

**PRIME RETAIL/COMMERCIAL SPACE
HIGHLY DESIRABLE GOLF MILL RETAIL DISTRICT
SHADOW ANCHORED BY WALMART & TARGET
TREMENDOUS OPPORTUNITY FOR ANY RETAIL/RESTAURANT/OFFICE/MEDICAL USE**



**8337 GOLF ROAD NILES, IL
HIGH TRAFFIC/HIGH VISIBILITY LOCATION**

- ◆ 4,000 SF end cap unit in busy retail center with 38+ parking spaces
- ◆ Golf Mill regional shopping hub features Walmart, Target, Party City, Old Navy, TJ Maxx, and numerous other national and regional retailers, numerous restaurant franchises and casual dining establishments
- ◆ Located on Golf Road with traffic light access
- ◆ Shadow anchored by Walmart and Target
- ◆ Heavily travelled Golf Road with average daily traffic counts of 31,500 vehicles (IDOT data)
- ◆ Prominent pylon sign identification
- ◆ Ideally suited for any retail, restaurant, office or medical related use
- ◆ Close to public transportation
- ◆ Clear span space
- ◆ Quick access to the surrounding north and northwest suburban communities
- ◆ Demographics

	<u>1 mile radius</u>	<u>2 mile radius</u>	<u>3 mile radius</u>
2020 Total population	21,119	74,380	134,864
2020 Average household income	\$84,622	\$89,681	\$100,815



For Additional Information:
AKTON REALTY CORPORATION
5406 W. Devon Avenue, Suite 204
Chicago, Illinois 60646
www.aktonrealty.com

Contact:
STEFFAN A. ALIFERAKIS
Vice President
773-774-9500 EXT 228 773-774-4606 (fax)
saliferakis@aktonrealty.com



EXCEPTIONAL MAIN ON MAIN LOCATION BY INTERSECTION OF GOLF ROAD AND MILWAUKEE AVENUE



OFFERS HIGH EXPOSURE & EASY FULL ACCESS





TENANT NAME



