

PRIME RETAIL INVESTMENT OPPORTUNITY

# TWO-UNIT RETAIL BUILDING

HIGH VISIBILITY CORNER LOCATION IN NILES, IL

CORNER OF MILWAUKEE AVE & JONQUIL TERRACE  
NILES, ILLINOIS 60714

**6%**  
CAP RATE

FULLY LEASED  
INVESTMENT



## INVESTMENT HIGHLIGHTS



### 6% CAP RATE

Attractive in-place income from two fully leased retail units.



### PRIME CORNER LOCATION

High visibility at the corner of Milwaukee Ave & Jonquil Terrace with excellent exposure.



### HIGH TRAFFIC COUNTS

26,200 vehicles pass this location daily (VPD) with 123.20 ft of frontage on Milwaukee Ave.



### STRONG BUILDING FEATURES

Well maintained masonry construction, 12-14 ft ceilings, 200 AMP power, ADA compliant restrooms, and excellent signage area.



### UPSIDE POTENTIAL

Excellent retail build-out with potential for residential / commercial development and TIF incentives available from the Village of Niles.



### AMPLE PARKING

Private parking lot for approximately 30 cars plus plenty of street parking.

## PROPERTY OVERVIEW



**6,000+**  
SQ FT  
BUILDING SIZE



**10,564**  
SQ FT  
LOT SIZE



**C-3**  
ZONING



**12 - 14 FT**  
CEILINGS



**~30**  
PARKING SPACES  
(PRIVATE LOT)

<b>PROPERTY TYPE:</b>	Retail (Two-Tenant Building)
<b>NUMBER OF UNITS:</b>	2 Retail Units
<b>UNIT 1 SIZE:</b>	Approximately 3,029 SF
<b>UNIT 2 SIZE:</b>	Approximately 2,280 SF
<b>OCCUPANCY:</b>	100% Leased - Both Units with Long Term Lease
<b>POWER:</b>	200 Amps
<b>RESTROOMS:</b>	ADA Compliant Men's & Women's Restrooms
<b>SIGNAGE:</b>	Excellent Signage Area
<b>PARKING:</b>	Private Lot for ~30 Cars + Ample Street Parking
<b>CONSTRUCTION:</b>	Masonry
<b>PIN NUMBERS:</b>	09252110010000, 09252110020000, 09252110030000
<b>DO NOT DISTURB TENANTS:</b>	Showings by Appointment Only

## AERIAL MAP & LOCATION



## NEARBY BUSINESSES

- Kouklas Ristorante
- Taco Bell
- Baskin Robbins
- Lone Tree Manor Banquet Hall
- Close to Shopping, Public Transit & Area Expressways



FOR MORE INFORMATION  
OR TO SCHEDULE A SHOWING:  
**CALL LISTING AGENT**



EXCEPTIONAL LOCATION.  
STABLE INCOME.  
STRONG INVESTMENT.



DON'T MISS THIS  
OPPORTUNITY TO ACQUIRE  
A PRIME NILES ASSET.



DO NOT BOTHER TENANTS.  
SHOWINGS BY APPOINTMENT  
ONLY.