

The New Classic

COMING 2024



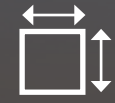


GOLF MILL
TOWN CENTER

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 337,000 people living within a 5-mile radius



Avg. household income over \$127,000 within a 5-mile radius



Approximately 94,000 vehicles driving by daily



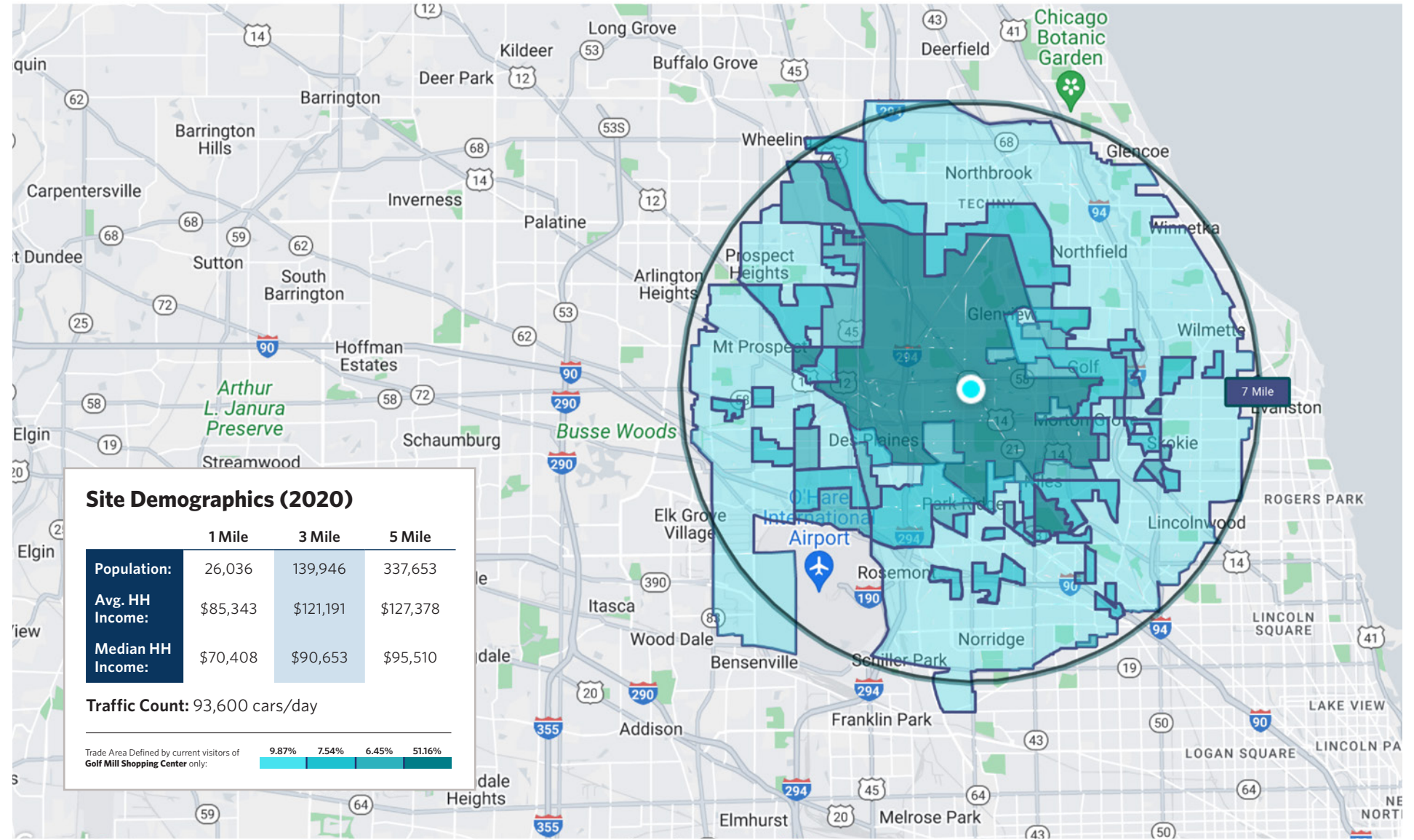
Unrivalled access and visibility in the submarket's primary commercial node.

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

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

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

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

Legend:
 New Construction Area
 Existing Structures/Retrofit

Redevelopment Renderings



OUTDOOR PEDESTRIAN SPACE FEATURING CLASSIC WATER WHEEL

Redevelopment Renderings



NEW RETAIL CONSTRUCTION



ACTIVATED COMMON AREAS



TIMELESS REVITALIZATION



MULTI-TENANT OUTLOT

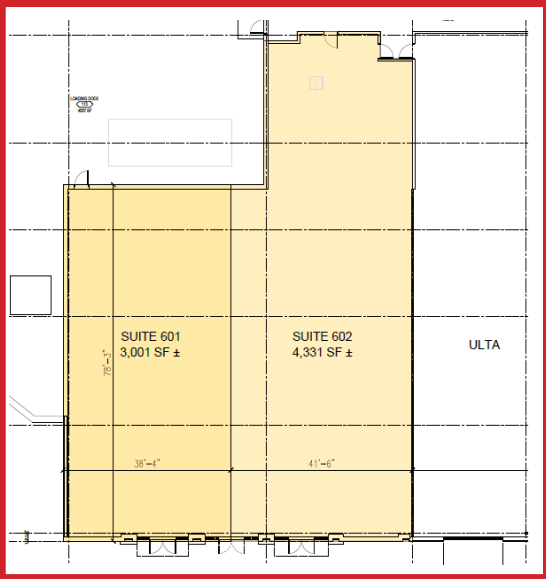


SEAMLESS CONNECTIVITY



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.



UP TO 9,500 SF WITH NEW STOREFRONT



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