

**EXCELLENT RETAIL OPPORTUNITY!
PRIME LOCATION SERVING THE NORTHERN SUBURBS**

**WASHINGTON COMMONS
SOUTHEAST CORNER OF GOLF AND WASHINGTON ROADS
7901-7965 W. GOLF ROAD, MORTON GROVE, ILLINOIS**



HIGH TRAFFIC/HIGH VISIBILITY CORNER

An excellent retail opportunity is available serving the northern suburbs of Glenview, Morton Grove and Niles along Golf Road (Route 58), a major east-west commercial artery. Washington Commons is an 81,000 square foot shopping center which boasts a number of national tenants including ALDI Foods, Dollar Tree, Comcast Xfinity, Honey Baked Ham, Salon Centric, Pizza Hut, Betty's Bistro and One Main Financial. Situated just east of Golf Mill Shopping Center at the signalized intersection of Golf and Washington Roads, the site enjoys fantastic exposure and accessibility. This combined with strong demographics provides the foundation for creating a successful retail or commercial operation.

- ◆ 1,900 SF unit currently built out as chiropractic clinic with private exam rooms, open therapy area, and X-Ray room (7919 Golf Road). *Also ideal for any retail, commercial or professional operation*
- ◆ Anchored by Aldi Foods, Dollar Tree, Comcast Xfinity Showroom
- ◆ Average daily traffic counts of 42,600 vehicles (IDOT data)
- ◆ Major regional trade area (Golf Mill) features numerous national and regional retailers
- ◆ Highly visible Golf Road (Route 58) frontage
- ◆ Parking for 336 vehicles
- ◆ Excellent residential and commercial base
- ◆ Demographics

	<u>1-mile radius</u>	<u>2-mile radius</u>	<u>3-mile radius</u>
2020 Total population	17,150	71,373	132,793
2020 Average household income	\$85,325	\$95,990	\$99,180

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Washington Commons



FOOD MARKET



DOLLAR TREE

PENN STATION
EAST COAST SUBS

FAST SIGNS

CLEANERS

Pizza Hut

 SalonCentric

HONEYBAKED

Q's Nails

 Paws Grooming

STO
FOR
AKTO
773-774



Washington Commons

xfinity

Betty's
SLOTS & VIDEO POWER

Miracle-Ear

MR. BROAST
Home of the "Zinger Burger"

Entenmann's
BAKERY OUTLET

OneMain Financial

Allstate

CHIROPRACTOR

HAIR 2 HEART

Cafe Koco
FRESH TEA & DESSERT

GOLF FLOWERS

SAN SOO KAB SAN
BBQ & SUSHI

Dentist

Washington Commons Shopping Center Morton Grove, Illinois

