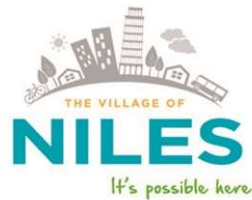


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# Retail Space Availability Report

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PREPARED BY:

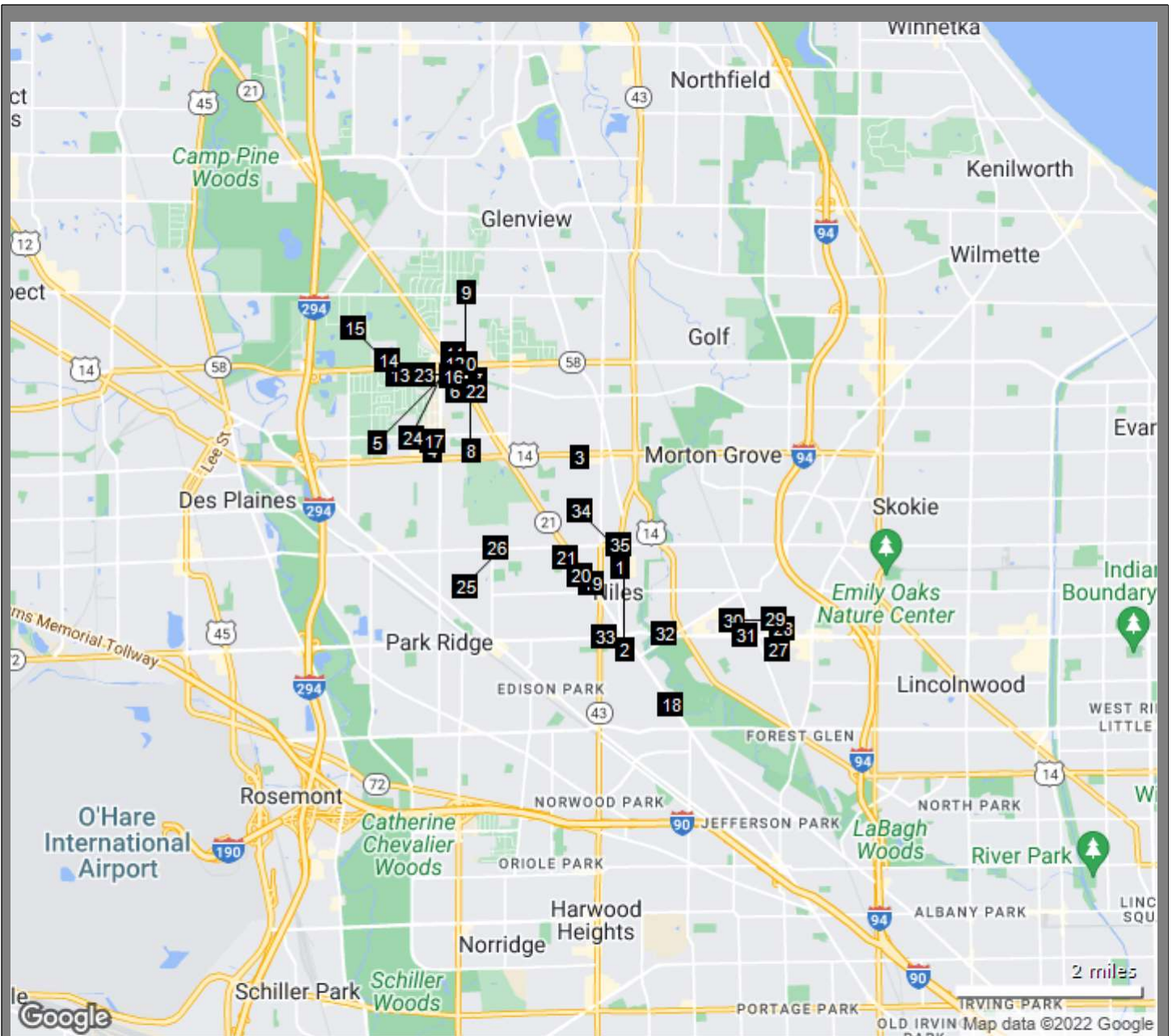


**Village of Niles**

1000 Civic Center Dr  
Niles, IL 60714

**John C. Melaniphy**

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



1



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

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




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









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

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2		<p><b>801 Civic Center Dr</b>  <b>Civic Center 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 1998</b>  Building Size: <b>102,302 SF</b>  Land Area: <b>8.48 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$6.93/sf</b></p>	<p>Space Avail: <b>4,009 SF</b>  Max Contig: <b>4,009 SF</b>  Smallest Space: <b>4,009 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>96.1%</b></p>
3		<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>2021 Tax @ \$1.49/sf</b></p>	<p>Space Avail: <b>16,140 SF</b>  Max Contig: <b>16,140 SF</b>  Smallest Space: <b>7,822 SF</b>  Rent/SF/Yr: <b>\$10.00</b>  % Leased: <b>33.6%</b></p>
4		<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/Retail Building (Community Ctr)</b>  Status: <b>Built 1968, Renov 1999</b>  Building Size: <b>220,964 SF</b>  Land Area: <b>19 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$2.25/sf; 1995 Ops @ \$0.28/sf</b></p>	<p>Space Avail: <b>27,901 SF</b>  Max Contig: <b>12,683 SF</b>  Smallest Space: <b>1,354 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>87.4%</b></p>
5		<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>Proposed, breaks ground Dec 2022</b>  Building Size: <b>4,130 SF</b>  Land Area: <b>0.68 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$14.74/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>
6		<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/Storefront (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>2020 Tax @ \$0.25/sf; 2006 Combined Est Tax/Ops @ \$12.78/sf</b></p>	<p>Space Avail: <b>134,732 SF</b>  Max Contig: <b>20,000 SF</b>  Smallest Space: <b>1,200 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>
7		<p><b>8203-8307 W Golf Rd</b>  <b>Four Flaggs</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding (Community Ctr)</b>  Status: <b>Built 1973, Renov 1998</b>  Building Size: <b>258,054 SF</b>  Land Area: <b>18.50 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$5.57/sf; 2011 Ops @ \$2.65/sf</b></p>	<p>Space Avail: <b>29,808 SF</b>  Max Contig: <b>12,153 SF</b>  Smallest Space: <b>859 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>

