b></p>
33		<p><b>9555 N Milwaukee Ave</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>  Status: <b>Existing</b>  Building Size: <b>35,050 SF</b>  Land Area: <b>2.58 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$6.47/sf</b></p>	<p>Space Avail: <b>7,000 SF</b>  Max Contig: <b>7,000 SF</b>  Smallest Space: <b>1,800 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>80.0%</b></p>
34		<p><b>9631 N Milwaukee Ave</b>  <b>TitleMax</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Fast Food</b>  Status: <b>Built 1988</b>  Building Size: <b>3,466 SF</b>  Land Area: <b>0.58 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$14.63/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>  Max Contig: <b>3,466 SF</b>  Smallest Space: <b>3,466 SF</b>  Rent/SF/Yr: <b>\$42.50</b>  % Leased: <b>0%</b></p>
35		<p><b>7100 W Oakton St</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Bank</b>  Status: <b>Existing</b>  Building Size: <b>19,858 SF</b>  Land Area: <b>1.91 AC</b>  Stories: <b>2</b>  Expenses: <b>2018 Tax @ \$4.62/sf</b></p>	<p>Space Avail: <b>10,588 SF</b>  Max Contig: <b>10,588 SF</b>  Smallest Space: <b>10,588 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>
36		<p><b>5605-5699 W Touhy Ave</b>  <b>Village Crossing Niles</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>  Status: <b>Built 1989, Renov 1991</b>  Building Size: <b>161,513 SF</b>  Land Area: <b>16.27 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$8.06/sf</b></p>	<p>Space Avail: <b>7,716 SF</b>  Max Contig: <b>4,325 SF</b>  Smallest Space: <b>889 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>95.2%</b></p>
37		<p><b>5660 W Touhy Ave</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Pointe Plaza</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding</b>  Status: <b>Existing</b>  Building Size: <b>36,714 SF</b>  Land Area: <b>0.88 AC</b>  Stories: <b>1</b>  Expenses: <b>2018 Tax @ \$1.70/sf; 2011 Ops @ \$2.57/sf</b></p>	<p>Space Avail: <b>36,714 SF</b>  Max Contig: <b>36,714 SF</b>  Smallest Space: <b>36,714 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>



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**5670 W Touhy Ave**  
**Dressbarn**  
**Niles, IL 60714**

**Cook County**

**Pointe Plaza**  
**Near North Submarket**

Building Type: **Retail/Freestanding**  
Status: **Existing**  
Building Size: **7,500 SF**  
Land Area: **0.17 AC**  
Stories: **1**  
Expenses: **2018 Tax @ \$5.22/sf**

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

39



**5700-5768 W Touhy Ave**  
**Pointe Plaza**  
**Niles, IL 60714**

**Cook County**

**N/W/C**  
**Near North Submarket**

Building Type: **Retail/Freestanding (Power Ctr)**  
Status: **Built 1999**  
Building Size: **113,591 SF**  
Land Area: **14.55 AC**  
Stories: **1**  
Expenses: **2018 Tax @ \$9.33/sf**

Space Avail: **3,908 SF**  
Max Contig: **2,000 SF**  
Smallest Space: **1,908 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **98.2%**

40



**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: **2018 Tax @ \$6.54/sf**

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

41




**7946-7962 N Waukegan Rd**  
**Village View**  
**Niles, IL 60714**

**Cook County**


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

Building Type: **Retail/Freestanding**  
Status: **Built 1965, Renov 2004**  
Building Size: **13,754 SF**  
Land Area: **0.90 AC**  
Stories: **1**  
Expenses: **2018 Tax @ \$4.64/sf**

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

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p><b>800-898 Civic Center Dr</b> Civic Center Plaza Civic Center Plaza Niles, IL 60714</p> <p>Expenses: <b>2018 Tax @ \$10.93/sf, 2012 Est Tax @ \$0.63/sf; 2010 Ops @ \$5.87/sf, 2012 Est Ops @ \$5.87/sf</b> Parking: <b>60 free Surface Spaces are available; Ratio of 3.05/1,000 SF</b> Utilities: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: <b>Regency Centers / Adam Foret (630) 368-8609</b> Leasing Company: <b>Regency Centers / Ryan Ertel (513) 686-1631 -- 6,390 SF (1,200-1,949 SF)</b></p>	<b>6,390 SF</b> <b>Not For Sale</b>	- <b>1</b>	<b>19,651 SF</b> <b>7.12 AC</b>	- -	- -	- -

