

# FREESTANDING RESTAURANT BUILDING- FOR SALE

*9206 N Milwaukee Avenue  
Niles, IL 60714 (Chicago MSA)*



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## CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	7
DEMOGRAPHICS	11
ADVISOR BIOS	13

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# 1

## PROPERTY INFORMATION





### Offering Summary

Sale Price:	Subject To Offer
Building Size:	2,382 SF
Lot Size:	+/- 0.54 Acres
Zoning:	B-2
Year Built:	1957
Renovated:	2006
Parking:	Approx. 20 Spaces
VPD:	Approx. 30,000 VPD

### Property Overview

9206 N Milwaukee Avenue is a 2,382 square-foot freestanding restaurant building positioned at the highly visible, corner of the signalized intersection at Milwaukee Avenue and Maryland Street in north suburban Niles (Chicago MSA). The single-tenant building offers flexibility for an owner/user seeking immediate occupancy or an investor pursuing a value-add opportunity via lease-up to a long term tenant to replace the existing month-to-month tenant. The building is a fully built-out second-generation restaurant featuring a dining area and commercial kitchen. The property is located directly adjacent to Golf Mill Town Center, one of the area's major retail destinations, drawing consistent daily consumer traffic, and is supported by strong suburban demographics, convenient regional connectivity, and a robust surrounding retail corridor. Neighboring national and regional tenants nearby include Jewel-Osco, Walmart, Home Depot, Planet Fitness, Walgreens, Starbucks, Chipotle, McDonald's, and many others.

### Property Highlights

- 2,382 SF freestanding second-generation restaurant building located at a highly visible signalized intersection in the north suburbs of Chicago, IL
- Adjacent to Golf Mill Town Center, a major regional retail destination driving consistent daily consumer traffic and will ultimately be redeveloped into a vibrant mixed-use project with open-air retail, residential and commercial
- Flexible commercial zoning and layout suitable for continued restaurant use or conversion to alternate retail/service concepts
- Property is subject to a month-to-month lease with a restaurant operator that can be terminated with a 30-day notice

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## LOCATION DESCRIPTION



### Location Description

9206 N Milwaukee Avenue is located at the signalized corner of Milwaukee Avenue and Maryland Street in Niles, Illinois, within one of the most established and well-performing retail corridors in the northwest suburbs. The Property sits immediately adjacent to Golf Mill Town Center, a major regional shopping destination anchored by Target, Burlington, Ulta Beauty, Ross Dress for Less, and AMC Theatres, drawing consistent daily consumer traffic from across the surrounding trade area. Milwaukee Avenue serves as a highly traveled commercial artery offering excellent visibility, high traffic counts, and convenient access to the broader region, while nearby Touhy Avenue and Greenwood Avenue further enhance connectivity and consumer draw.

The surrounding area is defined by a dominant retail presence and a deep concentration of national and regional tenants that continually reinforce the strength of the corridor. Retailers such as Costco, Walmart, Home Depot, Jewel-Osco, Walgreens, Planet Fitness, Starbucks, Chipotle, McDonald's, and numerous other restaurant, wellness, and service operators drive daily traffic and create strong cross-shopping patterns. In addition to serving a densely populated suburban consumer base, the area benefits from major daily-needs destinations and employment centers that keep traffic levels high throughout the day and into the evening. This combination of demographics, retail co-tenancy, and sustained consumer demand continues to position the location as one of the most desirable and durable retail trade areas in the region.



### Golf Mills Redevelopment:

- Golf Mill Town Center, a major regional retail center with 1.1 million square feet on a 79.3-acre site, has been approved for a transformative redevelopment into a vibrant, mixed-use project with open-air retail, multifamily, and commercial. The retail portion of the redevelopment will consist primarily of shop spaces and outparcels along Milwaukee Avenue.
- The proposed redevelopment will include over 400,000 square feet of new and renovated retail spaces, 9 new outparcels totaling 37,230 square feet, and 300-unit Class A multifamily; additional commercial uses can be added on 14.4-acre future parcels depending on the market demand. The redevelopment will be anchored by existing national credit tenants including Target, Burlington, Ross Dress for Less, Ulta Beauty, and Gordon Food Service that represent 50% of the projected final retail square footage and attract over 5.1 million annual visits and will remain in place to anchor the retail portion of the mixed used development.

