

EXCELLENT RETAIL OPPORTUNITY!
PRIME LOCATION SERVING THE NORTHERN SUBURBS

WASHINGTON COMMONS
SOUTHEAST CORNER OF GOLF AND WASHINGTON ROADS
7901-7965 W. GOLF ROAD, MORTON GROVE, ILLINOIS



HIGH TRAFFIC/HIGH VISIBILITY CORNER

An excellent retail opportunity is available serving the northern suburbs of Glenview, Morton Grove and Niles along Golf Road (Route 58), a major east-west commercial artery. The newly renovated Washington Commons is an 81,000 square foot shopping center which boasts a number of national tenants including ALDI Foods, Dollar Tree, Comcast Xfinity, Honey Baked Ham, Salon Centric, Pizza Hut, Betty's Bistro and One Main Financial. Situated just east of the Golf Mill Shopping Center at the signalized intersection of Golf and Washington Roads, the site enjoys fantastic exposure and accessibility. This combined with strong demographics provides the foundation for creating a successful retail or commercial operation.

- ◆ **Rarely Available 1,025 Square Foot Space adjacent to Aldi Foods - 7907 Golf Road**
- ◆ Anchored by Aldi Foods, Dollar Tree, Comcast Xfinity Showroom
- ◆ **Newly completed multimillion-dollar facade and common area renovations and Aldi Food long term lease extension**
- ◆ Average daily traffic counts of 42,600 vehicles (IDOT data)
- ◆ Major regional trade area (Golf Milwaukee) features numerous national and regional retailers including Wal-Mart and Target
- ◆ Highly visible Golf Road (Route 58) frontage
- ◆ Parking for 336 vehicles
- ◆ Excellent residential and commercial base
- ◆ Demographics

	<u>1-mile radius</u>	<u>3-mile radius</u>	<u>5-mile radius</u>
2025 Total population	42,400	210,000	528,000
2025 Average household income	\$96,500	\$105,000	\$102,000



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Washington Commons



ALDI

DOLLAR TREE

Café Koco Bowl

FAST SIGNS

CLEANERS

Pizza Hut

SalonCentric

HONEYBAKED

Q's Nails

paws grooming

Washington Commons

xfinity

Betty's
SLOTS & VIDEO POKER

Miracle-Ear

MR. BROAST
Home of the "Zinger Burger"

Entenmann's
BAKERY OUTLET

OneMain Financial

Allstate

CHIROPRACTOR

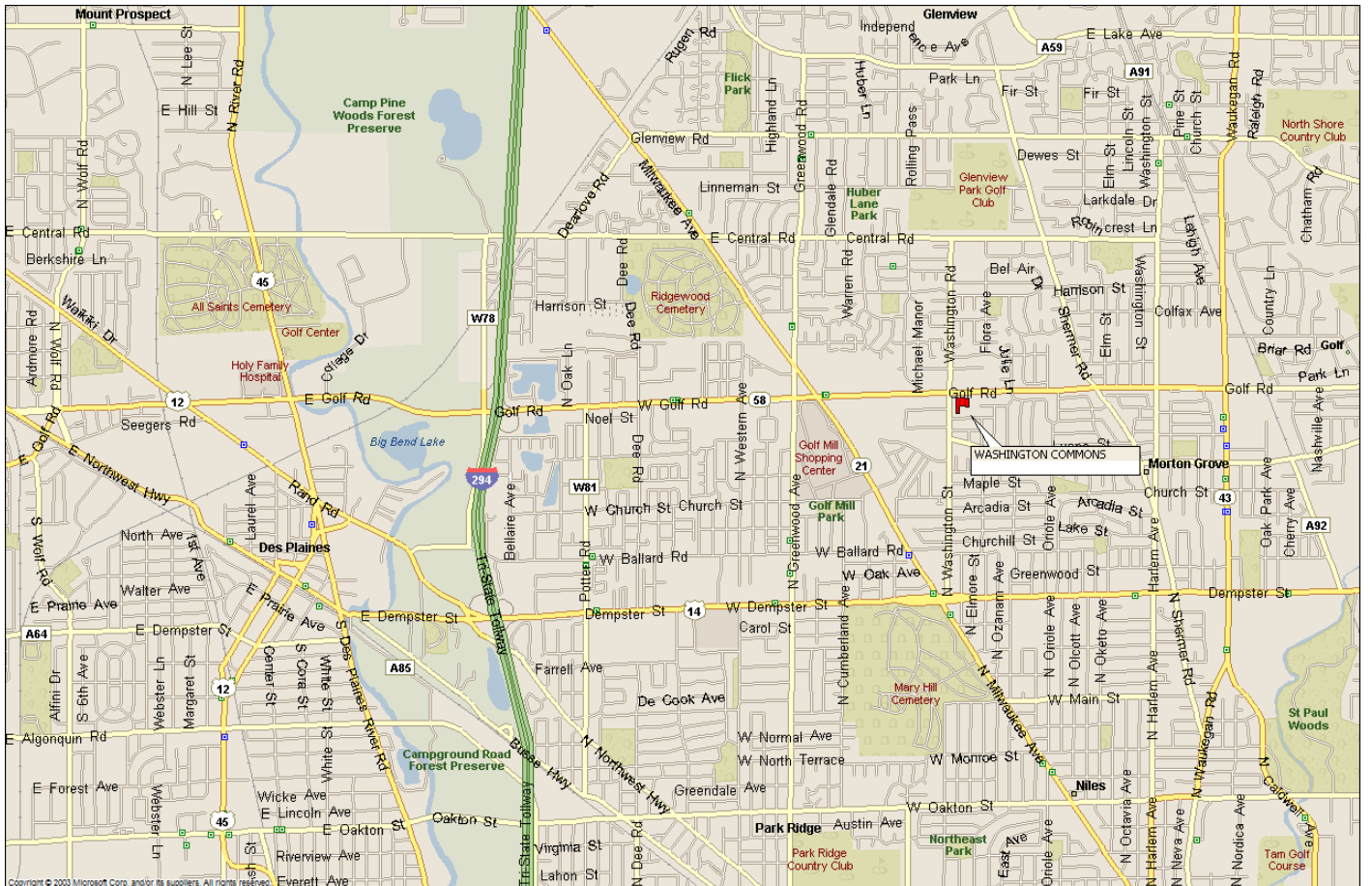
HAIR 2 HEART

Cafe Koco
FRESH TEA & DESSERT

GOLF FLOWERS

SAN SOO KAB SAN
BBQ & SUSHI

Dentist



WASHINGTON COMMONS SHOPPING CENTER
7901-7935 GOLF ROAD
MORTON GROVE, ILLINOIS

WASHINGTON STREET