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 Centers Chicago Real Estate Resources	1,200 N	1,200	Withheld	Vacant	Negotiable	-	-
P 1st	5	Retail/Direct	Regency Centers Chicago Real Estate Resources	1,800 N	1,800	Withheld	Vacant	Negotiable	-	-
P 1st	9	Retail/Direct	Regency Centers Chicago Real Estate Resources	1,949 N	1,949	Withheld	Vacant	Negotiable	-	-
P 1st	08	Retail/Direct	Regency Centers Chicago Real Estate Resources	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
 <p><b>7007-7031 Dempster St</b> Ron Center Ron Center Niles, IL 60714</p> <p>Expenses: <b>2018 Tax @ \$8.66/sf</b> Parking: - Utilities: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: <b>CBRE / Les Kristof (630) 573-1282 -- 4,000 SF (4,000 SF)</b></p>	<b>4,000 SF</b> <b>Not For Sale</b>	- <b>1</b>	<b>21,711 SF</b> <b>1 AC</b>	- -	- -	- -

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
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P 1st	Retail/Direct	CBRE	4,000 N	4,000	Withheld	Vacant	Negotiable	-	-
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**Building Notes**

±4,000 SF Restaurant Available  
 -Ample Parking  
 -Multiple Points of Ingress/Egress  
 -Surrounded by National Retailers  
 -Pylon Signage Available  
 -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
7107-7109 W Dempster St Niles, IL 60714	6,000 SF Not For Sale	- 1	15,000 SF 0.63 AC	- -	- -	- -
<div data-bbox="119 544 431 747" data-label="Image"> </div> <p>Expenses: 2018 Tax @ \$5.01/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)</p>						

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	-	-


**Building Notes**

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




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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><b>7225-7245 W Dempster St</b> Sportmart Plaza Niles, IL 60714</p>	<b>3,134 SF</b> Not For Sale	- 1	<b>110,538 SF</b> 9 AC	- -	- -	- -
Expenses: <b>2018 Tax @ \$5.44/sf, 2012 Est Tax @ \$4.27/sf; 2009 Ops @ \$4.92/sf, 2012 Est Ops @ \$1.08/sf</b> Parking: <b>442 free Surface Spaces are available; Ratio of 4.97/1,000 SF</b> Utilities: <b>Gas - Natural, Sewer - City</b>				Power: -	Rail Line: -	
Landlord Rep: <b>Next Realty / Amy Levin (847) 881-2008 -- 3,134 SF (1,440-1,694 SF)</b>						

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	-	-
P	1st		Off/Ret/Direct	Next Realty	1,694 N	1,694	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
 <p><b>7315 W Dempster St</b> Niles, IL 60714</p>	<b>24,308 SF</b> For Sale at \$1,300,000 (\$53.48/SF) - Active	For Sale Only 3	<b>24,308 SF</b> 0.56 AC	- -	- -	- -
Expenses: <b>2018 Tax @ \$2.53/sf</b> Parking: <b>25 Surface Spaces are available; Ratio of 1.48/1,000 SF</b> Utilities: -				Power: -	Rail Line: -	
Landlord Rep: <b>Darwin Realty / G.Richard G. Daly (630) 782-9520 X3859 / Chris Mergenthaler (630) 782-9520 -- 24,308 SF (7,822-8,318 SF)</b>						

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	Withheld	Vacant	Negotiable	-	-
E	1st		Retail/Direct	Darwin Realty	7,822 N	24,308	Withheld	Vacant	Negotiable	-	-
E	2nd		Retail/Direct	Darwin Realty	8,318 N	24,308	Withheld	Vacant	Negotiable	-	-



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**Building Notes**

Location Corner: SE

Property Description: Free Standing Retail Building

Property Use Description: Free Standing 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
8650-8832 W Dempster St Dempster Plaza Niles, IL 60714	8,690 SF Not For Sale	- 1	217,918 SF 19 AC	- -	- -	- -
<p>Expenses: 2018 Tax @ \$2.01/sf; 1995 Ops @ \$0.28/sf      Power: -                      Parking: 235 free Surface Spaces are available; Ratio of      Rail Line: -                      3.10/1,000 SF                      Utilities: Gas - Natural, Sewer - City</p> <p>Landlord Rep: <b>Horizon Realty Services, Inc. / Ilija Pod (847) 870-8585 X232 -- 8,690 SF (800-3,000 SF)</b></p>						



Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Retail/Direct	Horizon Realty Services, Inc.	800-2,400	2,400	Withheld	30 Days	Negotiable	-	-
P 1st	8802	Retail/Direct	Horizon Realty Services, Inc.	1,790 N	1,790	Withheld	Vacant	Negotiable	-	-
P 1st	8812	Retail/Direct	Horizon Realty Services, Inc.	3,000 N	3,000	Withheld	30 Days	Negotiable	-	-
P 1st	8724	Retail/Direct	Horizon Realty Services, Inc.	1,500 N	1,500	Withheld	30 Days	Negotiable	-	-

**Building Notes**

\* 1,357 Car Parking

\* Near public transportation


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




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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><b>8510 W Gold Rd</b> Golf-Milwaukee Plaza Chase Bank Niles, IL 60714</p>	<b>4,130 SF</b>	<b>\$40.00/nnn</b>	<b>4,130 SF</b>	-	-	-
	<b>Not For Sale</b>	<b>1</b>	<b>0.68 AC</b>	-	-	-
Expenses: <b>2018 Tax @ \$14.00/sf</b> Parking: <b>23 free Surface Spaces are available; Ratio of 5.57/1,000 SF</b> Utilities: -				Power: - Rail Line: -		
Landlord Rep: <b>Imperial Realty Company / Hunter Gleber (773) 736-6563 / Theron May (773) 736-6461 -- 4,130 SF (4,130 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	4,130 N	4,130	\$40.00/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
 <p><b>239 Golf Rd</b> Golf Mill Shopping Center Golf Mill Shopping Center Niles, IL 60714</p>	<b>350,981 SF</b>	-	<b>485,136 SF</b>	-	-	-
	<b>Not For Sale</b>	<b>1</b>	<b>59.79 AC</b>	-	-	-
Expenses: <b>2018 Tax @ \$3.21/sf; 2006 Combined Est Tax/Ops @ \$12.78/sf</b> Parking: <b>5,492 free Surface Spaces are available; Ratio of 10.00/1,000 SF</b> Utilities: <b>Gas - Natural, Sewer - City</b>				Power: - Rail Line: -		
Landlord Rep: <b>Sterling Organization Luke Sementa (630) 468-5041 John P. DeWolfe (855) 465-4966 -- 350,981 SF (208-213,502 SF)</b>						

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	-	-



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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	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	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	-	-
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	247	Retail/Direct	Sterling Organization	1,239 N	1,239	Withheld	30 Days	Negotiable	-	-
P 1st	249	Retail/Direct	Sterling Organization	1,898 N	1,898	Withheld	60 Days	Negotiable	-	-
P 1st	3003	Retail/Direct	Sterling Organization	34,193 N	34,193	Withheld	60 Days	Negotiable	-	-
P 1st	317	Retail/Direct	Sterling Organization	2,877 N	2,877	Withheld	30 Days	Negotiable	-	-
P 1st	321	Retail/Direct	Sterling Organization	1,248 N	1,248	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.



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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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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: 2018 Tax @ \$6.58/sf; 2011 Ops @ \$3.77/sf  
Parking: 94 free 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 -- 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		Off/Ret/Direct	Akton Realty Corporation	3,300 N	3,300	\$19.00/nnn	Vacant	5 yrs	-	-

#### 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.



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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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**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: **2018 Tax @ \$3.58/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	-	-

**8530-8534 W Golf Rd**  
Golf-Milwaukee Plaza  
Golf-Milwaukee Plaza Retail  
Space  
Niles, IL 60714

**825 SF**  
**Not For Sale**

**\$36.25/nnn**  
**1**

**2,442 SF**  
**0.25 AC**

-  
-  
-



Expenses: **2018 Tax @ \$10.07/sf**  
 Parking: **45 free Surface Spaces are available; Ratio of 10.00/1,000 SF**  
 Utilities: -

Power: -  
 Rail Line: -


Landlord Rep: **Imperial Realty Company / Hunter Gleber (773) 736-6563 / Theron May (773) 736-6461 -- 825 SF (825 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	825 N	825	\$36.25/nnn	02/2021	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
 <b>8975 W Golf Rd</b> The Breakers At Golf Mill Brookdale Niles Niles, IL 60714	<b>594 SF</b> <b>Not For Sale</b>	<b>\$17.00/mg</b> <b>1</b>	<b>11,700 SF</b> <b>6 AC</b>	-	-	-
Expenses: <b>2018 Tax @ \$24.40/sf</b> Parking: <b>50 Surface Spaces are available; Ratio of 4.27/1,000 SF</b> Utilities: -				Power: - Rail Line: -		
Landlord Rep: <b>Imperial Realty Company / Josh Hergott (847) 452-9931 / Theron May (773) 736-6461 -- 594 SF (594 SF)</b>						

