

SUBLEASE • FREESTANDING FORMER QSR AVAILABLE

8309 GOLF ROAD

SEC Golf Road & Milwaukee Avenue | Niles, Illinois 60714



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SUBLEASE AVAILABLE

±3,100 SF

EXPIRATION DATE

December 31, 2030

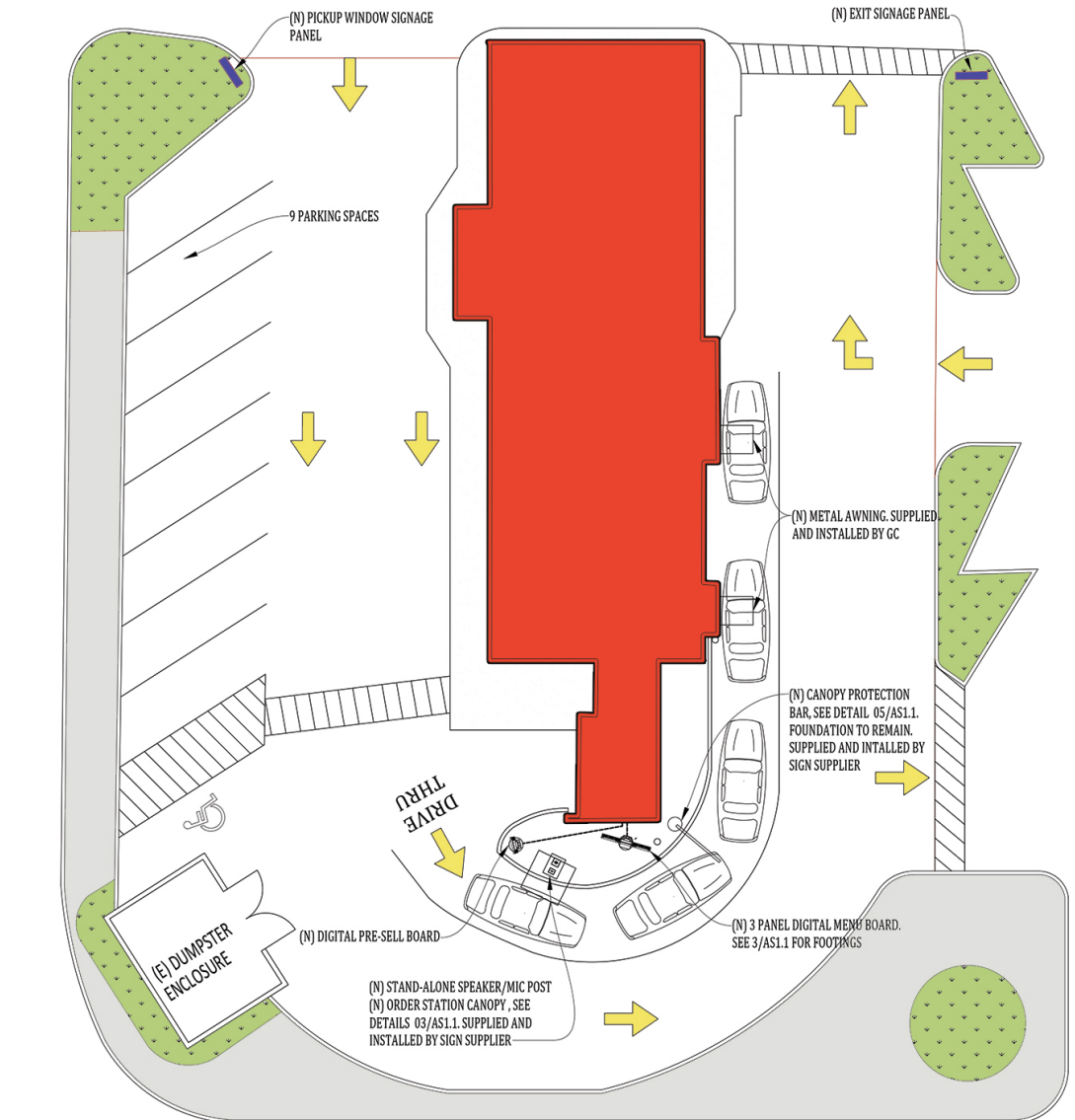
LOCATION HIGHLIGHTS

- Situated directly on Golf Road along a well-established retail corridor, near the intersection with Milwaukee Avenue
- Near Golf Mill Shopping Center — anchored by AMC Showplace, Target, JCPenney, and Ross Dress for Less, with Panera Bread, GFS Marketplace, and LA Fitness — currently redeveloping into mixed-use “Golf Mill Town Center”
- Daily traffic counts exceeding 60,000 vehicles, underscoring the corridor’s strong visibility
- Direct access to I-94 and public transit via Metra, supporting both drive and transit customers
- Near Golf Metra Station (Milwaukee District North Line) for added foot traffic/commuter visibility

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	23,291	136,833	342,379
Average HH Income	\$122,906	\$160,793	\$167,735
Daytime Population	19,793	137,724	431,390

Golf Road 34,200 ADT





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FOR MORE
INFORMATION,
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**REALTY
RESOURCES**
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