8		<p><b>8315-8331 W Golf Rd</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail</b>  Status: <b>Existing</b>  Building Size: <b>42,114 SF</b>  Land Area: <b>1.05 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$4.03/sf; 2012 Ops @ \$3.22/sf</b></p>	<p>Space Avail: <b>5,600 SF</b>  Max Contig: <b>3,500 SF</b>  Smallest Space: <b>2,100 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>
9		<p><b>8337-8349 W Golf Rd</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 1970</b>  Building Size: <b>12,926 SF</b>  Land Area: <b>0.82 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$8.85/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>\$15.00</b>  % Leased: <b>69.1%</b></p>
10		<p><b>8470-8488 W Golf Rd</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 2010</b>  Building Size: <b>12,000 SF</b>  Land Area: <b>1.05 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$9.70/sf, 2011 Est Tax @ \$7.00/sf; 2011 Est Ops @ \$2.00/sf</b></p>	<p>Space Avail: <b>1,200 SF</b>  Max Contig: <b>1,200 SF</b>  Smallest Space: <b>1,200 SF</b>  Rent/SF/Yr: <b>\$35.00</b>  % Leased: <b>90.0%</b></p>
11		<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>2020 Tax @ \$1.21/sf; 2011 Ops @ \$2.37/sf</b></p>	<p>Space Avail: <b>40,862 SF</b>  Max Contig: <b>21,997 SF</b>  Smallest Space: <b>1,504 SF</b>  Rent/SF/Yr: <b>\$16.00-\$19.00</b>  % Leased: <b>81.1%</b></p>
12		<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>2020 Tax @ \$15.01/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>\$38.00</b>  % Leased: <b>66.2%</b></p>
13		<p><b>8975 W Golf Rd</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 1989</b>  Building Size: <b>160,000 SF</b>  Land Area: <b>6 AC</b>  Stories: <b>10</b>  Expenses: <b>2020 Tax @ \$2.00/sf</b></p>	<p>Space Avail: <b>3,544 SF</b>  Max Contig: <b>1,600 SF</b>  Smallest Space: <b>594 SF</b>  Rent/SF/Yr: <b>\$19.00</b>  % Leased: <b>97.8%</b></p>



14		<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/Storefront (Community Ctr)</b>  Status: <b>Built 1979</b>  Building Size: <b>232,830 SF</b>  Land Area: <b>18.76 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$3.98/sf; 2010 Ops @ \$2.67/sf</b></p>	<p>Space Avail: <b>120,066 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>50.4%</b></p>
15		<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 Apr 2023</b>  Building Size: <b>12,000 SF</b>  Land Area: <b>19.42 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$30.44/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>
16		<p><b>590 Golf Mill Center</b>  <b>Burlington</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>88,622 SF</b>  Land Area: <b>1.18 AC</b>  Stories: <b>2</b>  Expenses: <b>2013 Tax @ \$4.12/sf</b></p>	<p>Space Avail: <b>45,000 SF</b>  Max Contig: <b>45,000 SF</b>  Smallest Space: <b>45,000 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>
17		<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/(Neighborhood Ctr)</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>2020 Tax @ \$9.41/sf, 2012 Est Tax @ \$7.16/sf; 2011 Ops @ \$6.92/sf, 2012 Est Ops @ \$6.92/sf</b></p>	<p>Space Avail: <b>6,534 SF</b>  Max Contig: <b>2,554 SF</b>  Smallest Space: <b>181 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>93.0%</b></p>
18		<p><b>6610 N Milwaukee Ave</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>North Cook Ind Submarket</b></p>	<p>Building Type: <b>Class B Flex</b>  Status: <b>Built 1950</b>  Building Size: <b>1,500 SF</b>  Land Area: <b>-</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$19.19/sf</b></p>	<p>Space Avail: <b>1,500 SF</b>  Max Contig: <b>1,500 SF</b>  Smallest Space: <b>1,500 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>0%</b></p>
19		<p><b>7665-7669 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 1957</b>  Building Size: <b>5,929 SF</b>  Land Area: <b>0.21 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$6.94/sf; 2013 Ops @ \$1.00/sf</b></p>	<p>Space Avail: <b>2,900 SF</b>  Max Contig: <b>2,900 SF</b>  Smallest Space: <b>2,900 SF</b>  Rent/SF/Yr: <b>\$12.00</b>  % Leased: <b>51.1%</b></p>

20		<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 (Strip Ctr)</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>2020 Tax @ \$4.52/sf</b></p>	<p>Space Avail: <b>3,774 SF</b>  Max Contig: <b>2,686 SF</b>  Smallest Space: <b>1,088 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>62.3%</b></p>
21		<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>2020 Tax @ \$5.31/sf, 2011 Est Tax @ \$3.97/sf; 2011 Est Ops @ \$1.65/sf</b></p>	<p>Space Avail: <b>13,258 SF</b>  Max Contig: <b>5,416 SF</b>  Smallest Space: <b>1,242 SF</b>  Rent/SF/Yr: <b>\$10.35-\$11.00</b>  % Leased: <b>91.3%</b></p>
22		<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,</b>  <b>south of Golf</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Retail/Freestanding (Neighborhood Ctr)</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>2020 Tax @ \$9.48/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>\$9.00</b>  % Leased: <b>66.4%</b></p>
23		<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>2020 Tax @ \$4.64/sf, 2011 Est Tax @ \$1.52/sf; 2012 Ops @ \$2.09/sf, 2011 Est Ops @ \$2.09/sf</b></p>	<p>Space Avail: <b>3,500 SF</b>  Max Contig: <b>3,500 SF</b>  Smallest Space: <b>3,500 SF</b>  Rent/SF/Yr: <b>\$14.00</b>  % Leased: <b>85.6%</b></p>
24		<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>2020 Tax @ \$12.52/sf, 2012 Est Tax @ \$7.23/sf; 2011 Ops @ \$0.78/sf, 2012 Est Ops @ \$0.78/sf</b></p>	<p>Space Avail: <b>3,466 SF</b>  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>
25		<p><b>8010-8030 W Oakton St</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 1998</b>  Building Size: <b>2,800 SF</b>  Land Area: <b>0.31 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$6.97/sf</b></p>	<p>Space Avail: <b>2,800 SF</b>  Max Contig: <b>2,800 SF</b>  Smallest Space: <b>2,800 SF</b>  Rent/SF/Yr: <b>\$16.50</b>  % Leased: <b>0%</b></p>