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# LOCATION INFORMATION



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## RETAILER MAP



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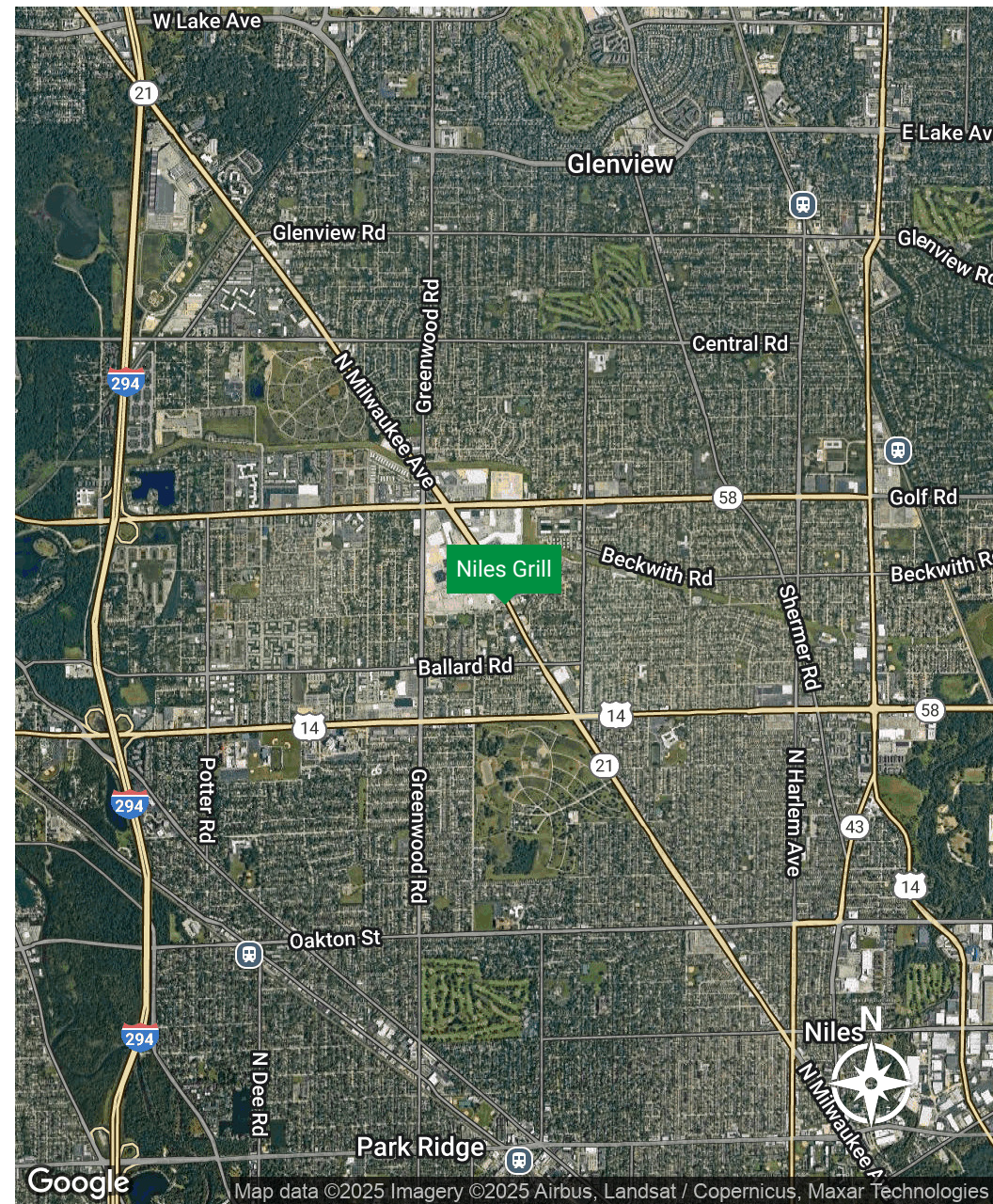
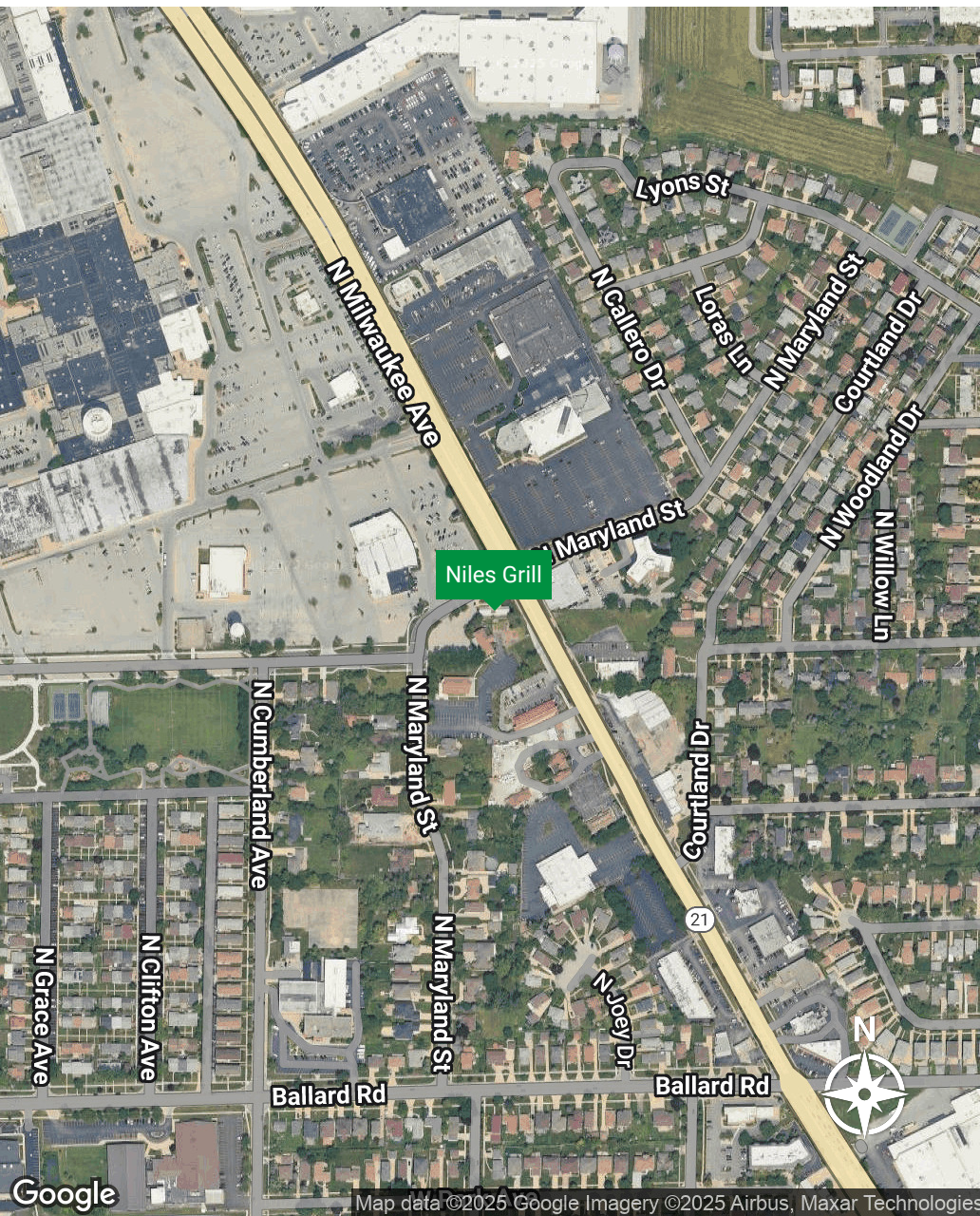
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# RETAIL PROPERTY FOR SALE

