

Oak Mill Plaza, 7900 N. Milwaukee, Niles, IL

Rent Negotiable



Property Highlights

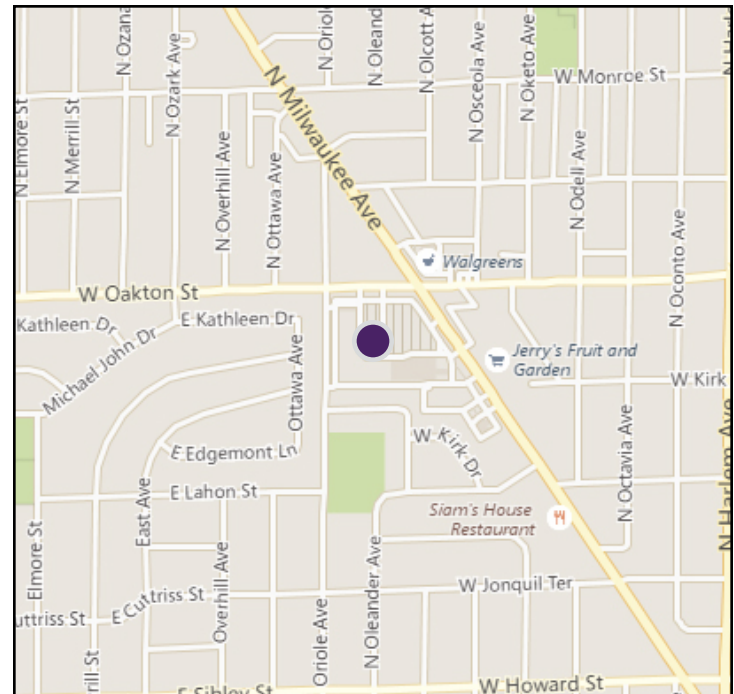
- 1,100 SF medical office space
 - Second floor unit with elevator
- Wide variety of medical practices in building – pediatrics, oncology, internal medicine and dental
- Advocate Medical Group located in this center
- Part of 163,000 SF center anchored by Jewel-Osco
- 800 SF to 3,000 SF storefront units also available for lease
- Traffic Count: 27,600 cars daily on Milwaukee; 26,400 on Oakton
- Zoning: C-3
- Est. CAM/Taxes: \$4.75/SF

Property Overview

A 1,100 square foot medical office is available in the Oak Mill Plaza at the corner of Milwaukee and Oakton. This second floor unit features a reception area and several private offices. There are a number of medical practices at this location including pediatrics, oncology, internal medicine and dentists. Advocate Medical Group also has a location at this facility. Three other units, ranging from 800 to 3,000 square feet are also available for rent.

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	20,776	159,863	429,140
Growth 2016-2021	1.52%	1.21%	1.12%
Households	7,970	61,000	164,316
Median Income	\$71,093	\$72,966	\$68,182



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MILLENNIUM
PROPERTIES R/E

Medical Office For Lease at Milwaukee and Oakton

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Second Floor Office



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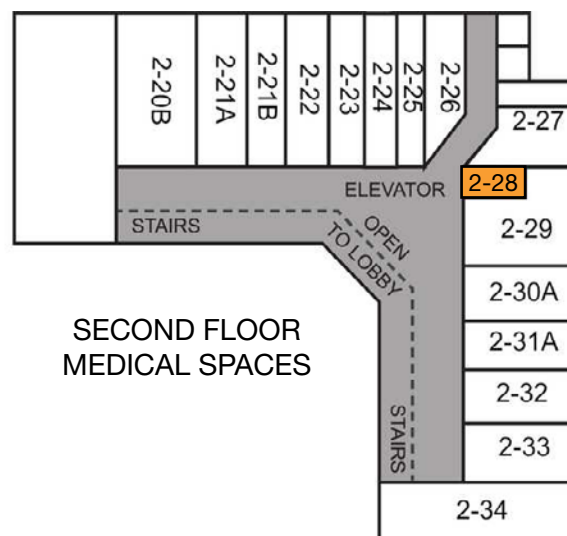
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Available Units

Unit	SF	Notes
2-28	1,100	Medical office, close to elevator
001-B	3,000	Storefront
009	800	Storefront off lobby
012	1,100	Storefront unit



