

8136 North Milwaukee Avenue

Niles, IL 60714



Property Description

±2,800 SF Stand-Alone Brick Building | ±8 Parking Spaces | High-Traffic Milwaukee Ave Corridor

- Seller open to multiple structures including:
 - Vacant delivery
 - Full or partial sale-leaseback
 - One-office leaseback
- C-3 Zoning

Property Highlights

- • ±2,800 SF freestanding brick commercial building
- • Wide lot with approximately 8 on-site parking spaces
- • Strong street presence near Milwaukee Ave & Oakton St

Offering Summary

Sale Price:	Subject to Offer
Lot Size:	4,375 SF
Building Size:	2,800 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	667	1,704	6,857
Total Population	1,873	4,827	18,837
Average HH Income	\$140,535	\$143,683	\$139,605

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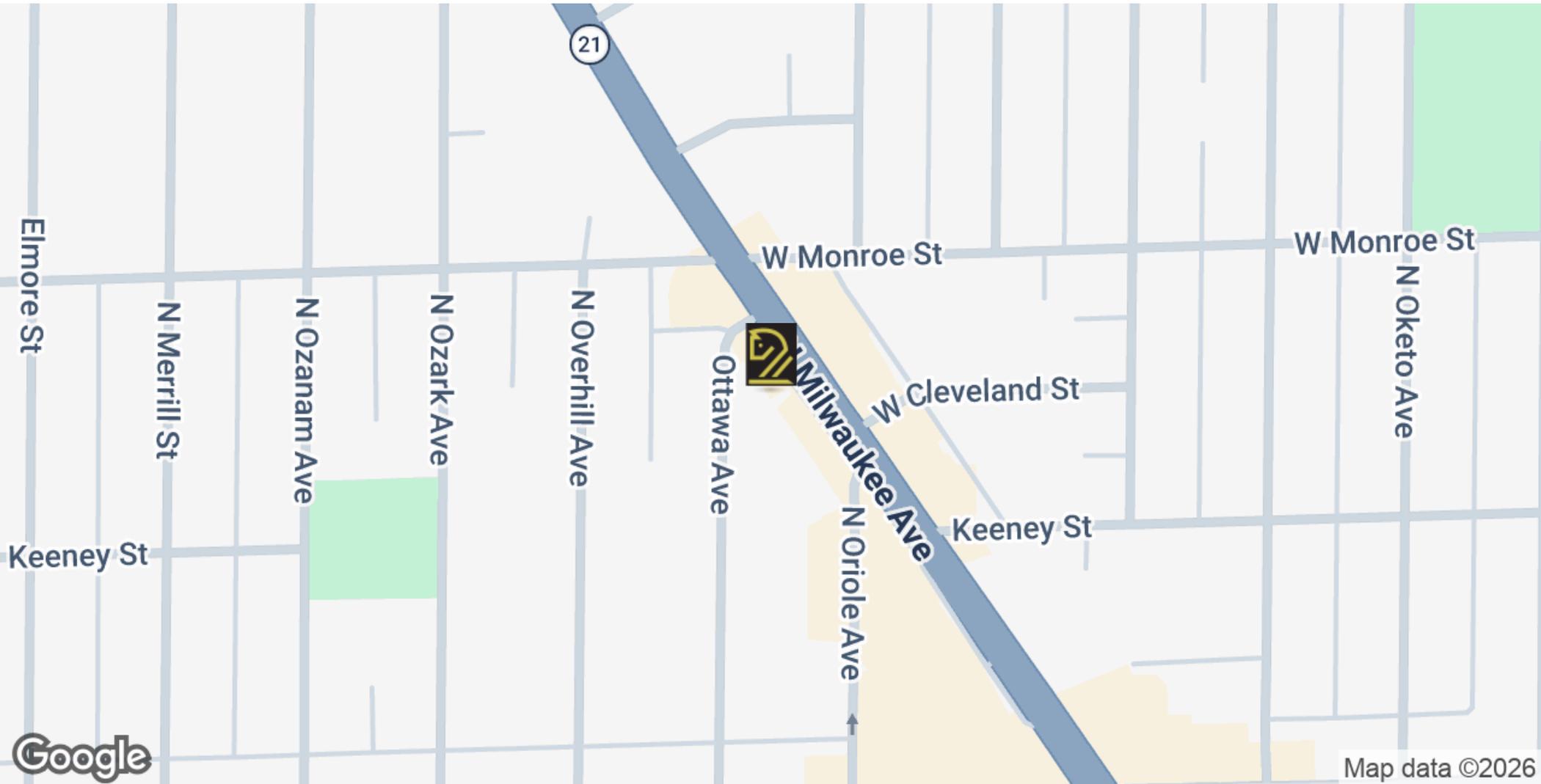
LAW OFFICES

