

The New Classic

COMING 2024



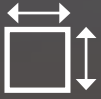




Golf Mill Shopping Center is undergoing a huge transformation to Golf Mill Town Center and we could not be more excited about it.

LIVE. WORK. PLAY.
a mixed-use redevelopment project

ABOUT THE PROPERTY



Approximately 650,000 SF of total retail space



80 acres



More than 346,000 people living within a 5-mile radius



Avg. household income over \$129,000 within a 5-mile radius



Approximately 94,000 vehicles driving by daily



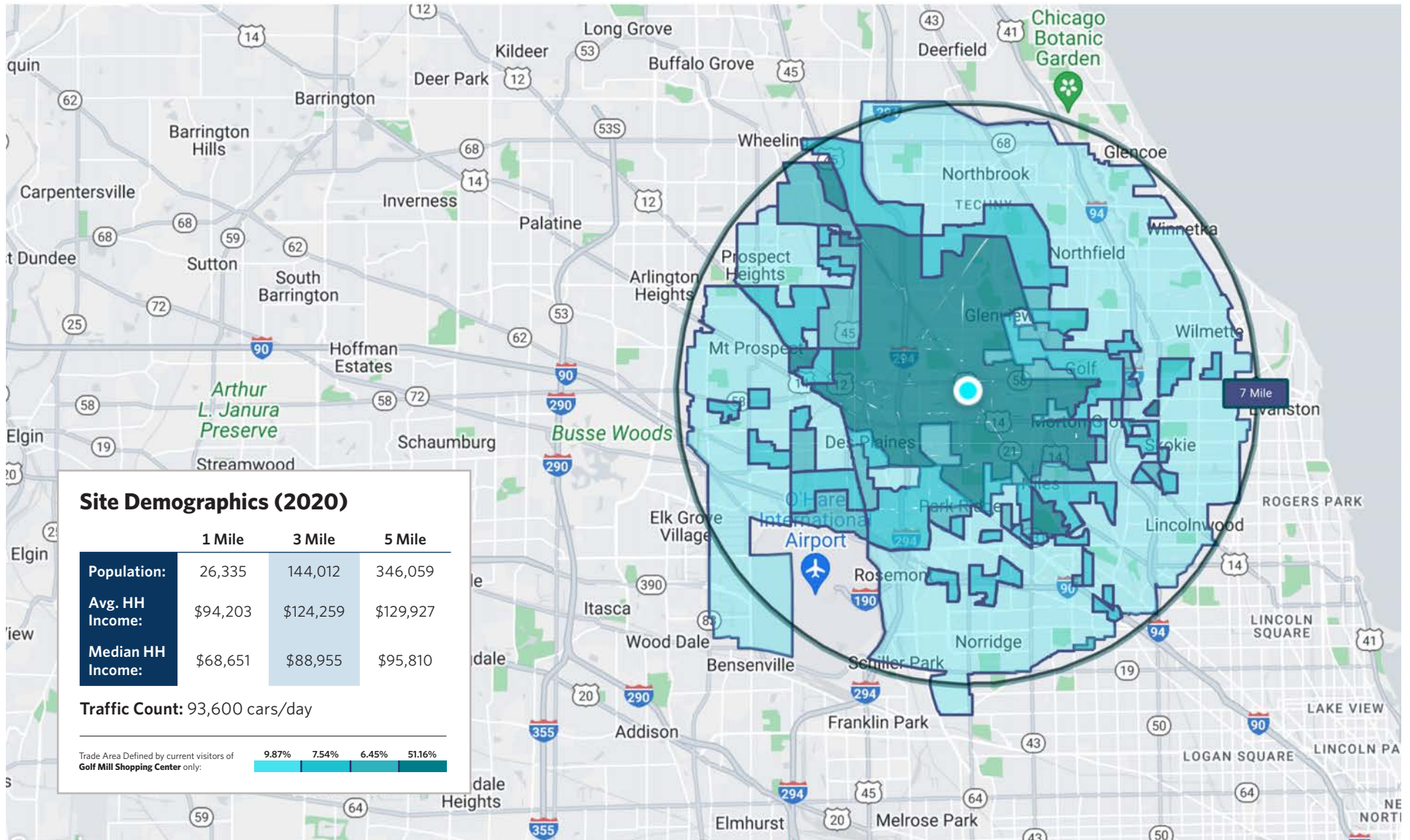
Unrivalled access and visibility in the submarket's primary commercial node.

DID YOU KNOW?