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	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <b>9000-9196 W Golf Rd</b> Golf Glen Mart Plaza Golf Glen Mart Plaza Niles, IL 60714	<b>111,566 SF</b> <b>Not For Sale</b>	<b>\$8.00-\$9.00/nnn</b> <b>1</b>	<b>232,830 SF</b> <b>19.42 AC</b>	-	-	-
Expenses: <b>2018 Tax @ \$1.68/sf; 2010 Ops @ \$2.67/sf</b> Parking: <b>1,346 free Surface Spaces are available; Ratio of 5.78/1,000 SF</b> Utilities: -				Power: - Rail Line: -		
Landlord Rep: <b>Glazer Properties / Mark Johnston (585) 359-3000 -- 111,566 SF (2,000-104,361 SF)</b>						


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	-	-
P 1st	19	Retail/Direct	Glazer Properties	2,500 N	2,500	\$9.00/nnn	Vacant	5-10 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><b>9000-9196 W Golf Rd</b> Golf Glen Mart Plaza Proposed Outlot Niles, IL 60714</p> <p>Expenses: <b>2018 Tax @ \$32.64/sf</b> Parking: - Utilities: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: <b>RD Management, LLC / Darren Sasso (212) 265-6600 -- 12,000 SF (12,000 SF)</b></p>	<b>12,000 SF</b> <b>Not For Sale</b>	- <b>1</b>	<b>12,000 SF</b> <b>19.42 AC</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 Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p><b>220 Golf Mill Ctr</b> Golf Mill Shopping Center JCPenney Niles, IL 60714</p> <p>Expenses: <b>2018 Tax @ \$1.18/sf; 2011 Ops @ \$3.02/sf</b> Parking: <b>300 free Surface Spaces are available; Ratio of 1.58/1,000 SF</b> Utilities: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: <b>Sterling Organization / P.John P. DeWolfe (855) 465-4966 / Luke Sementa (630) 468-5041 -- 2,967 SF (790-1,239 SF)</b></p>	<b>2,967 SF</b> <b>Not For Sale</b>	- <b>1</b>	<b>190,177 SF</b> <b>2.18 AC</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 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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**229 Golf Mill Ctr**      **1,752 SF**      -      **36,661 SF**  
 Golf Mill Shopping Center      **Not For Sale**      **1**      **1.06 AC**  
 Nilas, IL 60714



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

Landlord Rep: **Sterling Organization / Luke Sementa (630) 468-5041 / 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 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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**400 Golf Mill Ctr**      **8,662 SF**      -      **213,042 SF**  
 Golf Mill Shopping Center      **Not For Sale**      **2**      **9.37 AC**  
 Sears  
 Nilas, IL 60714



Expenses: **2018 Tax @ \$2.66/sf**      Power: -  
 Parking: **288 Surface Spaces are available**      Rail Line: -  
 Utilities: -

Landlord Rep: **Sterling Organization / Luke Sementa (630) 468-5041 / 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 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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**8900-8940 N Greenwood Ave**  
Ballard Plaza  
Ballard Plaza  
Niles, IL 60714

11,843 SF  
**Not For Sale**  
-  
1  
90,574 SF  
9.60 AC  
-  
-  
-  
Expenses: 2018 Tax @ \$6.76/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: -

Power: -  
Rail Line: -

Landlord Rep: **CBRE / C.Joseph C. Parrott (312) 297-7680 / Sean McCourt (312) 297-7688 -- 11,843 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	-	-
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	-	-

**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
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**9215 N Greenwood Ave**  
Golf Mill Shopping Center  
Niles, IL 60714

32,279 SF  
**Not For Sale**  
-  
1  
34,193 SF  
2.74 AC  
-  
-  
-  
Expenses: 2018 Tax @ \$2.98/sf; 2011 Ops @ \$2.66/sf  
Parking: 250 free Surface Spaces are available; Ratio of 7.75/1,000 SF  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **Sterling Organization / Luke Sementa (630) 468-5041 / John P. DeWolfe (855) 465-4966 -- 32,279 SF (15,097-17,182 SF)**