- Available Medical Office
- Available Retail Space



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Demographics

Radius	1 Mile	3 Mile	5 Mile
Population:			
2021 Projection	21,091	161,799	433,934
2016 Estimate	20,776	159,863	429,140
2010 Census	19,874	155,373	419,042
Growth 2016-2021	1.52%	1.21%	1.12%
Growth 2010-2016	4.54%	2.89%	2.41%
2016 Population Hispanic Origin	1,619	15,324	56,337
Households:			
2021 Projection	8,074	61,649	165,895
2016 Estimate	7,970	61,000	164,316
2010 Census	7,715	59,744	161,732
Growth 2016 - 2021	1.30%	1.06%	0.96%
Growth 2010 - 2016	3.31%	2.10%	1.60%
Owner Occupied	6,746	48,327	122,935
Renter Occupied	1,225	12,672	41,380
2016 Average Household Income	\$91,254	\$93,494	\$90,198
2016 Median Household Income	\$71,093	\$72,966	\$68,182
2016 Households by Household Income:			
Less than \$25,000	1,164	9,775	28,987
\$25,000 - \$50,000	1,768	11,594	32,937
\$50,000 - \$75,000	1,209	9,915	27,517
\$75,000 - \$100,000	1,060	8,960	22,918
\$100,000 - \$125,000	975	6,492	16,284
\$125,000 - \$150,000	605	4,279	10,550
\$150,000 - \$200,000	640	5,127	12,017
Greater than \$200,000	548	4,858	13,105
Business Employment			
Total Number of Businesses	810	8,295	22,389
Total Number of Employees	6,352	100,299	275,646

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Consumer Spending (2016) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	244,871	1,865,544	4,863,454
Total Health Care	14,106	105,123	271,637
Medical Services	7,986	59,970	155,200
Prescription Drugs	4,796	35,071	90,284
Medical Supplies	1,324	10,082	26,153
Total Apparel	13,235	102,309	269,973
Women's Apparel	5,562	42,913	112,299
Men's Apparel	2,956	22,702	59,651
Girl's Apparel	897	7,088	18,905
Boy's Apparel	621	4,817	12,868
Infant Apparel	504	3,993	10,825
Footwear	2,695	20,796	55,425
Total Entertainment, Hobbies & Pets	18,014	134,810	349,800
Entertainment	2,849	21,482	55,821
Audio & Visual Equipment/Service	8,143	61,581	161,444
Reading Materials	1,060	8,062	20,601
Hobbies, Pets, Toys	5,962	43,685	111,935
Total Food & Alcohol	61,934	476,711	1,256,665
Food at Home	34,017	259,999	688,739
Food Away From Home	23,540	183,009	479,283
Alcoholic Beverages	4,377	33,703	88,644
Total Household	36,598	281,520	724,208
House Maintenance & Repair	7,523	55,050	139,457
Household Equipment & Furnishings	13,925	106,901	277,399
Household Operations	11,052	86,645	223,133
Housing Costs	4,098	32,924	84,219
Total Education & Day Care	16,273	129,147	333,462
Education	10,454	82,877	215,018
Fees & Admissions	5,819	46,270	118,444

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Consumer Spending (2021) ^{*in \$000s}

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	257,486	1,960,319	5,107,867
Total Health Care	15,809	117,740	304,839
Medical Services	8,970	67,291	174,310
Prescription Drugs	5,359	39,192	101,265
Medical Supplies	1,480	11,257	29,265
Total Apparel	14,109	109,043	287,576
Women's Apparel	5,909	45,650	119,370
Men's Apparel	3,151	24,204	63,550
Girl's Apparel	959	7,574	20,247
Boy's Apparel	666	5,157	13,799
Infant Apparel	565	4,397	11,821
Footwear	2,860	22,061	58,788
Total Entertainment, Hobbies & Pets	68,116	523,288	1,378,990
Entertainment	37,483	286,041	757,942
Audio & Visual Equipment/Service	26,008	201,702	527,707
Reading Materials	4,625	35,545	93,340
Hobbies, Pets, Toys	4,387	20,803	58,701
Total Food & Alcohol	51,685	245,092	716,015
Food at Home	28,409	134,244	395,402
Food Away From Home	20,031	95,063	274,146
Alcoholic Beverages	3,245	15,785	46,466
Total Household	38,428	294,896	758,154
House Maintenance & Repair	7,888	57,608	145,774
Household Equipment & Furnishings	14,267	109,414	283,733
Household Operations	12,000	93,490	240,596
Housing Costs	4,273	34,385	88,051
Total Education & Day Care	17,907	142,401	367,815
Education	11,841	94,215	244,383
Fees & Admissions	6,065	48,186	123,432

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