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



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Only properties with valid lat/lon display on map

26		<p><b>8100 W Oakton St</b>  <b>Niles, IL 60714</b>  <b>Cook County</b>  <b>Near North Submarket</b></p>	<p>Building Type: <b>Class C Office/Loft/Creative Space</b>  Status: <b>Built 1960</b>  Building Size: <b>8,420 SF</b>  Typical Floor Size: <b>4,210 SF</b>  Stories: <b>2</b>  Expenses: <b>2020 Tax @ \$1.66/sf</b></p>	<p>Space Avail: <b>600 SF</b>  Max Contig: <b>600 SF</b>  Smallest Space: <b>600 SF</b>  Rent/SF/Yr: <b>\$20.00</b>  % Leased: <b>92.9%</b></p>
27		<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>2020 Tax @ \$9.88/sf</b></p>	<p>Space Avail: <b>2,585 SF</b>  Max Contig: <b>1,696 SF</b>  Smallest Space: <b>889 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>98.4%</b></p>
28		<p><b>5606-5624 W Touhy Ave</b>  <b>Pointe Plaza</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 2000</b>  Building Size: <b>14,726 SF</b>  Land Area: <b>0.36 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$3.47/sf; 2011 Ops @ \$2.92/sf</b></p>	<p>Space Avail: <b>9,812 SF</b>  Max Contig: <b>4,906 SF</b>  Smallest Space: <b>4,906 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>
29		<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>Built Jan 1999</b>  Building Size: <b>39,236 SF</b>  Land Area: <b>0.92 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$2.03/sf; 2011 Ops @ \$2.40/sf</b></p>	<p>Space Avail: <b>17,538 SF</b>  Max Contig: <b>17,538 SF</b>  Smallest Space: <b>17,538 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>
30		<p><b>5670 W Touhy Ave</b>  <b>Dressbarn</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>Built Jan 1999</b>  Building Size: <b>7,500 SF</b>  Land Area: <b>0.18 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$2.85/sf</b></p>	<p>Space Avail: <b>7,500 SF</b>  Max Contig: <b>7,500 SF</b>  Smallest Space: <b>7,500 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>
31		<p><b>5960 W Touhy 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 1970</b>  Building Size: <b>7,073 SF</b>  Land Area: <b>1.22 AC</b>  Stories: <b>1</b>  Expenses: <b>2020 Tax @ \$13.29/sf</b></p>	<p>Space Avail: <b>7,073 SF</b>  Max Contig: <b>7,073 SF</b>  Smallest Space: <b>3,000 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>0%</b></p>

32



**6640 W Touhy Ave**  
**Niles, IL 60714**  
**Cook County**  
**Near North Submarket**

Building Type: **Class B Office/Medical**  
Status: **Built 1963, Renov 2010**  
Building Size: **31,000 SF**  
Typical Floor Size: **31,000 SF**  
Stories: **1**  
Expenses: **2020 Tax @ \$5.11/sf**

Space Avail: **10,000 SF**  
Max Contig: **10,000 SF**  
Smallest Space: **8,500 SF**  
Rent/SF/Yr: **\$12.00**  
% Leased: **67.7%**

33



**7136 W Touhy Ave**  
**Niles, IL 60714**  
**Cook County**  
**Near North Submarket**

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

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

34



**7946-7962 N Waukegan Rd**  
**Village View**  
**Niles, IL 60714**  
**Cook County**  
**S/W/C**  
**Near North Submarket**

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

Space Avail: **5,320 SF**  
Max Contig: **2,185 SF**  
Smallest Space: **1,485 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **61.3%**

35




**8000-8002 N Waukegan Rd**  
**Niles, IL 60714**  
**Cook County**  
**Near North Submarket**


Building Type: **Retail/Freestanding**  
Status: **Built 1960**  
Building Size: **7,900 SF**  
Land Area: **0.51 AC**  
Stories: **1**

Space Avail: **1,350 SF**  
Max Contig: **1,350 SF**  
Smallest Space: **1,350 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **100%**



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><b>4,949 SF</b> <b>Not For Sale</b></p>	<p>- 1</p>	<p><b>19,651 SF</b> <b>7.12 AC</b></p>	<p>- -</p>	<p>- -</p>	<p>- -</p>
<p>Expenses: <b>2020 Tax @ \$15.21/sf, 2012 Est Tax @ \$0.63/sf; 2010 Ops @ \$5.87/sf, 2012 Est Ops @ \$5.87/sf</b></p> <p>Parking: <b>60 free Surface Spaces are available; Ratio of 3.05/1,000 SF</b></p> <p>Utilities: -</p>				<p>Power: -</p> <p>Rail Line: -</p>		
<p>Landlord Rep: <b>Regency Center / Ves Pavlovic (630) 645-2820 -- 4,949 SF (1,200-1,949 SF)</b></p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	2	Off/Ret/Direct	Regency Center Chicago Real Estate Resources	1,200 N	1,200	Withheld	Vacant	Negotiable	-	-
P 1st	5	Retail/Direct	Regency Center Chicago Real Estate Resources	1,800 N	1,800	Withheld	Vacant	Negotiable	-	-
P 1st	9	Retail/Direct	Regency Center Chicago Real Estate Resources	1,949 N	1,949	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>801 Civic Center Dr</b> Civic Center Plaza Civic Center Plaza Niles, IL 60714</p>	<p><b>4,009 SF</b> <b>Not For Sale</b></p>	<p>- 1</p>	<p><b>102,302 SF</b> <b>8.48 AC</b></p>	<p>- -</p>	<p>- -</p>	<p>- -</p>
<p>Expenses: <b>2020 Tax @ \$6.93/sf</b></p> <p>Parking: <b>198 Surface Spaces are available; Ratio of 1.93/1,000 SF</b></p> <p>Utilities: -</p>				<p>Power: -</p> <p>Rail Line: -</p>		
<p>Landlord Rep: <b>Regency Center / Ves Pavlovic (630) 645-2820 -- 4,009 SF (4,009 SF)</b></p>						

