

**EXCITING 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, Verlo Mattress, Honey Baked Ham, Salon Centric, Pizza Hut and Entenmann's Bakery. 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.

- ◆ Choice units available of 1,300 sq. ft. and 5,745 sq. ft. (**DIVISIBLE**)
- ◆ 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>3 mile radius</u> | <u>5 mile radius</u> |
|-------------------------------|----------------------|----------------------|----------------------|
| 2011 Total population | 18,635 | 133,439 | 345,661 |
| 2011 Average household income | \$93,287 | \$92,626 | \$100,778 |

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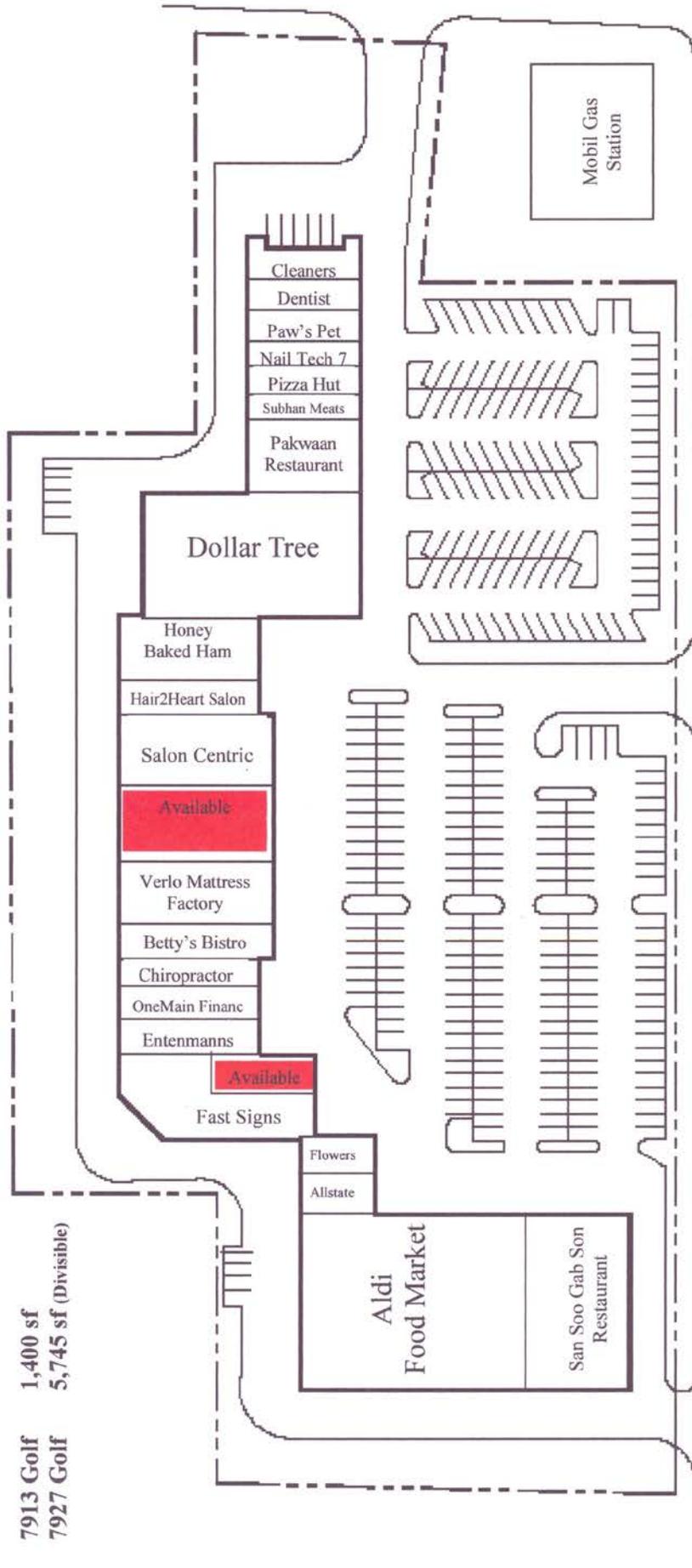


Washington Commons Shopping Center

Morton Grove, Illinois

Available Space

7913 Golf 1,400 sf
 7927 Golf 5,745 sf (Divisible)



| Tenant | Square Feet |
|----------------------------|--------------|
| Aldi Food Market | 17,425 |
| San Soo Kab Son Restaurant | 7,600 |
| Allstate Insurance | 950 |
| Golf Flowers & Gifts | 1,024 |
| Fast Signs | 4,750 |
| Available | 1,400 |
| Entenmann's Bakery Outlet | 2,400 |
| One Main Financial | 1,900 |

| Tenant | Square Feet |
|------------------------------|--------------|
| Chiropractor | 1,900 |
| Betty's Bistro | 1,900 |
| Verlo Mattress Factory | 3,760 |
| Available | 5,745 |
| Salon Centric | 3,260 |
| Hair 2 Heart Salon | 2,375 |
| The Original Honey Baked Ham | 4,235 |
| Dollar Tree | 10,750 |

| Tenant | Square Feet |
|--------------------------|---------------|
| Pakwan Restaurant | 3,180 |
| Subhan Meats | 790 |
| Pizza Hut | 1,300 |
| Nail Tech 7 | 1,040 |
| Paw's Pet Boutique | 1,300 |
| Accurate Dental | 1,300 |
| Cleaners | 1,343 |
| Total Square Feet | 81,596 |