The center also was once home to the Mill Run Theater, which featured a revolving stage in the middle of the theater, and many of the top entertainers of the 1960s and 1970s performed there. The performers included the Jackson Five, Temptations, Tom Jones, Wayne Newton, Bob Newhart, Ray Charles, Spinners, O'Jays and Paul Anka.



Location. Location. Location.



Nearby Neighborhood Improvements

The Village of Niles has commenced construction on Golf Mill Park, which is directly across Church Street from Golf Mill Town Center and will benefit the local community and serve as a destination to the surrounding area. The park will include:

1. Flexible Event Considerations

- Prepared for support of a variety of events with day-of event activities considered
- Capable of supporting community events like markets, shows, and fairs
- Focused on supporting daily visitor activities, passive use, and park district programming

2. Strong Community Connections

- Promote everyday socializing
- Complement existing recreation, education programming
- Complement and facilitate improved commercial interaction
- Promote safe access to and from the park

3. Distinctive Appearance

- Signature style
- Stylish, high-profile elements
- Balance style with residential backdrop
- Set the precedent for future development



Size:
Approximately 10 acres

Target User:
- All Ages and Abilities
- Community and Regional Destination

Design Team:
Village of Niles
Niles Park District
Hitchcock Design Group
Hey and Associates, Inc.



Redevelopment Plan



| # | Size (SF) | Comments |
|----|-----------|---------------------------------|
| 1 | 4,000 | Freestanding Outlot |
| 2 | 2,500 | Freestanding Outlot |
| 3 | 6,000 | Potential Multi-Tenant Building |
| 4 | 3,300 | Freestanding Outlot |
| 5 | 5,700 | Freestanding Outlot |
| 6 | 4,600 | Freestanding Outlot |
| 7 | 4,600 | Freestanding Outlot |
| 8 | 4,000 | Freestanding Outlot |
| 9 | 1,200 | Freestanding Outlot |
| 10 | 45,000 | 2nd Floor Burlington |
| 11 | 9,500 | Jr. Anchor Space |
| 12 | 20,000 | Jr. Anchor Space |
| 13 | 14,000 | Jr. Anchor Space |
| 14 | 10,000 | Jr. Anchor Space |
| 15 | 12,000 | Multi-Tenant Small Shop |
| 16 | 5,000 | Ideal Restaurant Space |
| 17 | 5,000 | Ideal Restaurant Space |
| 18 | 18,000 | Multi-tenant Small Shop |
| 19 | 12,000 | Jr. Anchor Space |
| 20 | 7,332 | Jr. Anchor Space |

New Construction Area
 Existing Structures/Retrofit

OKW Architects
OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, IL 60661

STERLING ORGANIZATION

Redevelopment Renderings



OUTDOOR PEDESTRIAN SPACE FEATURING CLASSIC WATER WHEEL



TIMELESS REVITALIZATION



MULTI-TENANT OUTLOT

Redevelopment Renderings



NEW RETAIL CONSTRUCTION



ACTIVATED COMMON AREAS

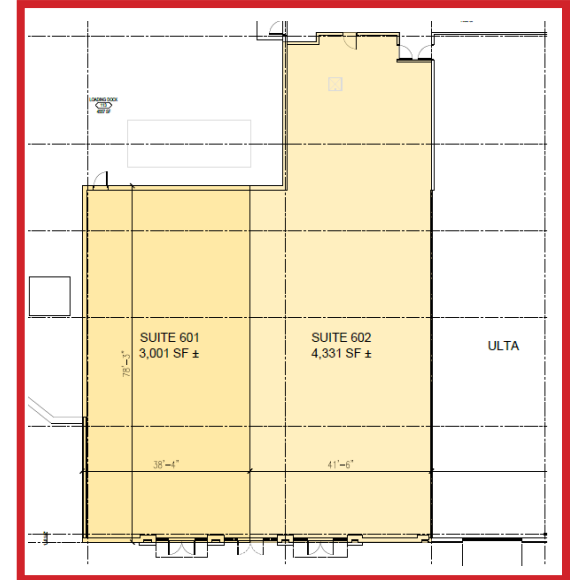


SEAMLESS CONNECTIVITY



ADDITIONAL PHASE IDEAL FOR MEDICAL OFFICE & HOSPITALITY

Existing Opportunities



7,332 SF NEXT
TO ULTA. POSSIBLE
DEMISE AVAILABLE.

2ND FLOOR COMMERCIAL SPACE FOR LEASE - UP TO 44,000 SF AVAIL.



POSSIBLE ENTRYWAY

GOLF RD. (39,900 CPD)

MILWAUKEE AVE. (31,400 CPD)

GREENWOOD AVE. (22,600 CPD)



UP TO 9,500 SF WITH NEW STOREFRONT



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