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



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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	10	Retail/Direct	Regency Center 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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**7315 W Dempster St**  
Niles, IL 60714

**16,140 SF**  
**For Sale at \$1,350,000**  
**(\$55.54/SF) - Active**

**\$10.00/mg**  
**3**

**24,308 SF**  
**0.56 AC**

**-**  
**-**

**-**  
**-**

**-**  
**-**



Expenses: **2021 Tax @ \$1.49/sf**      Power: -  
 Parking: **25 Surface Spaces are available; Ratio of 1.48/1,000 SF**      Rail Line: -  
 Utilities: -

Landlord Rep: **DarwinPW Realty / G.Richard G. Daly (630) 782-9520 X3859 / Chris Mergenthaler (630) 782-9520 -- 16,140 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
E 1st		Retail/Direct	DarwinPW Realty	7,822 N	16,140	\$10.00/mg	Vacant	Negotiable	-	-
E 2nd		Retail/Direct	DarwinPW Realty	8,318 N	16,140	\$10.00/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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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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**8650-8832 W Dempster St**  
Dempster Plaza  
Niles, IL 60714

**27,901 SF**  
**Not For Sale**

-  
1

**220,964 SF**  
**19 AC**

-  
-

-  
-

-  
-



Expenses: **2020 Tax @ \$2.25/sf; 1995 Ops @ \$0.28/sf**  
Parking: **235 free Surface Spaces are available; Ratio of 1.06/1,000 SF**  
Utilities: **Gas - Natural, Sewer - City**

Power: -  
Rail Line: -

Landlord Rep: **Horizon Realty Services, Inc. / Ilija Pod (847) 870-8585 X232 -- 27,901 SF (1,354-12,683 SF)**


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	Outlot 1	Retail/Direct	Horizon Realty Services, Inc.	2,364 N	2,364	Withheld	Vacant	Negotiable	-	-
P 1st	8800	Retail/Direct	Horizon Realty Services, Inc.	12,683 N	12,683	Withheld	Vacant	Negotiable	-	-
P 1st	8788	Retail/Direct	Horizon Realty Services, Inc.	5,000 N	5,000	Withheld	Vacant	Negotiable	-	-
P 1st	8722	Retail/Direct	Horizon Realty Services, Inc.	1,354 N	1,354	Withheld	Vacant	Negotiable	-	-
P 1st	8724	Retail/Direct	Horizon Realty Services, Inc.	1,500 N	1,500	Withheld	Vacant	Negotiable	-	-
P 1st	8796	Retail/Direct	Horizon Realty Services, Inc.	5,000 N	5,000	Withheld	Vacant	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> <p>Expenses: <b>2020 Tax @ \$14.74/sf</b> Parking: <b>23 free Surface Spaces are available; Ratio of 5.57/1,000 SF</b> Utilities: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: <b>Imperial Realty Company / Theron May (773) 736-6461 -- 4,130 SF (4,130 SF)</b></p>	<b>4,130 SF</b> <b>Not For Sale</b>	<b>\$40.00/nnn</b> <b>1</b>	<b>4,130 SF</b> <b>0.68 AC</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> <p>Expenses: <b>2020 Tax @ \$0.25/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></p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: <b>Sterling Organization / Luke Sementa (855) 505-7239 / John P. DeWolfe (855) 465-4966 -- 134,732 SF (1,200-20,000 SF)</b></p>	<b>134,732 SF</b> <b>Not For Sale</b>	- <b>1</b>	<b>485,136 SF</b> <b>59.79 AC</b>	- -	- -	- -