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	60 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			
		<b>9411 N Greenwood Ave</b>	<b>16,305 SF</b>	-	<b>16,305 SF</b>	-	-	-		
		Golf Mill Shopping Center Sears Auto Center Niles, IL 60714	<b>Not For Sale</b>	<b>1</b>	<b>1.96 AC</b>	-	-	-		
		Expenses: <b>2018 Tax @ \$39.57/sf; 2011 Ops @ \$2.60/sf</b>				Power: -				
		Parking: <b>40 free Surface Spaces are available; Ratio of 2.86/1,000 SF</b>				Rail Line: -				
		Utilities: -								
Landlord Rep: <b>Sterling Organization / Luke Sementa (630) 468-5041 / John P. DeWolfe (855) 465-4966 -- 16,305 SF (16,305 SF)</b>										
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st	2203	Retail/Direct	Sterling Organization	16,305 N	16,305	Withheld	60 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			
		<b>7313-7337 N Harlem Ave</b>	<b>4,200 SF</b>	<b>\$18.00/nnn</b>	<b>18,000 SF</b>	-	-	-		
		The Shops of Niles Niles, IL 60714	<b>Not For Sale</b>	<b>1</b>	<b>1.17 AC</b>	-	-	-		
		Expenses: <b>2018 Tax @ \$5.12/sf; 2014 Ops @ \$1.81/sf</b>				Power: -				
		Parking: <b>72 free Surface Spaces are available; Ratio of 4.00/1,000 SF</b>				Rail Line: -				
		Utilities: -								
Landlord Rep: <b>McLennan Commercial Properties, Inc. / Peter Bianchi (847) 655-3361 -- 4,200 SF (1,400-2,800 SF)</b>										
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	7331	Off/Ret/Direct	McLennan Commercial Properties, Inc.	1,400 N	1,400	\$10.00/nnn	Vacant	Negotiable	-	-
P 1st	7319-7321	Retail/Direct	McLennan Commercial Properties, Inc.	2,800 N	2,800	\$18.00/nnn	60 Days	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
 <b>7030-7040 N Milwaukee Ave</b> Peterson Square Commercial Center Niles, IL 60714	<b>3,620 SF</b>	<b>-/mg</b>	<b>16,285 SF</b>	-	-	-
	<b>Not For Sale</b>	<b>1</b>	<b>1.88 AC</b>	-	-	-
Expenses: <b>2018 Tax @ \$1.72/sf</b> Parking: <b>55 free Surface Spaces are available; Ratio of 3.38/1,000 SF</b> Utilities: <b>Gas - Natural, Sewer - City</b>				Power: - Rail Line: -		
Landlord Rep: <b>McLennan Commercial Properties, Inc. / J.Owen J. Hayes (847) 655-3362 -- 3,620 SF (3,620 SF)</b>						

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
 <b>7403-7421 N Milwaukee Ave</b> Niles, IL 60714	<b>19,200 SF</b>	<b>\$10.00/nnn</b>	<b>19,200 SF</b>	-	-	-
	<b>For Sale at \$1,450,000 (\$75.52/SF) - Active</b>	<b>1</b>	<b>0.84 AC</b>	-	-	-
Expenses: <b>2018 Tax @ \$4.54/sf</b> Parking: <b>76 free Surface Spaces are available; Ratio of 3.96/1,000 SF</b> Utilities: <b>Heating - Gas</b>				Power: - Rail Line: -		
Landlord Rep: <b>Troy Realty / David Clark (312) 218-2560 -- 19,200 SF (3,200-19,200 SF)</b>						

