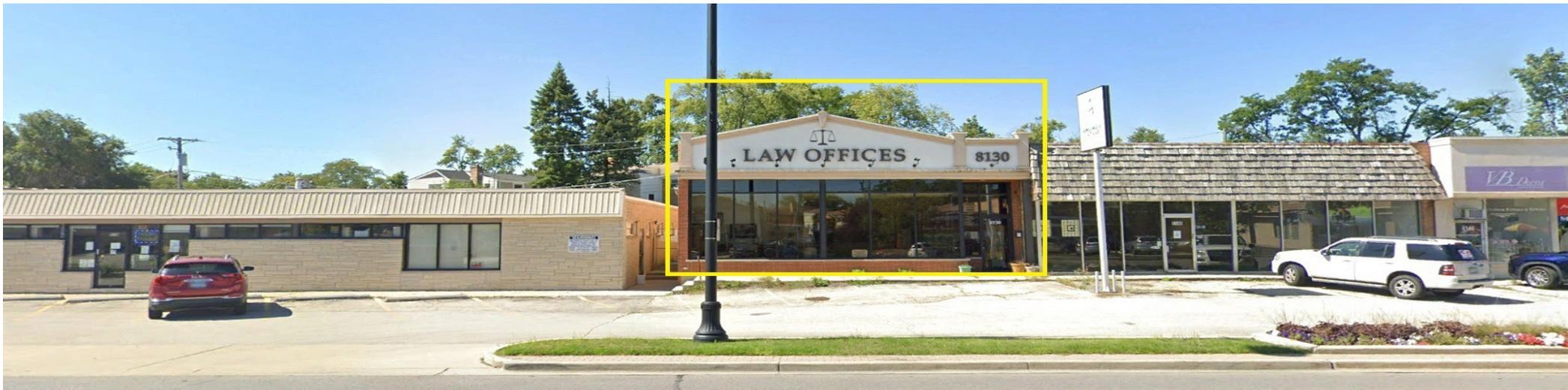


8130 North Milwaukee Avenue

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

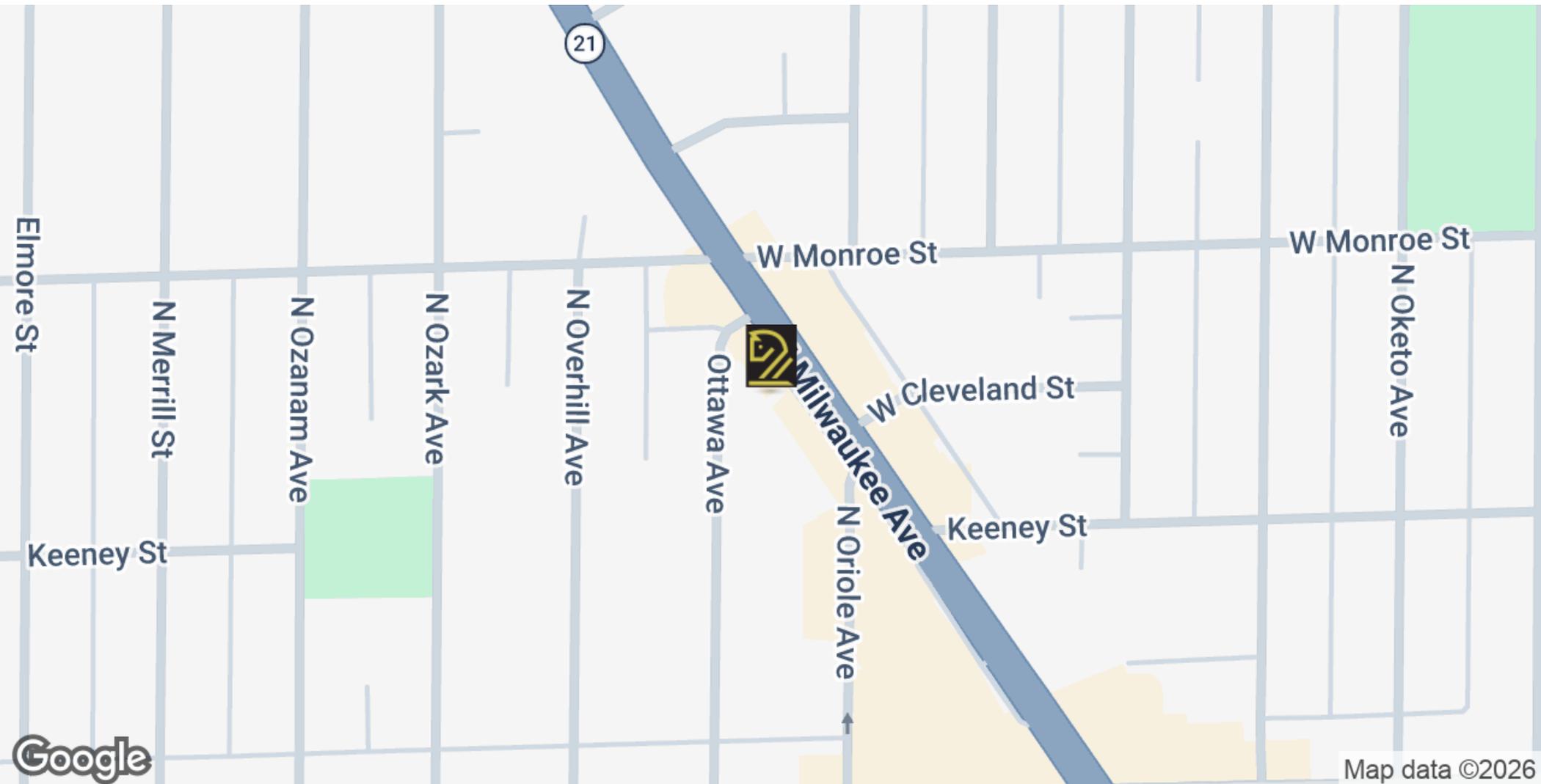
Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	557	1,892	7,506
Total Population	1,553	5,169	20,305
Average HH Income	\$135,549	\$136,794	\$132,304