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P	1st	1 Retail/Direct	Sterling Organization	4,000 N	4,000	Withheld	01/2024	Negotiable	-	-
P	1st	2 Retail/Direct	Sterling Organization	2,500 N	2,500	Withheld	01/2024	Negotiable	-	-
P	1st	3 Retail/Direct	Sterling Organization	6,000 N	6,000	Withheld	01/2024	Negotiable	-	-
P	1st	4 Retail/Direct	Sterling Organization	3,300 N	3,300	Withheld	01/2024	Negotiable	-	-
P	1st	5 Retail/Direct	Sterling Organization	5,700 N	5,700	Withheld	01/2024	Negotiable	-	-
P	1st	6 Retail/Direct	Sterling Organization	4,600 N	4,600	Withheld	01/2024	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	7	Retail/Direct	Sterling Organization	4,600 N	4,600	Withheld	01/2024	Negotiable	-	-
P 1st	8	Retail/Direct	Sterling Organization	4,000 N	4,000	Withheld	01/2024	Negotiable	-	-
P 1st	9	Retail/Direct	Sterling Organization	1,200 N	1,200	Withheld	01/2024	Negotiable	-	-
P 1st	11	Retail/Direct	Sterling Organization	9,500 N	9,500	Withheld	01/2024	Negotiable	-	-
P 1st	12	Retail/Direct	Sterling Organization	20,000 N	20,000	Withheld	01/2024	Negotiable	-	-
P 1st	14	Retail/Direct	Sterling Organization	10,000 N	10,000	Withheld	01/2024	Negotiable	-	-
P 1st	15	Retail/Direct	Sterling Organization	12,000 N	12,000	Withheld	01/2024	Negotiable	-	-
P 1st	16	Retail/Direct	Sterling Organization	5,000 N	5,000	Withheld	01/2024	Negotiable	-	-
P 1st	17	Retail/Direct	Sterling Organization	5,000 N	5,000	Withheld	01/2024	Negotiable	-	-
P 1st	18	Retail/Direct	Sterling Organization	18,000 N	18,000	Withheld	01/2024	Negotiable	-	-
P 1st	19	Retail/Direct	Sterling Organization	12,000 N	12,000	Withheld	01/2024	Negotiable	-	-
P 1st	20	Retail/Direct	Sterling Organization	7,332 N	7,332	Withheld	01/2024	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
<b>8203-8307 W Golf Rd</b> Four Flaggs Shopping Center Four Flaggs Niles, IL 60714	<b>29,808 SF</b> Not For Sale	- 1	<b>258,054 SF</b> <b>18.50 AC</b>	- -	- -	- -
 <p>Expenses: <b>2020 Tax @ \$5.57/sf; 2011 Ops @ \$2.65/sf</b>      Power: -            Parking: <b>1,080 Surface Spaces are available; Ratio of 2.34/1,000 SF</b>      Rail Line: -            Utilities: -</p> <p>Landlord Rep: <b>Metro Commercial Real Estate / Sharon Bar-Shalom (847) 412-9898 X5007 / Hannah Perl (847) 412-9898 / Gary A. Greenfield (847) 412-9898 -- 29,808 SF (859-12,153 SF)</b></p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	8205	Retail/Direct	Metro Commercial Real Estate	5,871 N	5,871	Withheld	30 Days	Negotiable	-	-
P 1st	8235	Retail/Direct	Metro Commercial Real Estate	5,097 N	5,097	Withheld	30 Days	Negotiable	-	-
P 1st	8271	Retail/Direct	Metro Commercial Real Estate	1,663 N	1,663	Withheld	30 Days	Negotiable	-	-
P 1st	8273	Retail/Direct	Metro Commercial Real Estate	1,484 N	1,484	Withheld	30 Days	Negotiable	-	-
P 1st	8285	Retail/Direct	Metro Commercial Real Estate	1,531 N	1,531	Withheld	30 Days	Negotiable	-	-
P 1st	8301	Retail/Direct	Metro Commercial Real Estate	1,150 N	1,150	Withheld	30 Days	Negotiable	-	-
P 1st	8303	Retail/Direct	Metro Commercial Real Estate	859 N	859	Withheld	30 Days	Negotiable	-	-
P 1st	8269	Retail/Direct	Metro Commercial Real Estate	12,153 N	12,153	Withheld	30 Days	Negotiable	-	-




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**Building Notes**

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

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p><b>8315-8331 W Golf Rd</b> Four Flags Shopping Center Niles, IL 60714</p>	<b>5,600 SF</b> Not For Sale	- 1	<b>42,114 SF</b> <b>1.05 AC</b>	- -	- -	- -
<p>Expenses: <b>2020 Tax @ \$4.03/sf; 2012 Ops @ \$3.22/sf</b>                      Parking: -                      Utilities: -</p>				<p>Power: -                      Rail Line: -</p>		
<p>Landlord Rep: <b>Metro Commercial Real Estate / Sharon Bar-Shalom (847) 412-9898 X5007 / Hannah Perl (847) 412-9898 / Gary A. Greenfield (847) 412-9898 -- 5,600 SF (2,100-3,500 SF)</b></p>						


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

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>8337-8349 W Golf Rd</b> Niles, IL 60714</p>	<b>4,000 SF</b> Not For Sale	<b>\$15.00/mnn</b> 1	<b>12,926 SF</b> <b>0.82 AC</b>	- -	- -	- -
<p>Expenses: <b>2020 Tax @ \$8.85/sf</b>                      Parking: -                      Utilities: -</p>				<p>Power: -                      Rail Line: -</p>		
<p>Landlord Rep: <b>Akton Realty Corporation / A.Steffan A. Aliferakis (773) 774-9500 X228 -- 4,000 SF (4,000 SF)</b></p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	8337	Retail/Direct	Akton Realty Corporation	4,000 N	4,000	\$15.00/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>8470-8488 W Golf Rd</b> Golf-Milwaukee Plaza Niles, IL 60714	<b>1,200 SF</b> <b>Not For Sale</b>	<b>\$35.00/nnn</b> <b>1</b>	<b>12,000 SF</b> <b>1.05 AC</b>	-	-	-	-
			Expenses: <b>2020 Tax @ \$9.70/sf, 2011 Est Tax @ \$7.00/sf; 2011 Est Ops @ \$2.00/sf</b> Parking: <b>66 Surface Spaces are available; Ratio of 5.50/1,000 SF</b> Utilities: -		Power: - Rail Line: -					
		Landlord Rep: <b>Imperial Realty Company / Theron May (773) 736-6461 -- 1,200 SF (1,200 SF)</b>								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	8474	Retail/Direct	Imperial Realty Company	1,200 N	1,200	\$35.00/nnn	Vacant	Negotiable	-	-
<b>Building Notes</b>										
Former 100 Calorie Pizza restaurant available for lease. New Building! In front of a Walmart anchored shopping center.										




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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>8500-8526 W Golf Rd</b> Golf-Milwaukee Plaza Niles, IL 60714</p>	<b>40,862 SF</b> <b>Not For Sale</b>	<b>\$16.00-\$19.00/nnn</b> <b>1</b>	<b>215,637 SF</b> <b>19 AC</b>	- -	- -	- -
<p>Expenses: <b>2020 Tax @ \$1.21/sf; 2011 Ops @ \$2.37/sf</b>            Parking: <b>Ratio of 5.80/1,000 SF</b>            Utilities: -</p>				<p>Power: - Rail Line: -</p>		
<p>Landlord Rep: <b>Imperial Realty Company / Theron May (773) 736-6461 -- 40,862 SF (1,504-21,997 SF)</b></p>						

