

8028 N. Milwaukee Ave., Niles, IL

\$2,000/mo Gross



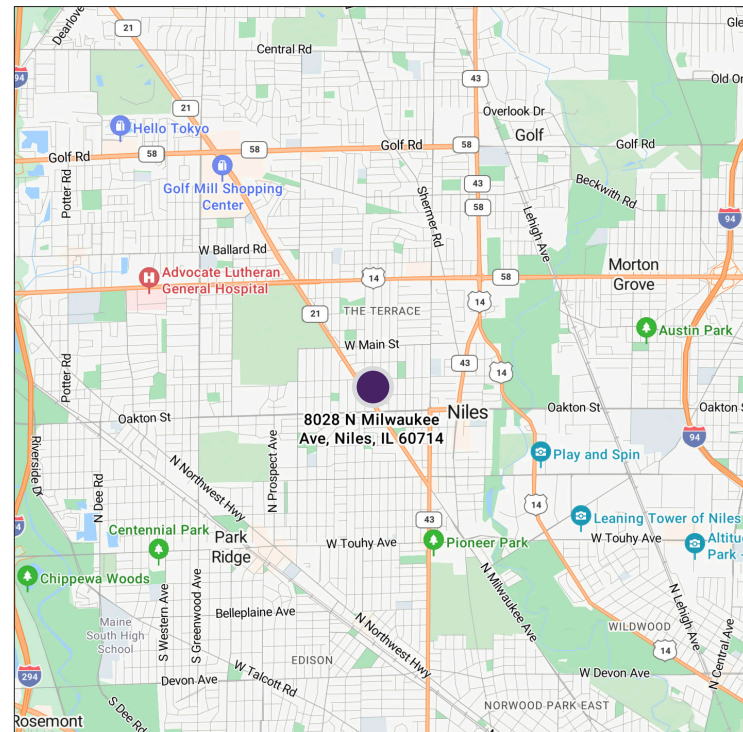
Property Highlights

- 1,500 SF of office/retail space available
- Part of a mixed-use property with retail/office and residential units
- Located on heavily trafficked Milwaukee Avenue
- Excellent visibility on strong commercial corridor
- Currently an accounting office with well laid out floor plan including a reception area, private offices and a kitchenette
- Convenient location offers easy access from surrounding neighborhoods
- One dedicated parking space in back
- Customer parking in front
- Storage space available for an additional fee
- Traffic count: 28,948 vehicles daily
- Zoning: B-2

Property Overview

Available for lease is a 1,500 SF office/retail space located on Milwaukee Avenue, one of the main arteries in Niles, IL. This unit is part of a mixed-use building with three retail units and five apartments. This suite is improved with two private offices, storage, reception area and a kitchenette. Co-tenants with a spa and a medical billing office, this space benefits from good visibility and easy access to public transportation. The Pace bus, which provides local service on Milwaukee Avenue, allows easy customer and employee accessibility. The Metra Train and Edens Expressway are also minutes away by car. This is the perfect opportunity for a small office, boutique, salon, coffee shop or gym.

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	74,544	435,995	1,861,420
Households	27,883	163,981	725,877
Median Income	\$107,525	\$99,682	\$90,386

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