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	
E 1st		Retail/Direct	Troy Realty	3,200-19,200	19,200	\$10.00/nnn	30 Days	Negotiable	6	-	
<b>Building Notes</b>											
This is a strip mall for sale with ample parking. Excellent Milwaukee Ave exposure.											
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
		<b>7625-7629 N Milwaukee Ave</b> Niles, IL 60714	<b>900 SF</b> <b>Not For Sale</b>	<b>\$21.33/mg</b> <b>2</b>	<b>4,574 SF</b> <b>0.06 AC</b>	- -	- -	- -			
			Expenses: <b>2018 Tax @ \$0.98/sf</b> Parking: <b>5 free Surface Spaces are available; Ratio of 1.09/1,000 SF</b> Utilities: -			Power: - Rail Line: -		Landlord Rep: <b>Akton Realty Corporation / A.Steffan A. Aliferakis (773) 774-9500 X228 -- 900 SF (900 SF)</b>			
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			
		<b>7740-7752 N Milwaukee Ave</b> Rayyan Plaza I Rayyan Plaza I Niles, IL 60714	<b>1,100 SF</b> <b>Not For Sale</b>	<b>-/nnn</b> <b>1</b>	<b>10,000 SF</b> <b>0.76 AC</b>	- -	- -	- -			
			Expenses: <b>2018 Tax @ \$4.77/sf</b> Parking: <b>48 Surface Spaces are available; Ratio of 1.79/1,000 SF</b> Utilities: -			Power: - Rail Line: -		Landlord Rep: <b>Rayyan Investment Co / Ray Rayyan (847) 774-9417 -- 1,100 SF (1,100 SF)</b>			
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	7752	Office/Direct	Rayyan Investment Co	1,100 N	1,100	\$20.00/nnn	Vacant	Negotiable	-	-
<b>Building Notes</b>										
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 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		
		<b>7872-7900 N Milwaukee Ave</b> Oak Mill Plaza Oak Mill Plaza Niles, IL 60714	<b>8,850 SF</b>	-	<b>152,786 SF</b>	-	-	-		
			<b>Not For Sale</b>	<b>2</b>	<b>10.59 AC</b>	-	-	-		
				Expenses: <b>2018 Tax @ \$3.28/sf, 2011 Est Tax @ \$3.97/sf; 2011 Est Ops @ \$1.65/sf</b>		Power: -				
				Parking: <b>600 Surface Spaces are available; Ratio of 5.94/1,000 SF</b>		Rail Line: -				
				Utilities: -						
		Landlord Rep: <b>Phillips Edison &amp; Company Andrew Schrage (317) 508-8119 -- 8,850 SF (1,050-5,000 SF)</b>								
<b>Building Notes</b>										
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 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		
		<b>7872-7900 N Milwaukee Ave</b> Oak Mill Plaza Oak Mill Plaza Niles, IL 60714	<b>8,850 SF</b>	-	<b>152,786 SF</b>	-	-	-		
			<b>Not For Sale</b>	<b>2</b>	<b>10.59 AC</b>	-	-	-		
				Expenses: <b>2018 Tax @ \$3.28/sf, 2011 Est Tax @ \$3.97/sf; 2011 Est Ops @ \$1.65/sf</b>		Power: -				
				Parking: <b>600 Surface Spaces are available; Ratio of 5.94/1,000 SF</b>		Rail Line: -				
				Utilities: -						
		Landlord Rep: <b>Phillips Edison &amp; Company Andrew Schrage (317) 508-8119 -- 8,850 SF (1,050-5,000 SF)</b>								
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	-	-
P 1st	019A	Retail/Direct	Phillips Edison & Company	5,000 N	5,000	Withheld	30 Days	Negotiable	-	-
P 1st	002	Retail/Direct	Phillips Edison & Company	2,800 N	2,800	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
 <p><b>8004 N Milwaukee Ave</b> Niles, IL 60714</p> <p><b>14,771 SF</b> <b>For Sale at \$1,350,000</b> <b>(\$91.40/SF) - Active</b></p> <p>Expenses: <b>2018 Tax @ \$4.65/sf</b> Parking: - Utilities: -</p> <p>Power: - 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 Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p><b>8820-8836 N Milwaukee Ave</b> Niles, IL 60714</p> <p><b>9,805 SF</b> <b>Not For Sale</b></p> <p>Expenses: <b>2018 Tax @ \$1.93/sf</b> Parking: <b>50 Surface Spaces are available; Ratio of 3.24/1,000 SF</b> Utilities: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: <b>Coldwell Banker Commercial NRT / Bruce Heller (312) 915-4722 -- 7,805 SF (3,405-4,400 SF)</b></p> <p>Leasing Company: <b>Baird &amp; Warner / Jamie Lee (773) 775-1855 -- 2,000 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 GRND	8836	Retail/Direct	Baird & Warner	2,000 N	2,000	\$12.00/mg	30 Days	Negotiable	-	-
P GRND	8820	Retail/Direct	Coldwell Banker Commercial NRT	3,405 N	3,405	\$8.50/nnn	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	GRND	8836 Retail/Direct	Coldwell Banker Commercial NRT	4,400 N	4,400	\$8.50/nnn	Vacant	Negotiable	-	-	
<b>Building Notes</b>											
Sitting mid-block at 8820 N. Milwaukee Avenue in Niles, Illinois, the property is located just fifteen minutes from downtown Chicago.											
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
		<b>8850-8860 N Milwaukee Ave</b> Niles, IL 60714	<b>1,100 SF</b> <b>Not For Sale</b>	<b>-/mg</b> <b>1</b>	<b>13,555 SF</b> <b>0.31 AC</b>	<b>-</b> <b>-</b>	<b>-</b> <b>-</b>	<b>-</b> <b>-</b>			
			Expenses: <b>2018 Tax @ \$3.74/sf</b> Parking: <b>Ratio of 9.71/1,000 SF</b> Utilities: -			Power: - Rail Line: -		Landlord Rep: <b>McLennan Commercial Properties, Inc. / Peter Bianchi (847) 655-3361 -- 1,100 SF (1,100 SF)</b>			
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P	1st	8852 Off/Ret/Direct	McLennan Commercial Properties, Inc.	1,100 N	1,100	No	\$18.54/mg	Vacant	2-5 yrs	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
		<b>8876-8888 N Milwaukee Ave</b> Niles, IL 60714	<b>1,700 SF</b> <b>Not For Sale</b>	<b>\$15.53/nnn</b> <b>1</b>	<b>7,049 SF</b> <b>0.29 AC</b>	<b>-</b> <b>-</b>	<b>-</b> <b>-</b>	<b>-</b> <b>-</b>			
			Expenses: <b>2018 Tax @ \$4.44/sf, 2012 Est Tax @ \$4.31/sf; 2010 Ops @ \$1.50/sf, 2012 Est Ops @ \$1.50/sf</b> Parking: <b>14 free Surface Spaces are available; Ratio of 1.99/1,000 SF</b> Utilities: -			Power: - Rail Line: -		Landlord Rep: <b>Century 21 Langos &amp; Christian / Pete Gialamas (847) 593-3460 -- 1,700 SF (1,700 SF)</b>			