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

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p><b>8530-8534 W Golf Rd</b> Golf-Milwaukee Plaza Golf-Milwaukee Plaza Retail Space Niles, IL 60714</p>	<b>825 SF</b> <b>Not For Sale</b>	<b>\$38.00/nnn</b> <b>1</b>	<b>2,442 SF</b> <b>0.25 AC</b>	- -	- -	- -
<p>Expenses: <b>2020 Tax @ \$15.01/sf</b>            Parking: <b>45 free Surface Spaces are available; Ratio of 10.00/1,000 SF</b>            Utilities: -</p>				<p>Power: - Rail Line: -</p>		
<p>Landlord Rep: <b>Imperial Realty Company / Theron May (773) 736-6461 -- 825 SF (825 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	Imperial Realty Company	825 N	825	\$38.00/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
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8975 W Golf Rd  
Niles, IL 60714

3,544 SF  
Not For Sale

\$19.00/mg  
10

160,000 SF  
6 AC

-  
-

-  
-

-  
-



Expenses: 2020 Tax @ \$2.00/sf  
 Parking: 700 Surface Spaces are available; Ratio of 4.38/1,000 SF  
 Utilities: -  
 Power: -  
 Rail Line: -

Landlord Rep: Imperial Realty Company / Theron May (773) 736-6461 / David Rosenthal (773) 736-6426 -- 1,944 SF (594-1,350 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	8963 Golf	Retail/Direct	Imperial Realty Company	594 N	594	\$19.00/mg	Vacant	Negotiable	-	-
P 1st	8933 Golf	Retail/Direct	Imperial Realty Company	1,350 N	1,350	\$19.00/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
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9000-9196 W Golf Rd  
Golf Glen Mart Plaza  
Golf Glen Mart Plaza  
Niles, IL 60714

120,066 SF  
Not For Sale

\$8.00-\$9.00/nnn  
1

232,830 SF  
18.76 AC

-  
-

-  
-

-  
-




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

Landlord Rep: Glazer Properties / Jeff Lieber (585) 359-3000 -- 15,705 SF (2,000-4,500 SF)


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	27	Retail/Direct	Glazer Properties	2,705 N	2,705	\$9.00/nnn	Vacant	5-10 yrs	-	-
P 1st	11	Retail/Direct	Glazer Properties	2,000 N	2,000	\$9.00/nnn	Vacant	5-10 yrs	-	-
P 1st	13	Retail/Direct	Glazer Properties	2,500 N	2,500	\$9.00/nnn	Vacant	5-10 yrs	-	-
P 1st	9	Retail/Direct	Glazer Properties	4,500 N	4,500	Withheld	01/2023	5-10 yrs	-	-
P 1st	16&17	Retail/Direct	Glazer Properties	4,000 N	4,000	Withheld	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><b>12,000 SF</b> <b>Not For Sale</b></p>	<p>- 1</p>	<p><b>12,000 SF</b> <b>19.42 AC</b></p>	<p>- -</p>	<p>- -</p>	<p>- -</p>
<p>Expenses: <b>2020 Tax @ \$30.44/sf</b>            Parking: -            Utilities: -            Power: -            Rail Line: -</p>						
<p>Landlord Rep: <b>RD Management, LLC / Jordan Goldblum (212) 265-6600 X390 -- 12,000 SF (12,000 SF)</b></p>						

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>590 Golf Mill Center</b> Golf Mill Shopping Center Burlington Niles, IL 60714</p>	<p><b>45,000 SF</b> <b>Not For Sale</b></p>	<p>- 2</p>	<p><b>88,622 SF</b> <b>1.18 AC</b></p>	<p>- -</p>	<p>- -</p>	<p>- -</p>
<p>Expenses: <b>2013 Tax @ \$4.12/sf</b>            Parking: -            Utilities: -            Power: -            Rail Line: -</p>						
<p>Landlord Rep: <b>Sterling Organization / Luke Sementa (855) 505-7239 / John P. DeWolfe (855) 465-4966 -- 45,000 SF (45,000 SF)</b></p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd	10	Retail/Direct	Sterling Organization	45,000 N	45,000	Withheld	01/2024	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** 6,534 SF  
 Ballard Plaza  
 Ballard Plaza  
 Niles, IL 60714



-/fs  
1

90,574 SF  
9.60 AC

-  
-

-  
-

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

Landlord Rep: **CBRE / Sean McCourt (312) 297-7688 / Riley McCarron (312) 935-1400 -- 6,353 SF (1,813-2,554 SF)**  
 Sublet Contact: **CBRE / Peter J. Graham (312) 861-7851 -- 181 SF (181 SF)**

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

**Building Notes**

Former Dominick's Grocery Store. Subdivision possible.



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Address 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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6610 N Milwaukee Ave  
Niles, IL 60714

1,500 SF  
Not For Sale

-/mg  
1

1,500 SF  
-

-  
-

None  
-

None  
-



Expenses: 2020 Tax @ \$19.19/sf  
 Parking: 4 Surface Spaces are available; Ratio of 2.67/1,000 SF  
 Utilities: Gas - Natural, Heating - Gas, Water - City  
 Power: -  
 Rail Line: None

Landlord Rep: Company information unavailable at this time

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Off/Ret/Direct	@properties	1,500 N	1,500	\$12.00/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
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7665-7669 N Milwaukee Ave  
Niles, IL 60714

2,900 SF  
Not For Sale

\$12.00/nnn  
1

5,929 SF  
0.21 AC

-  
-

-  
-

-  
-



Expenses: 2020 Tax @ \$6.94/sf; 2013 Ops @ \$1.00/sf  
 Parking: 35 Surface Spaces are available; Ratio of 5.90/1,000 SF  
 Utilities: -  
 Power: -  
 Rail Line: -

Landlord Rep: All American Realty / may tri (847) 894-4787 -- 2,900 SF (2,900 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	7667	Retail/Direct	All American Realty	2,900 N	2,900	\$12.00/nnn	Vacant	5 yrs	-	-

**Building Notes**

Owner financing is available. Inherit flower shop which pays \$3,100/month.



