



**1,250 - 3,750 SF Available**  
**Millbrook Shopping Center**  
**9347-9371 N. Milwaukee | Niles, Illinois**



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

**2409 W. 104th Street | Chicago, Illinois 60655 | (773) 779-3473 | [www.firstinrealty.com](http://www.firstinrealty.com)**



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## Highlights:

- 7500 SF contiguous available SF divisible to:
  - Unit 9359: 2500 SF
  - Unit 9363: 1250 SF (3750 SF contiguous)
  - Unit 9367: 2500 SF
- Recently redeveloped center with significant capital improvements including the construction of a new Panda Express FSĐT and extensive façade and parking renovations.
- Positioned across from the Golf Mill SC anchored by big box retailers such as Target, AMC Theaters, Kohl's, JCP & more with over 1.1 million SF of retail.
- Excellent visibility, pylon signage and access from Milwaukee Avenue

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# Interior



**+/-1,250 SF**



**+/-2,500 SF**



**+/-2,500 SF**

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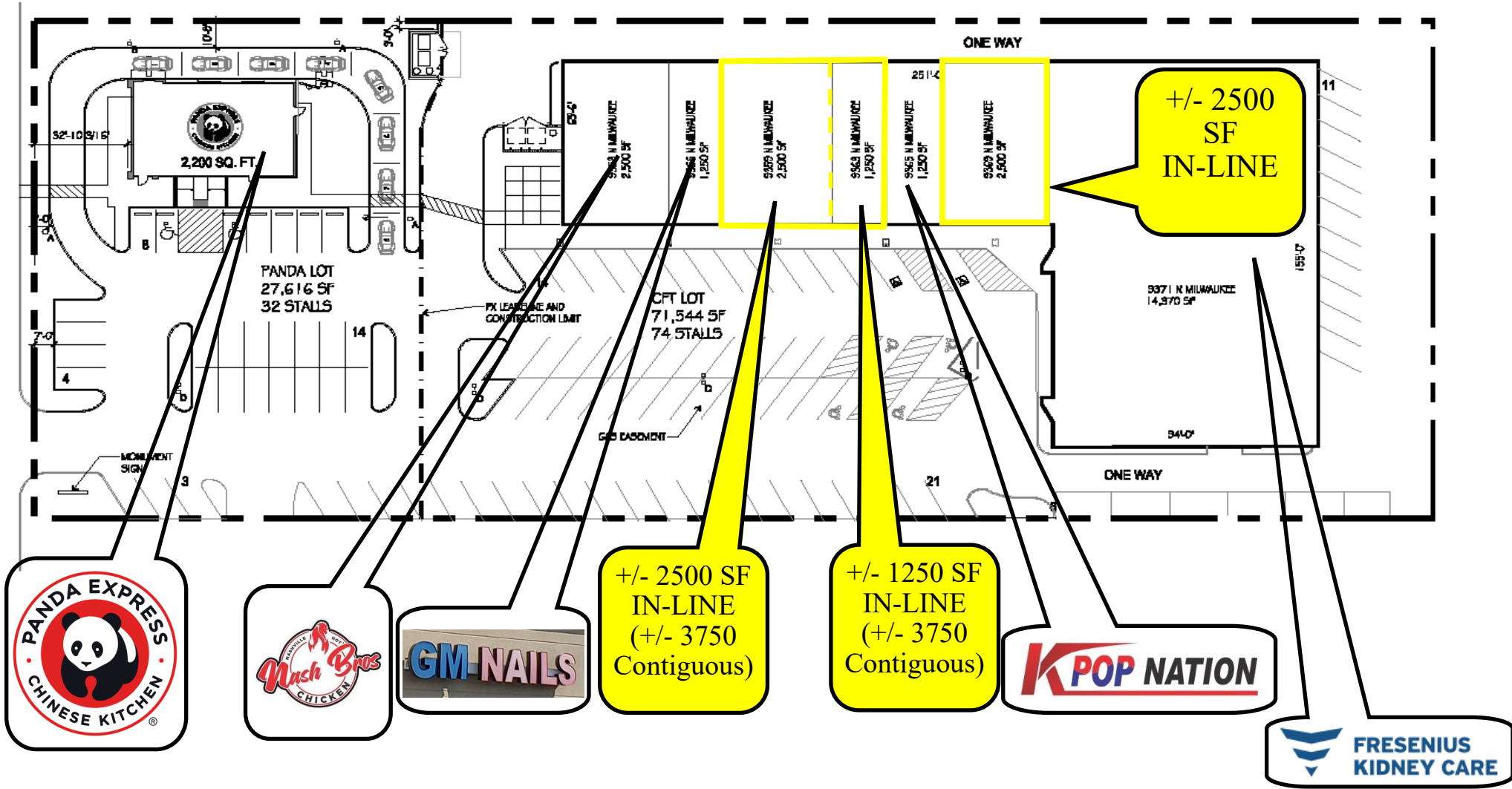
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### Demographics (2023Est.):