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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	Century 21 Langos & Christian	1,700 N	1,700	\$15.53/nnn	Vacant	2-10 yrs	-	-
		<b>Address Building/Park Name</b>	<b>SF Avail For Sale (\$/SF)</b>	<b>Rent/SF/Yr Stories</b>	<b>RBA Land</b>	<b>Ceiling Height Drive Ins</b>	<b>Docks Levelators</b>	<b>Crane Sprinkler</b>		
		9347-9371 N Milwaukee Ave Millbrook Shopping Center Millbrook Shopping Center Niles, IL 60714	10,000 SF Not For Sale	\$18.00/nnn 1	29,732 SF 2.28 AC	- -	- -	- -		
			Expenses: <b>2018 Tax @ \$8.22/sf</b> Parking: <b>180 Surface Spaces are available; Ratio of 5.63/1,000 SF</b> Utilities: -		Power: - Rail Line: -					
		Landlord Rep: <b>First In Realty Executives / Mark Mielnicki (773) 779-3473 X101 -- 10,000 SF (1,250-2,500 SF)</b>								
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	\$18.00/tbd	Vacant	Negotiable	-	-
P 1st	Unit 9369	Retail/Direct	First In Realty Executives	1,250-2,500	7,500	\$18.00/tbd	Vacant	Negotiable	-	-
P 1st	9363	Office/Direct	First In Realty Executives	1,250 N	7,500	\$18.00/tbd	Vacant	1-5 yrs	-	-
P 1st	9359	Retail/Direct	First In Realty Executives	1,250-2,500	7,500	\$18.00/nnn	Vacant	Negotiable	-	-
P 1st	9353	Retail/Direct	First In Realty Executives	1,250-2,500	2,500	\$18.00/nnn	Vacant	Negotiable	-	-
Building Notes										
<p>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 &amp; 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.</p> <p>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 existng population.</p>										



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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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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: 2018 Tax @ \$4.28/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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9555 N Milwaukee Ave  
Niles, IL 60714

