



## Niles Retail Center - 7233 W. Dempster St., Niles, IL

Join our newest tenant, Hobby Lobby, along with national retailers, Big Lots and Harbor Freight Tools, at the signalized intersection of Dempster St. and Harlem Ave.



**Amy Levin**

**847.881.2008 | [alevin@nextrealty.com](mailto:alevin@nextrealty.com)**

An Illinois Licensed Real Estate Broker

All information enclosed is thought to be accurate and factual, however, no liability is assumed for errors and omissions. This offer is subject to prior sale, lease, changes or withdrawal without prior notice

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## Niles Retail Center

7233 W. Dempster St., Niles IL



### HIGHLIGHTS:

- ✓ Join our newest tenant, Hobby Lobby, along with national retailers, Big Lots and Harbor Freight Tools
- ✓ The center benefits from exceptional visibility and access along established Dempster retail corridor
- ✓ Located at a signalized intersection (Dempster St. and Harlem Ave.)



### TRAFFIC COUNTS:

Dempster St. - 43,964 VPD

Harlem Ave. - 13,900 VPD

4/21/2019 CoStar®



### SPACE AVAILABLE:

1,440 SF & 1,694 SF



### AREA RETAILERS:

**HOBBY  
LOBBY**

**BIG  
LOTS!**

**TJ-maxx**

**HARBOR  
FREIGHT  
TOOLS**

**SUPERCUTS**

**HomeGoods**

**Edible  
ARRANGEMENTS**

**at&t**

**PET SUPPLIES  
"PLUS."**

**LANDS' END**

**Little  
Caesars**

**Firestone**

**LA | FITNESS**

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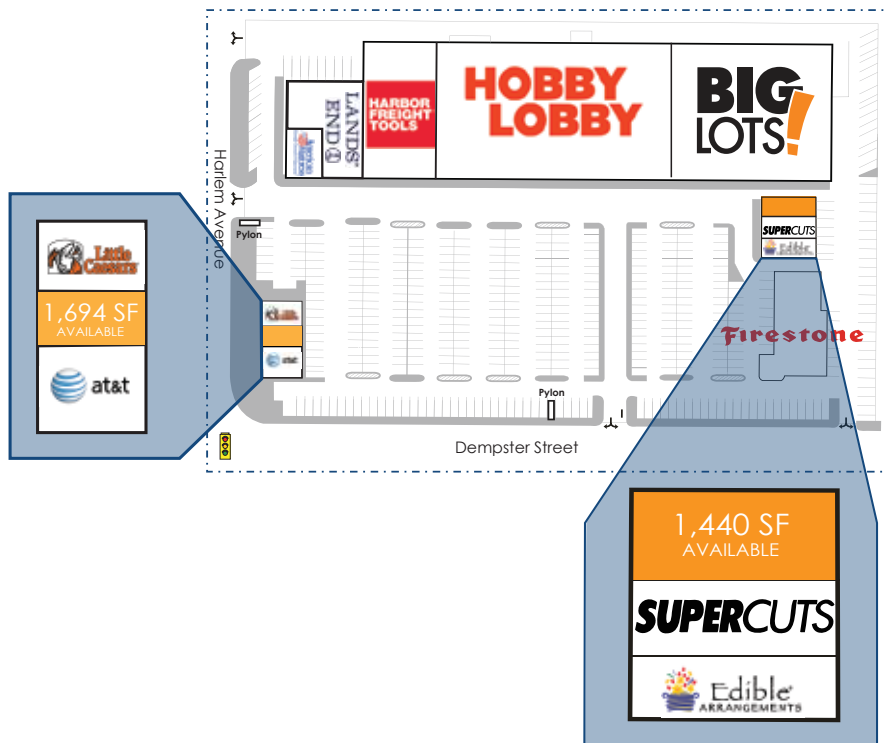


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### SITE PLAN:



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### DEMOGRAPHICS:



#### 1 Mile

**17,223**  
Est. Population

**\$83,382**  
Est. Average Household Income

#### 3 Miles

**151,582**  
Est. Population

**\$103,371**  
Est. Average Household Income

#### 5 Miles

**398,921**  
Est. Population

**\$104,015**  
Est. Average Household Income

Demographics are 2019 Estimates | © 2019 CoStar



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