8130



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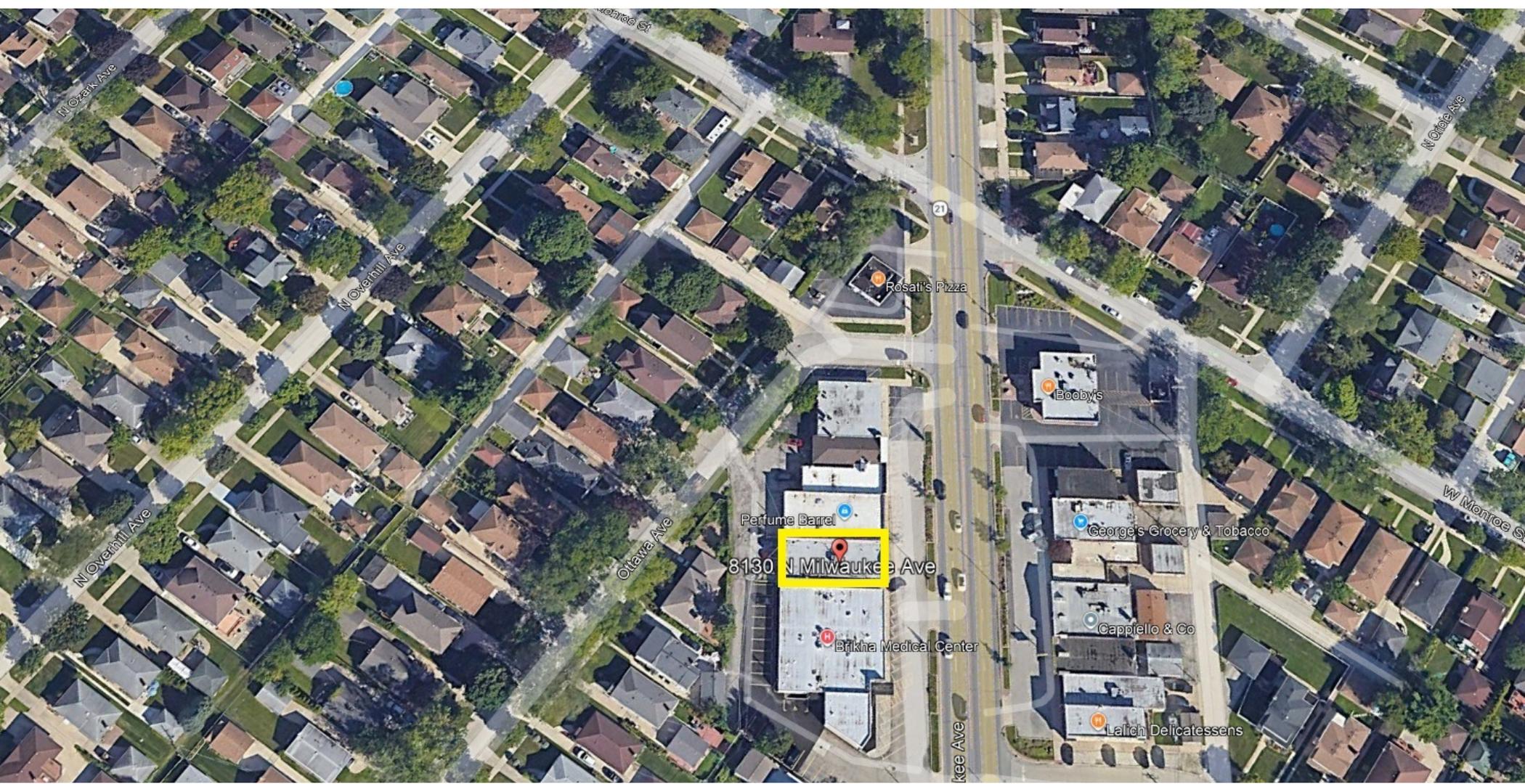
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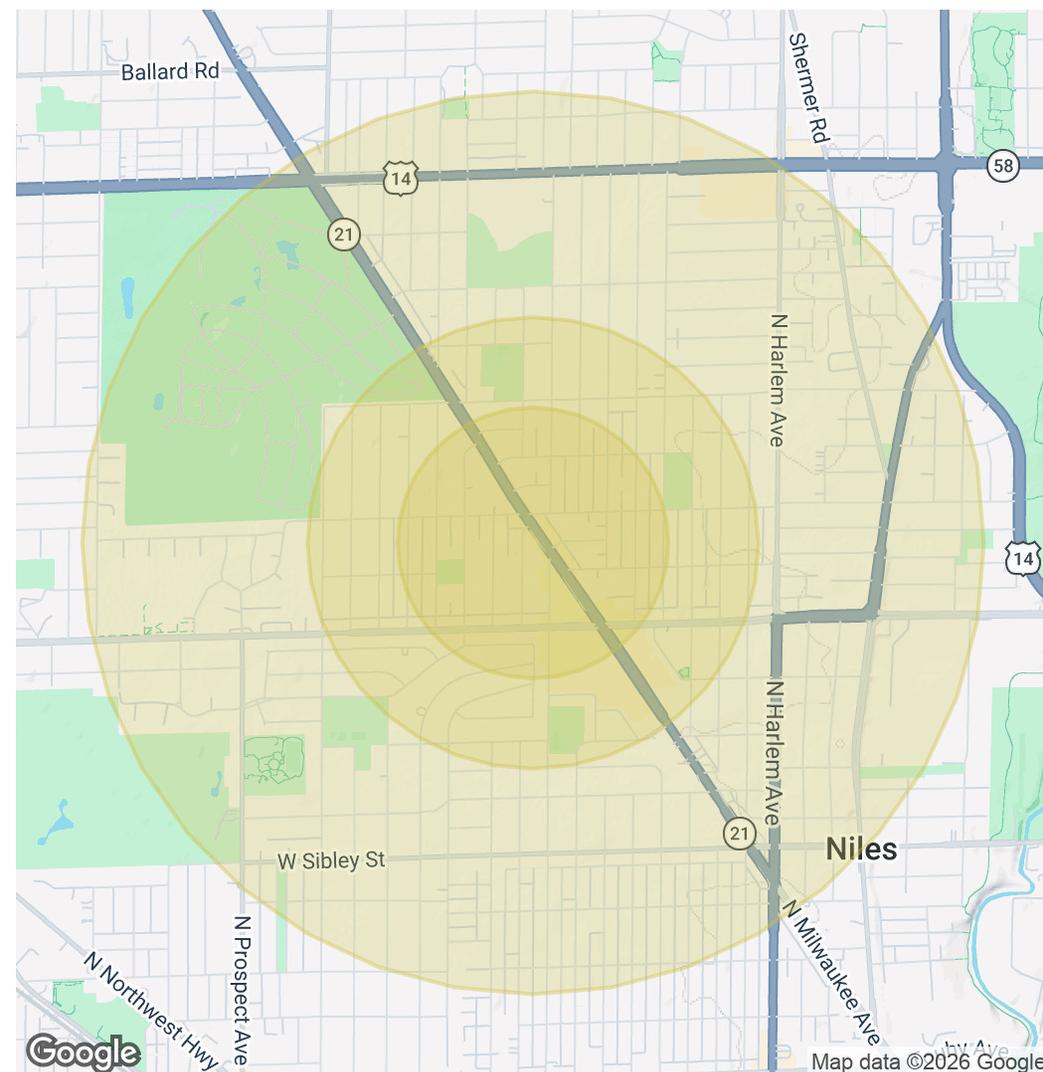
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,873	4,827	18,837
Average Age	44.1	44.8	44.9
Average Age (Male)	40.1	39.5	41.9
Average Age (Female)	48.8	49.1	47.4

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	667	1,704	6,857
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$140,535	\$143,683	\$139,605
Average House Value	\$413,913	\$441,915	\$438,912

2023 American Community Survey (ACS)



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