7,000 SF  
Not For Sale

-/mg  
1

35,050 SF  
2.58 AC

-  
-

-  
-

-  
-



Expenses: 2018 Tax @ \$6.47/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
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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		Medical/Direct	Joseph Rossi & Associates	1,800-7,000	7,000	\$19.00/mg	Vacant	Negotiable	-	-
		<b>Address Building/Park Name</b>	<b>SF Avail For Sale (\$/SF)</b>	<b>Rent/SF/Yr Stories</b>	<b>RBA Land</b>	<b>Ceiling Height Drive Ins</b>	<b>Docks Levelators</b>	<b>Crane Sprinkler</b>		
		<b>9631 N Milwaukee Ave</b> Golf-Milwaukee Plaza TitleMax Niles, IL 60714	<b>3,466 SF</b> <b>Not For Sale</b>	<b>\$42.50/nnn</b> <b>1</b>	<b>3,466 SF</b> <b>0.58 AC</b>	- -	- -	- -		
			Expenses: <b>2018 Tax @ \$14.63/sf, 2012 Est Tax @ \$7.23/sf; 2011 Ops @ \$0.78/sf, 2012 Est Ops @ \$0.78/sf</b>			Power: -				
			Parking: <b>29 Surface Spaces are available; Ratio of 8.37/1,000 SF</b>			Rail Line: -				
			Utilities: -							
		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
P 1st		Retail/Direct	Imperial Realty Company	3,466 N	3,466	\$42.50/nnn	Vacant	Negotiable	-	-
		<b>Address Building/Park Name</b>	<b>SF Avail For Sale (\$/SF)</b>	<b>Rent/SF/Yr Stories</b>	<b>RBA Land</b>	<b>Ceiling Height Drive Ins</b>	<b>Docks Levelators</b>	<b>Crane Sprinkler</b>		
		<b>7100 W Oakton St</b> Niles, IL 60714	<b>10,588 SF</b> <b>Not For Sale</b>	<b>-/fs</b> <b>2</b>	<b>19,858 SF</b> <b>1.91 AC</b>	- -	- -	- -		
			Expenses: <b>2018 Tax @ \$4.62/sf</b>			Power: -				
			Parking: <b>100 Surface Spaces are available; Ratio of 5.03/1,000 SF</b>			Rail Line: -				
			Utilities: -							
		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	-	-



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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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**5605-5699 W Touhy Ave**  
Village Crossing  
Village Crossing Niles  
Niles, IL 60714

**7,716 SF**  
**Not For Sale**

Expenses: **2018 Tax @ \$8.06/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	-	-

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

**36,714 SF**  
**Not For Sale**

Expenses: **2018 Tax @ \$1.70/sf; 2011 Ops @ \$2.57/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 / 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
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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	5660	Retail/Direct	Mid-America Real Estate Corp.	36,714 N	36,714	Withheld	30 Days	Negotiable	-	-
		<b>Address Building/Park Name</b>	<b>SF Avail For Sale (\$/SF)</b>	<b>Rent/SF/Yr Stories</b>	<b>RBA Land</b>	<b>Ceiling Height Drive Ins</b>	<b>Docks Levelators</b>	<b>Crane Sprinkler</b>		
		<b>5670 W Touhy Ave</b> Pointe Plaza Dressbarn Niles, IL 60714	<b>7,500 SF</b> <b>Not For Sale</b>	- <b>1</b>	<b>7,500 SF</b> <b>0.17 AC</b>	- -	- -	- -		
			Expenses: <b>2018 Tax @ \$5.22/sf</b> Parking: <b>200 Surface Spaces are available</b> 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	-	-
		<b>Address Building/Park Name</b>	<b>SF Avail For Sale (\$/SF)</b>	<b>Rent/SF/Yr Stories</b>	<b>RBA Land</b>	<b>Ceiling Height Drive Ins</b>	<b>Docks Levelators</b>	<b>Crane Sprinkler</b>		
		<b>5700-5768 W Touhy Ave</b> Pointe Plaza Pointe Plaza Niles, IL 60714	<b>3,908 SF</b> <b>Not For Sale</b>	- <b>1</b>	<b>113,591 SF</b> <b>14.55 AC</b>	- -	- -	- -		
			Expenses: <b>2018 Tax @ \$9.33/sf</b> Parking: <b>1,560 free Surface Spaces are available; Ratio of 10.00/1,000 SF</b> Utilities: <b>Gas - Natural, Sewer - City</b>		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	-	-



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**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

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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**7801 N Waukegan Rd**  
 Civic Center Plaza  
 Civic Center Plaza  
 Niles, IL 60714

Expenses: **2018 Tax @ \$6.54/sf**  
 Parking: **198 Surface Spaces are available; Ratio of 1.93/1,000 SF**  
 Utilities: -

Power: -  
 Rail Line: -

Landlord Rep: Regency Centers / Adam Foret (630) 368-8609

Leasing Company: **Regency Centers / Ryan Ertel (513) 686-1631 -- 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 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 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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7946-7962 N Waukegan Rd  
Village View  
Niles, IL 60714

4,000 SF  
For Sale at \$3,000,000  
(\$218.12/SF) - Active

For Sale Only  
1

13,754 SF  
0.90 AC

-  
-

-  
-

-  
-



Expenses: 2018 Tax @ \$4.64/sf  
Parking: 38 Surface Spaces are available; Ratio of 3.75/1,000 SF  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: Century 21 S.G.R., Inc. / Jamie Lee (773) 775-1855

Leasing Company: Baird & Warner / Jamie Lee (773) 775-1855 -- 4,000 SF (2,000 SF)

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.



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