

8004-26 N. Milwaukee Ave., Niles, IL

**\$1,350,000**



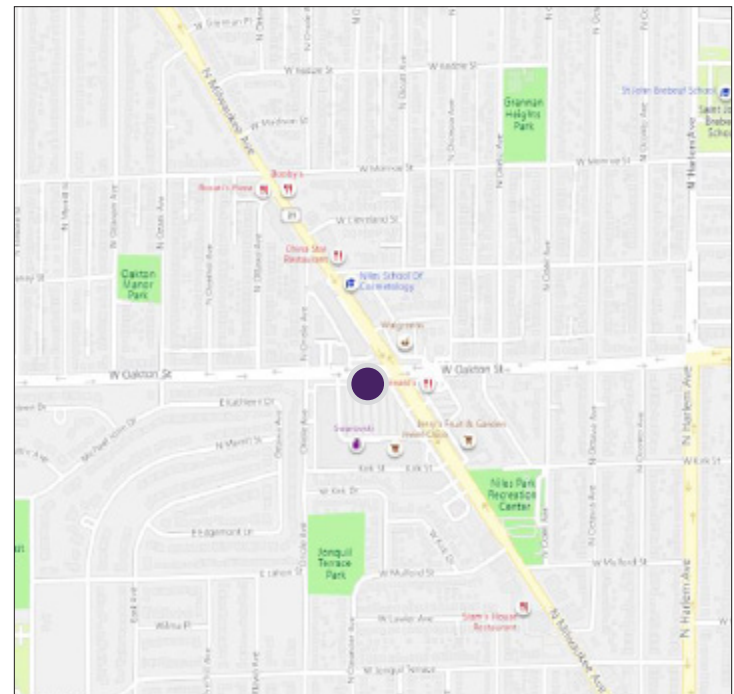
## Property Highlights

- 14,771 SF retail strip center
- Tenants include Oak Mill Bakery, a bridal boutique and hair salon
- 150' frontage on Milwaukee Avenue
- Parking for 18 vehicles
- Close proximity to Morton Grove and Park Ridge Metra Rail line stations. Short drive to Chicago O'Hare International Airport
- Great opportunity for a user or investor
- Nearby businesses include Walgreens, Jewel-Osco, McDonalds, Dunkin' and more
- Land area: 19,341 SF
- Traffic count: 35,493 vehicles daily
- Zoning: C-3
- Taxes (2020): \$63,700

## Property Overview

Located just off the corner of Milwaukee and Oakton, a 14,771 square foot retail strip center is available for sale. The property is comprised of two buildings with parking for 18 vehicles available. Tenants include Oak Mill Bakery, a hair salon and a bridal boutique. The property has great frontage on busy Milwaukee Avenue and is close to public transportation. Nearby businesses in the area include Walgreens, Jewel-Osco, McDonald's, Dunkin' and several restaurants.

Fifteen miles from downtown, Niles is a stable middle-class suburb of Chicago. Niles benefits from access to the Tri-State Tollway (I-294) and the Edens Expressway (I-94), making it a convenient location for a number of businesses.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	19,680	155,912	417,085
Households	7,606	59,678	159,860
Average Income	\$85,562	\$85,317	\$78,207

**Daniel J. Hyman**  
Chairman and CEO  
(312) 338 - 3003  
dhyman@mpirealestate.com

**mpirealestate.com**

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# MILLENNIUM PROPERTIES R/E

# For Sale: 14,771 SF Retail Center On Milwaukee Avenue

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