

**EXCITING 1.48 ACRE DEVELOPMENT SITE!
MILWAUKEE AVENUE NEAR GOLF ROAD NILES, IL
LAND LEASE OR BUILD TO SUIT
HIGH VISIBILITY COMMERCIAL CORRIDOR**



**NEQ OF MILWAUKEE AVE & COURTLAND DRIVE NILES, IL
*One Block South of Golf Mill Mall***

- 1.48 Acre Site/ Free Standing Drive-thru....Build to Suit....Retail/Commercial/Medical
- High visibility/High traffic location
- Ideally suited for any retail, restaurant, commercial, medical, or day care use
- Golf Mill regional shopping hub features Walmart, Target, Burlington's, Ross Dress for Less, Old Navy, and numerous other national and regional retailers, numerous restaurant franchises and casual dining establishments
- Proposed Multi-Million Golf Mill Mall Redevelopment Currently in Progress
- Heavily travelled Milwaukee Avenue with average daily traffic counts of 33,500 vehicles (IDOT data)
- Immediate access to PACE and Metra bus
- Zoned C-2 General Commercial
- Village of Niles TIF District
- Demographics

| | <u>1 mile radius</u> | <u>3 mile radius</u> | <u>5 mile radius</u> |
|-------------------------------|----------------------|----------------------|----------------------|
| 2020 Total population | 25,328 | 136,784 | 335,758 |
| 2020 Average household income | \$83,313 | \$113,429 | \$117,419 |



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**FLEXIBLE DEVELOPMENT POSSIBILITIES
FREE STANDING DRIVE-THRU FACILITY
BUILD TO SUIT/GROUND LEASE**