ANDREW OLSZOWKA | 773.792.3000 | 773.447.4767 | andrew@troyrealtyltd.com
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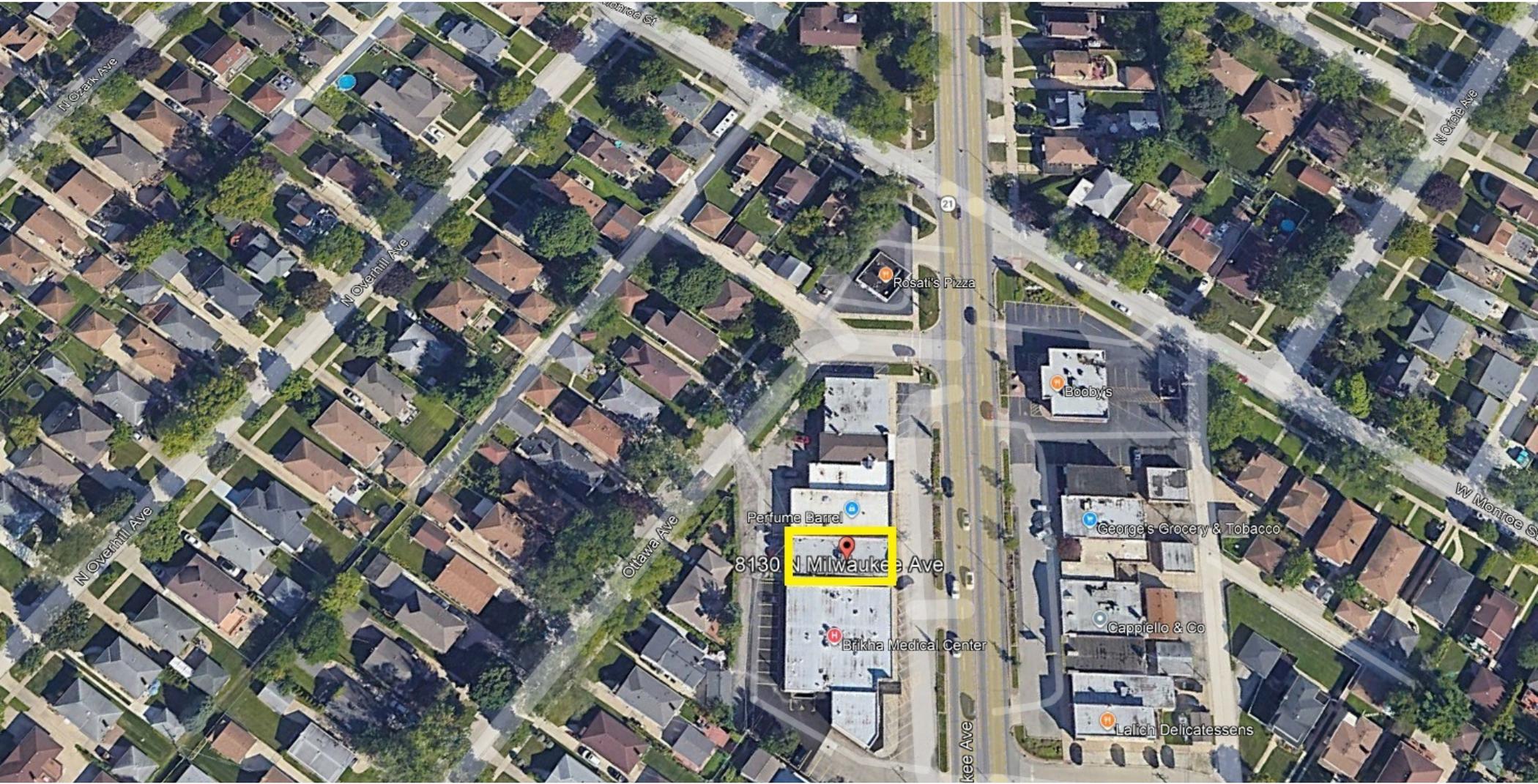
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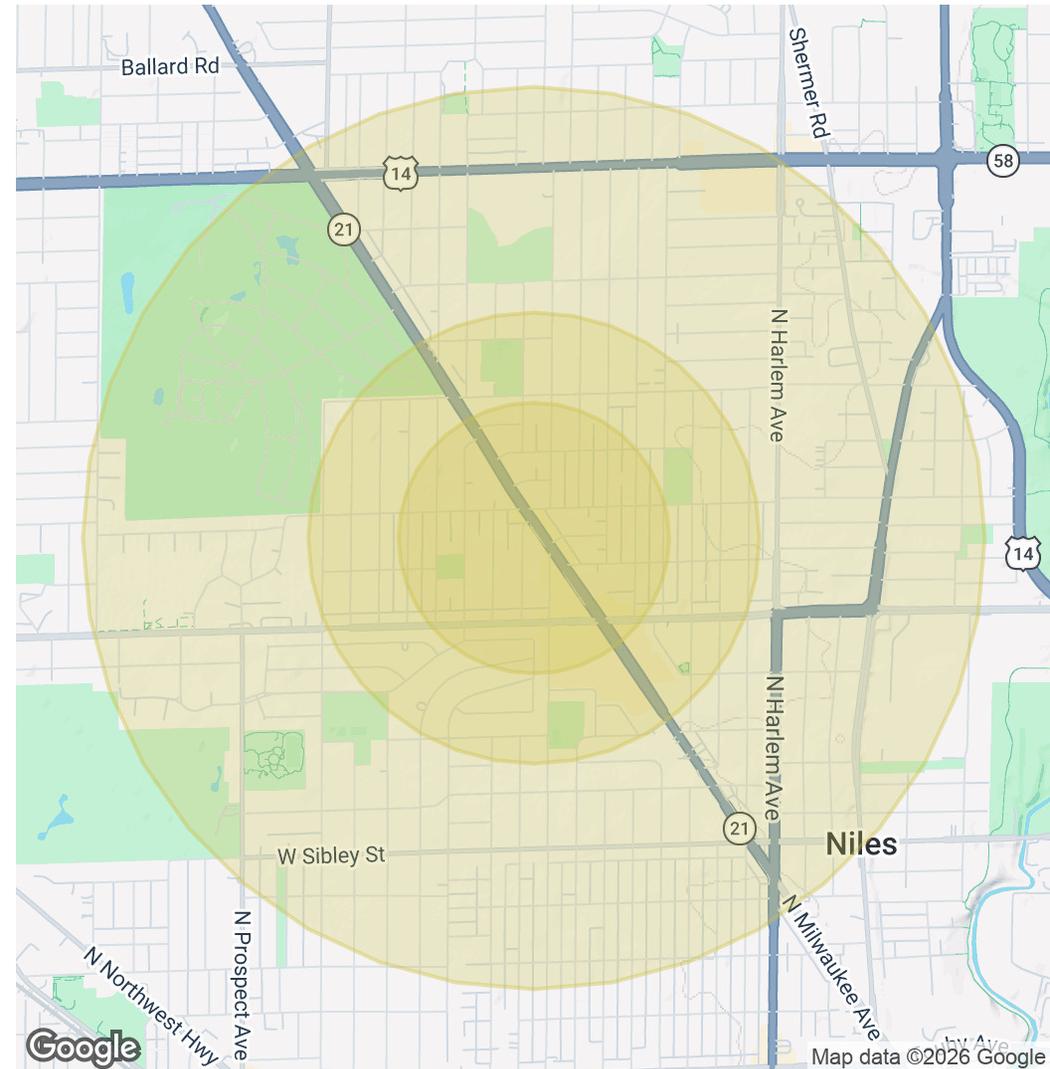
Niles, IL 60714



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,553	5,169	20,305
Average Age	44	44	44
Average Age (Male)	42	43	43
Average Age (Female)	45	46	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	557	1,892	7,506
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$135,549	\$136,794	\$132,304
Average House Value	\$430,420	\$450,304	\$454,388

Demographics data derived from AlphaMap



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