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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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**7740-7752 N Milwaukee Ave**  
Rayyan Plaza I  
Rayyan Plaza I  
Niles, IL 60714

**3,774 SF**  
**Not For Sale**

-  
1

**10,000 SF**  
**0.76 AC**

-  
-

-  
-

-  
-



Expenses: **2020 Tax @ \$4.52/sf**  
Parking: **48 Surface Spaces are available; Ratio of 1.79/1,000 SF**  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: Edgemark Commercial Real Estate Services LLC / J.Matthew J. Smetana (630) 572-5632 / Michael R. Wesley (630) 572-5610 -- 3,774 SF (1,088-2,686 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	7752	Off/Ret/Direct	Edgemark Commercial Real Estate Services LLC	1,088 N	1,088	Withheld	Vacant	Negotiable	-	-
P 1st	7744	Retail/Direct	Edgemark Commercial Real Estate Services LLC	2,686 N	2,686	Withheld	Vacant	Negotiable	-	-

**Building Notes**

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



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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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**7872-7900 N Milwaukee Ave**  
Oak Mill Plaza  
Oak Mill Plaza  
Niles, IL 60714

**13,258 SF**  
**Not For Sale**

**\$10.35-\$11.00/nnn**  
**2**

**152,786 SF**  
**10.59 AC**

-  
-

-  
-



Expenses: **2020 Tax @ \$5.31/sf, 2011 Est Tax @ \$3.97/sf; 2011 Est Ops @ \$1.65/sf** Power: -  
 Parking: **600 Surface Spaces are available; Ratio of 5.94/1,000 SF** Rail Line: -  
 Utilities: -

Landlord Rep: Phillips Edison & Company / Brian Sheehan (513) 619-5060 -- 6,042 SF (1,242-2,700 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	5	Retail/Direct	Phillips Edison & Company	2,700 N	2,700	\$10.35/nnn	Vacant	Negotiable	-	-
P 1st	B	Retail/Direct	Phillips Edison & Company	1,242 N	1,242	Withheld	Vacant	Negotiable	-	-
P 2nd	2-32	Retail/Direct	Phillips Edison & Company	2,100 N	2,100	\$11.00/nnn	Vacant	Negotiable	-	-

**9347-9371 N Milwaukee Ave**  
Millbrook Shopping Center  
Millbrook Shopping Center  
Niles, IL 60714

**10,000 SF**  
**Not For Sale**

**\$9.00/nnn**  
**1**

**29,732 SF**  
**2.28 AC**

-  
-

-  
-



Expenses: **2020 Tax @ \$9.48/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 -- 8,750 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	7,500	\$9.00/nnn	Vacant	Negotiable	-	-
P 1st	Unit 9369	Retail/Direct	First In Realty Executives	1,250-2,500	7,500	\$9.00/nnn	Vacant	Negotiable	-	-
P 1st	9359	Retail/Direct	First In Realty Executives	1,250-2,500	7,500	\$9.00/nnn	Vacant	Negotiable	-	-
P 1st	9353	Retail/Direct	First In Realty Executives	1,250-2,500	2,500	\$9.00/nnn	Vacant	Negotiable	-	-




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**Building Notes**

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

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

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
<b>9509-9519 N Milwaukee Ave</b> Niles, IL 60714	<b>3,500 SF</b> <b>Not For Sale</b>	<b>\$14.00/nnn</b> <b>1</b>	<b>24,245 SF</b> <b>1.09 AC</b>	- -	- -	- -
 <p>Expenses: <b>2020 Tax @ \$4.64/sf, 2011 Est Tax @ \$1.52/sf; 2012 Ops @ \$2.09/sf, 2011 Est Ops @ \$2.09/sf</b> Power: -                      Parking: <b>25 Surface Spaces are available; Ratio of 1.03/1,000 SF</b> Rail Line: -                      Utilities: -</p> <p>Landlord Rep: Berkshire Hathaway Home Services Koenig Rubloff / Kiki Ress (773) 617-7629 -- 3,500 SF (3,500 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	9515	Retail/Direct	Berkshire Hathaway Home Services Koenig Rubloff	3,500 N	3,500	\$14.00/nnn	Vacant	Negotiable	-	-

**Building Notes**


Property Description: STRIP RETAIL BUILDING




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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>9631 N Milwaukee Ave</b> Golf-Milwaukee Plaza TitleMax Niles, IL 60714</p>	<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>	- -	- -	- -
<p>Expenses: <b>2020 Tax @ \$12.52/sf, 2012 Est Tax @ \$7.23/sf; 2011 Ops @ \$0.78/sf, 2012 Est Ops @ \$0.78/sf</b></p> <p>Parking: <b>29 Surface Spaces are available; Ratio of 8.37/1,000 SF</b></p> <p>Utilities: -</p>				Power: -	Rail Line: -	
Landlord Rep: Imperial Realty Company / 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	-	-

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>8010-8030 W Oakton St</b> Niles, IL 60714</p>	<b>2,800 SF</b> <b>For Sale at \$550,000</b> <b>(\$196.43/SF) - Active</b>	<b>\$16.50/n</b> <b>1</b>	<b>2,800 SF</b> <b>0.31 AC</b>	- -	- -	- -
<p>Expenses: <b>2020 Tax @ \$6.97/sf</b></p> <p>Parking: <b>10 Surface Spaces are available; Ratio of 3.35/1,000 SF</b></p> <p>Utilities: -</p>				Power: -	Rail Line: -	
Landlord Rep: RMS Properties / Daniel Shoffet (847) 891-1800 -- 2,800 SF (2,800 SF)						

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



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Address 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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**8100 W Oakton St**  
Niles, IL 60714

**600 SF**  
**Not For Sale**

**\$20.00/+elec**  
**2**

**8,420 SF**  
**0.13 AC**

-  
-

-  
-

-  
-



Expenses: **2020 Tax @ \$1.66/sf** Power: -  
 Parking: **8 Surface Spaces are available; Ratio of 0.95/1,000 SF** Rail Line: -  
 Utilities: -

Landlord Rep: Flawless Homes / Afram Slephosh (847) 213-0789 -- 600 SF (600 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	103	Off/Ret/Direct	Flawless Homes	600 N	600	\$20.00/+elec	Vacant	1 yr	-	-

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

**2,585 SF**  
**Not For Sale**

-  
**1**

**161,513 SF**  
**16.27 AC**

-  
-

-  
-

-  
-



Expenses: **2020 Tax @ \$9.88/sf** Power: -  
 Parking: **4,020 free Surface Spaces are available; Ratio of 10.00/1,000 SF** Rail Line: -  
 Utilities: -

Landlord Rep: Stone Real Estate Corporation / Jason Gustaveson (312) 372-2688 -- 2,585 SF (889-1,696 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	128	Retail/Direct	Stone Real Estate Corporation	1,696 N	1,696	Withheld	Vacant	Negotiable	-	-
P 1st	174	Retail/Direct	Stone Real Estate Corporation	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.