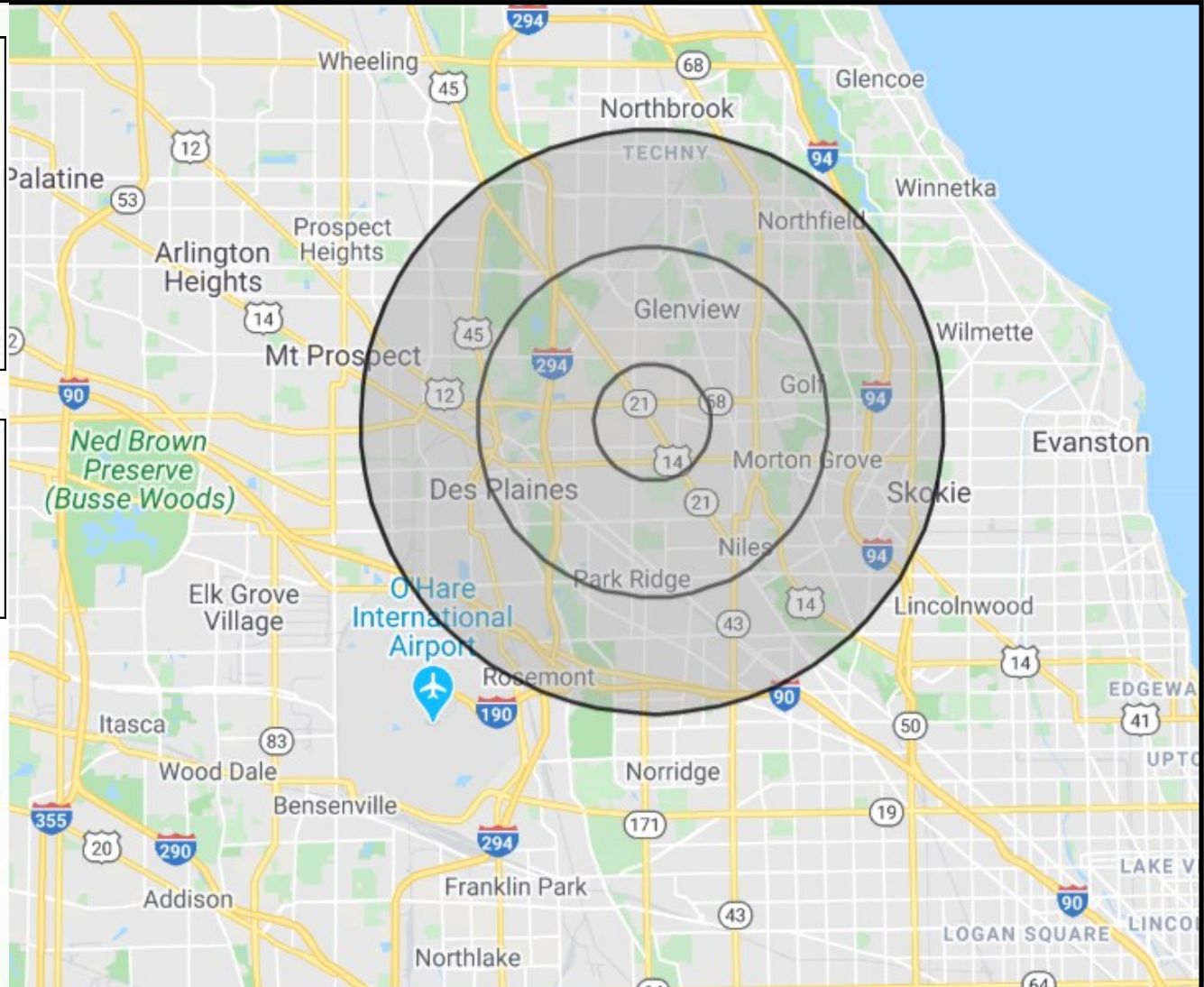
	<u>1MI</u>	<u>3MI</u>	<u>5MI</u>
Population	23,744	143,749	348,219
HH Avg. Inc.	\$97,838	\$114,502	\$118,357
#HH's	8,794	55,418	133,453

### Traffic Counts:

Milwaukee Ave: 36,041 VPD

Golf Road: 33,728 VPD

**Exclusively Listed By:**  
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