LOCATION MAP



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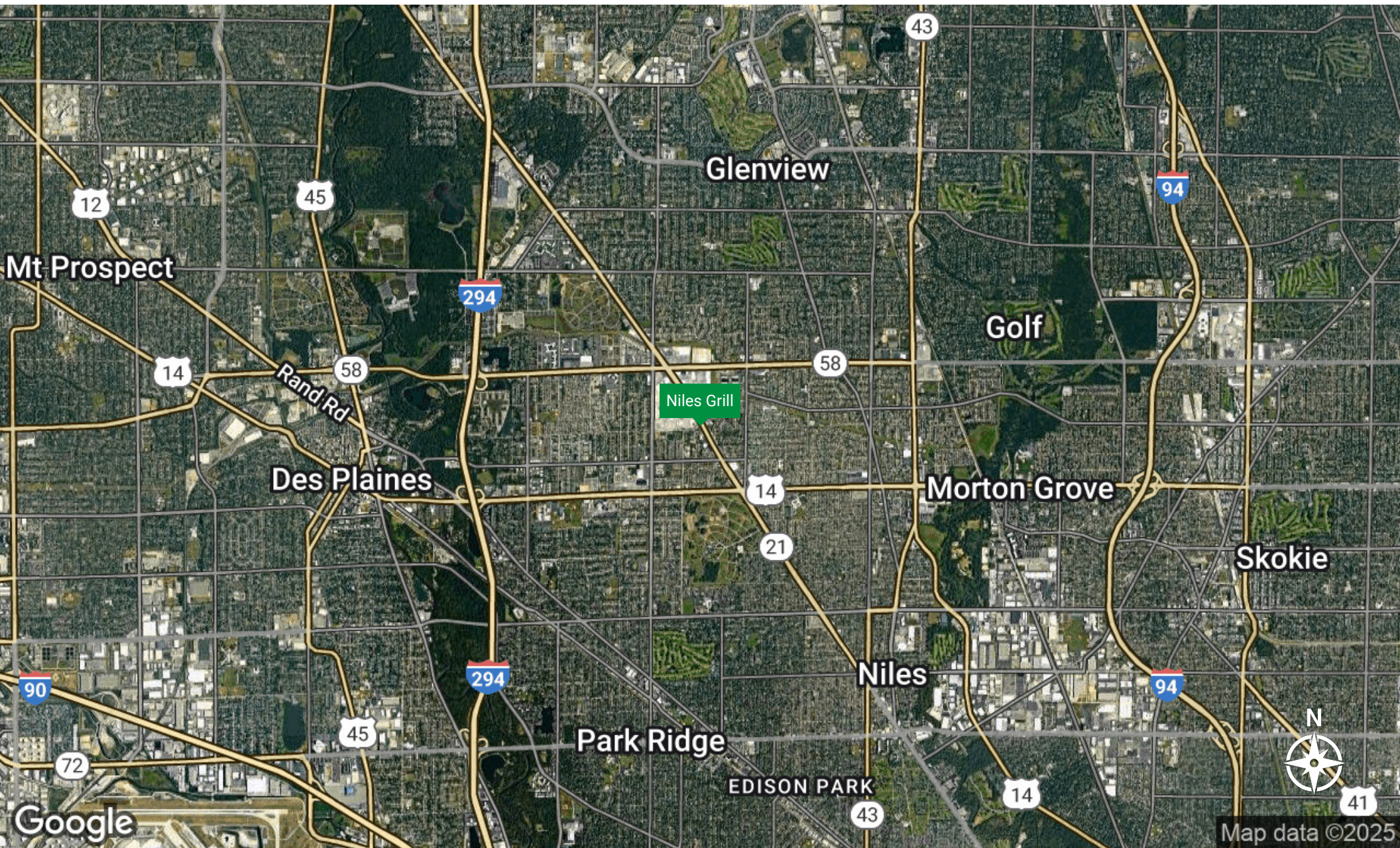
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AERIAL MAP



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An aerial photograph of a city street intersection, overlaid with a semi-transparent white filter. The image shows a multi-lane road with several cars, including a blue car and a dark SUV. There are trees, a small building with a gabled roof, and a larger multi-story building in the background. The overall scene is a typical urban environment.

