

7801 N. Waukegan Rd. Niles, IL 60714

Civic Center Plaza - Retail Property For Lease

CRER



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Director

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CRER

Chicago Real Estate Resources, Inc.

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EXECUTIVE SUMMARY

CRER (Chicago Real Estate Resources, Inc.) is proud to offer newer shopping Center retail spaces available in Civic Center Plaza. Located in upscale Niles at SEC of Waukegan Rd and Oakton St, right next to Village of Niles Municipal Building and Clarence E Culver School.

Civic Center Plaza offers a great mix of national and local retailers located in a densely populated area with high traffic counts.

PROPERTY HIGHLIGHTS

| | | | |
|--------------------|------------------|----------------------|---------------|
| Rental Rate: | \$21.00/SF/YR | Frontage: | N Waukegan Rd |
| Center Type: | Community Center | Gross Leasable Area: | 264,973 SF |
| Parking: | 267 Spaces | Total Land Area: | 49.07 AC |
| Stores: | 17 | Year Built: | 1998 |
| Center Properties: | 5 | | |

FEATURES AND AMENITIES

- Banking
- Restaurant
- Signage

TRAFFIC COUNT

| | |
|-------------|----------------|
| Waukegan Rd | 30,796 per Day |
| Oakton St | 4,900 per Day |

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SPACE AVAILABILITY

| SPACE | SIZE | TERM | RATE | TYPE |
|-------|----------|------------|---------|------|
| 02 | 1,200 SF | Negotiable | \$21 SF | NNN |
| 05 | 1,800 SF | Negotiable | \$21 SF | NNN |
| 09 | 1,949 SF | Negotiable | \$21 SF | NNN |
| 10 | 4,009 SF | Negotiable | \$21 SF | NNN |

SELECT TENANTS AT NAPERVILLE SOUTH COMMONS

OTA World, Italiana Men's Fashion, Smiles of Niles, Subway, Park Junes Beauty Shop, TSAOCAA, My Optical, O'Reilly Auto Parts, Arirang, H-Mart, King Spa, Home Depot, Water Works Car Wash.

AREA DEMOGRAPHICS

| | | | |
|---------------------------|-----------|--------------------|-----------|
| Population within 3 Miles | 162,843 | Average Home Value | \$483,817 |
| Average Household Income | \$118,302 | | |

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PROPERTY PHOTOS



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AREA MAP

Civic Center Plaza

Center Size: 264,973



| SPACE | TENANT | SF |
|-------|------------------------|---------|
| 02 | AVAILABLE | 1,200 |
| 05 | AVAILABLE | 1,800 |
| 09 | AVAILABLE | 1,949 |
| 10 | AVAILABLE | 4,009 |
| 01 | OTA WORLD | 1,225 |
| 03 | ITALIANA MEN'S FASHION | 1,283 |
| 04 | SMILES OF NILES | 1,996 |
| 06 | SUBWAY | 1,340 |
| 07 | PARK JUNS BEAUTY SHOP | 1,408 |
| 08 | TSAOCAA | 1,441 |
| 09B | MY OPTICAL | 2,000 |
| 11 | O'REILLY AUTO PARTS | 10,000 |
| 12 | ARIRANG | 5,167 |
| 14 | H-MART | 87,135 |
| 15 | KING SPA | 25,425 |
| 16 | HOME DEPOT | 116,095 |
| 17 | WATER WORKS CAR WASH | 1,500 |

■ AVAILABLE
 ■ AVAILABLE SOON
 ■ LEASED
 ■ NAP (NOT A PART)

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