



New BTS Outlot & Small Shop Space Available

FOUR FLAGGS

8203 - 9483 W GOLF RD, NILES, IL

FOR LEASE

SHARON BAR-SHALOM
sbarshalom@metrocre.com

847.780.1299

HANNAH PERL
hperl@metrocre.com

847.849.1026

GARY GREENFIELD
ggreenfield@metrocre.com

847.412.9898

METRO
COMMERCIAL REAL ESTATE

MANAGED BY: *PineTree*

PROPERTY HIGHLIGHTS

- 859 to 7,911 SF in Densely Populated Market Area
- Potential for New Drive-Thru Pad
- Grocery-Anchored Power Center
- Located at the SEC Golf Rd & Milwaukee Ave

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,759	136,376	341,550
DAYTIME POPULATION	14,902	107,313	363,998
HOUSEHOLDS	8,354	53,570	134,526
AVG HH INCOME	\$93,137	\$122,046	\$126,567

TRAFFIC COUNTS

MILWAUKEE AVE	28,696 VPD
GOLF RD	21,869 VPD

CO-TENANTS INCLUDE



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56 Skokie Valley Road
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#	TENANT	SF
8203	Fresh Farms Market	43,975
8205	AVAILABLE	5,871
8217	Full House Furniture	11,489
8225	Cici's Pizza	4,740
8235	AVAILABLE	5,097
8237	America's Best	3,500
8245	JoAnn	16,985
8247	Sweet Home Furniture	26,285
8249	Marshalls	29,573
8251	Ashley Furniture	40,437
8257	Tang Korean Restaurant	2,494
8259	CosmoProf	2,000
8261	Five Below	9,044
8265	Himalayan Restaurant	4,213
8267	Healthy Babies Happy Families	1,455
8269	AVAILABLE 3,233 w/ 8,920 Basement	
8271	AVAILABLE	1,663
8273	AVAILABLE	1,484
8285	AVAILABLE	1,531
8287	PetSmart	19,029
8299	Foss Swim School	7,291
8301	AVAILABLE	1,150
8303	AVAILABLE	859
8305	The Great Frame Up	1,669
8307	My Salon Suites	5,455
8315	Old Navy	17,000
8321	Asian Human Services	6,665
8331a	AT LEASE	2,100
8331b	AVAILABLE	3,500
8309	Wendy's	2,400
9465	McAlisters Deli	3,604
9471	Party City	12,225
9475	Landmark Jewelers	1,613
9479	AT&T	2,212
9483	Starbucks	1,761

Can be
Combined for
Up to 7,911 SF



GLA = 326,059 SF

■ = NAP / NOT A PART



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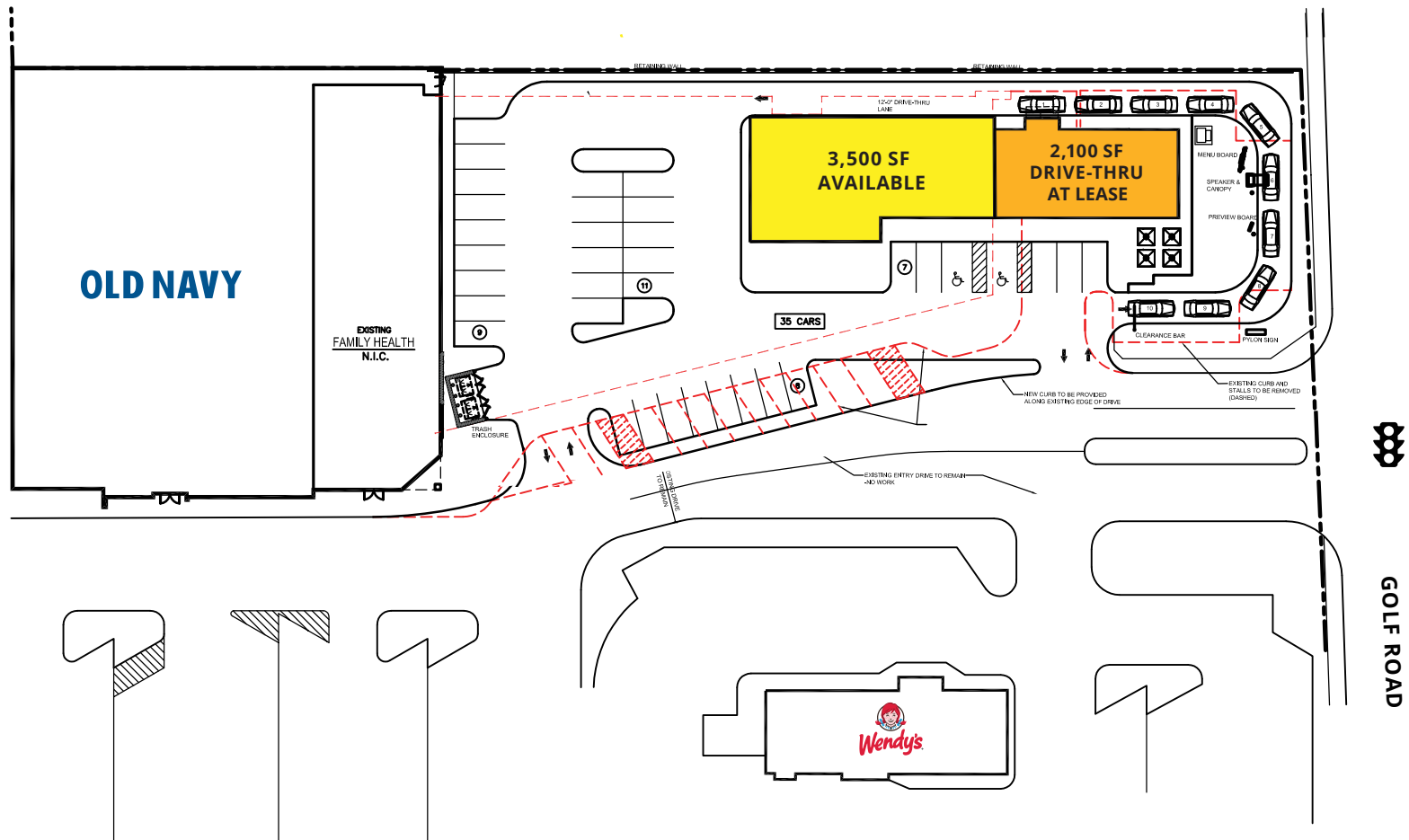


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