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

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

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

**14,726 SF**  
**0.36 AC**

Power: -  
Rail Line: -

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

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	5606	Retail/Direct	Mid-America Real Estate Corp.	4,906 N	4,906	Withheld	30 Days	1-10 yrs	-	-
P 1st	5618	Retail/Direct	Mid-America Real Estate Corp.	4,906 N	4,906	Withheld	30 Days	1-10 yrs	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**5660 W Touhy Ave**  
Pointe Plaza  
Niles, IL 60714

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

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

**39,236 SF**  
**0.92 AC**

Power: -  
Rail Line: -

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

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	5660 B	Retail/Direct	Mid-America Real Estate Corp.	17,538 N	17,538	Withheld	30 Days	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
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**5670 W Touhy Ave**  
Pointe Plaza  
Dressbarn  
Niles, IL 60714

**7,500 SF**  
**Not For Sale**

Expenses: **2020 Tax @ \$2.85/sf**  
Parking: **200 Surface Spaces are available; Ratio of 26.67/1,000 SF**  
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	1-10 yrs	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**5960 W Touhy Ave**  
Niles, IL 60714

**7,073 SF**  
**Not For Sale**

Expenses: **2020 Tax @ \$13.29/sf**  
Parking: **97 Surface Spaces are available; Ratio of 10.00/1,000 SF**  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: GW Properties / Jeremy Forman (773) 382-0593 -- 7,073 SF (3,000-7,073 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Retail/Direct	GW Properties	3,000-7,073	7,073	Withheld	Vacant	Negotiable	-	-

**Building Notes**

Property Description: Restaurant



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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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**6640 W Touhy Ave**  
Niles, IL 60714

**10,000 SF**  
**Not For Sale**

**\$12.00/nnn**  
**1**

**31,000 SF**  
**2.15 AC**

-  
-

-  
-

-  
-



Expenses: **2020 Tax @ \$5.11/sf**      Power: -  
 Parking: **116 Surface Spaces are available; Ratio of 3.70/1,000 SF**      Rail Line: -  
 Utilities: -

Landlord Rep: Vandon Forbes LLC / Aaron Kaplan (847) 673-7000 / Leibel Moscovitz (312) 498-0319 -- 10,000 SF (8,500-10,000 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	Vandon Forbes LLC	8,500-10,000	10,000	\$12.00/nnn	Vacant	Negotiable	-	-

**Building Notes**

**PROPERTY FEATURES**

- Approximately 2.15 Acre Site
- 305 Feet of Frontage along Touhy Avenue
- 31 Private Offices
- 116 Parking Spaces
- Large Conference Room
- Cafeteria with Outdoor Patio
- Immediate Possession

**PROPERTY LOCATION**

- 1 Mile from Village Crossing Shopping Center
- 2.2 Miles from Edens Expressway (I-94)
- 4.4 Miles from Interstate 294
- 7 Miles from O' Hare International Airport
- 14 Miles from Downtown Chicago
- 25,800 Daily Traffic Count on Touhy Avenue



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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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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7136 W Touhy Ave  
Niles, IL 60714

7,000 SF  
Not For Sale

-/n  
1

7,000 SF  
0.42 AC

-  
-

-  
-

-  
-



Expenses: 2020 Tax @ \$7.37/sf  
Parking: 15 Surface Spaces are available; Ratio of 2.14/1,000 SF  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: Lee & Associates / Mark Baumhart (773) 355-3003 / John M. Joyce (773) 355-3021 -- 7,000 SF (7,000 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Retail/Direct	Lee & Associates	7,000 N	7,000	Withheld	60 Days	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
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7946-7962 N Waukegan Rd  
Village View  
Niles, IL 60714

5,320 SF  
For Sale at \$3,000,000  
(\$218.12/SF) - Active

For Sale Only  
1

13,754 SF  
0.90 AC

-  
-

-  
-

-  
-



Expenses: 2020 Tax @ \$6.06/sf  
Parking: 38 Surface Spaces are available; Ratio of 3.75/1,000 SF  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: Baird & Warner / Jamie Lee (773) 775-1855 -- 5,320 SF (1,485-2,185 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	1,485 N	1,485	Withheld	Vacant	1-5 yrs	-	-
P 1st	7960	Retail/Direct	Baird & Warner	2,185 N	2,185	Withheld	Vacant	1-5 yrs	-	-
P 1st	7952	Retail/Direct	Baird & Warner	1,650 N	1,650	Withheld	Vacant	1-5 yrs	-	-



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**Building Notes**

This building is located in Niles Retail Center.

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>8000-8002 N Waukegan Rd</b> Niles Center Niles, IL 60714</p>	<p><b>1,350 SF</b> <b>For Sale at \$2,000,000</b> <b>(\$253.17/SF) - Active</b></p>	<p><b>For Sale Only</b> <b>1</b></p>	<p><b>7,900 SF</b> <b>0.51 AC</b></p>	<p>- -</p>	<p>- -</p>	<p>- -</p>
<p>Expenses: -                      Parking: <b>60 Surface Spaces are available; Ratio of 7.59/1,000 SF</b>                      Utilities: -</p> <p>Power: -                      Rail Line: -</p> <p>Landlord Rep: <i>Company information unavailable at this time</i></p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Retail/Direct	Baird & Warner	1,350 N	1,350	Withheld	30 Days	Negotiable	-	-



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