# 3

## DEMOGRAPHICS



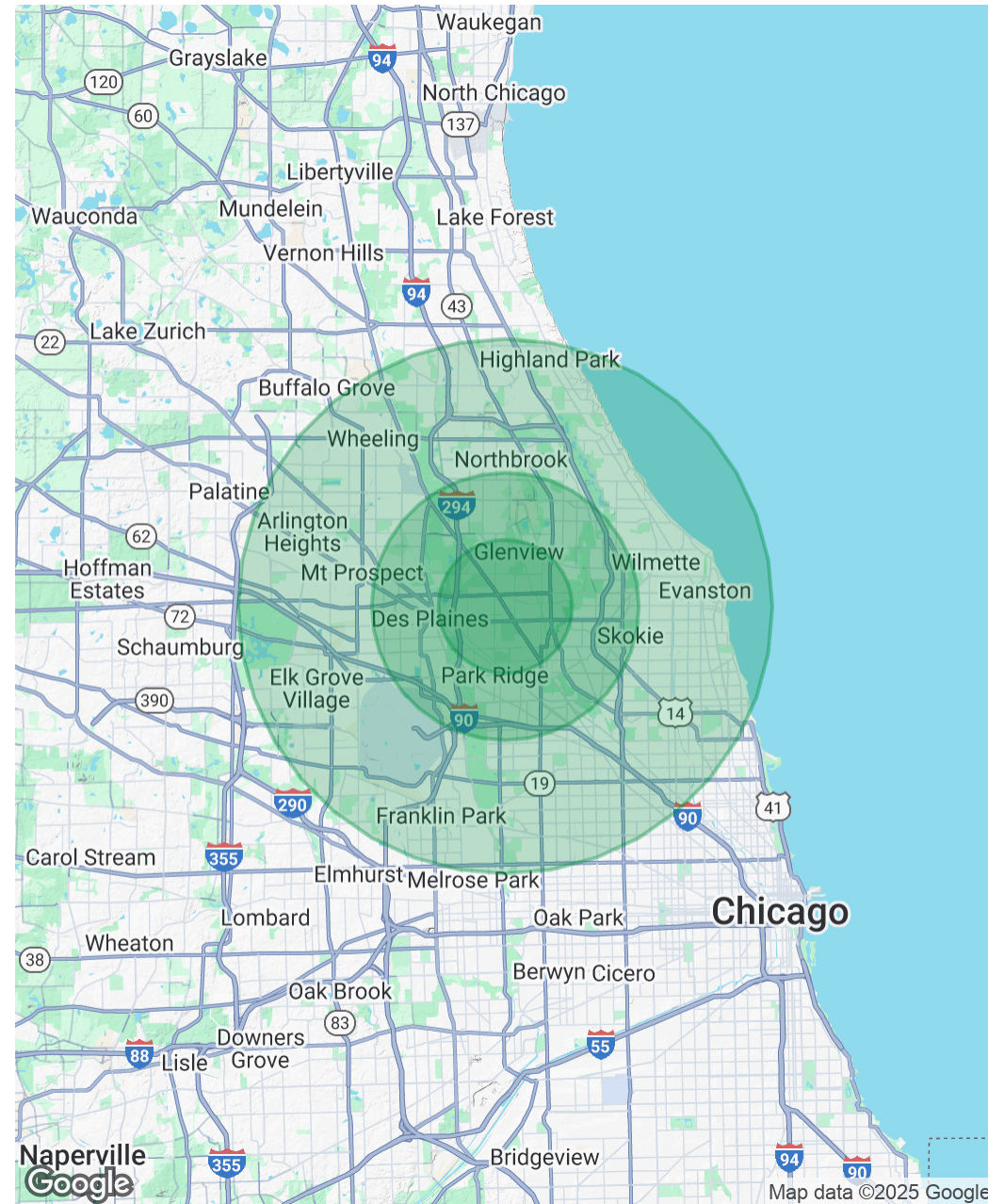
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## DEMOGRAPHICS MAP & REPORT

Population	2.5 Miles	5 Miles	10 Miles
Total Population	111,109	363,315	1,682,113
Average Age	44	44	41
Average Age (Male)	42	42	40
Average Age (Female)	45	45	42

Households & Income	2.5 Miles	5 Miles	10 Miles
Total Households	41,624	140,363	669,624
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$131,084	\$140,551	\$129,168
Average House Value	\$479,305	\$496,403	\$489,254

Demographics data derived from AlphaMap



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