



Shops of Niles

7327-7335 N Harlem Ave, Niles, IL 60714



LEASE RATE

\$18 SF/YR

OFFERING SUMMARY

Available SF:	1,050 SF
Lease Rate:	\$18 SF/yr (NNN)
Lot Size:	1.17 Acres
Building Size:	18,000 SF
Zoning:	B-2
Market:	Chicago
Submarket:	Near North
Traffic Count:	23,000

PROPERTY OVERVIEW

Introducing the leasing opportunity at 7327-7335 N Harlem Ave, Niles, IL, 60714. This prime property boasts exceptional visibility, making it an ideal location for businesses seeking maximum exposure. With ample surface parking, tenants can accommodate both staff and visitors with ease, creating a seamless customer experience. Embrace the potential of this prime retail or prime office space to showcase your business and create a lasting impression on customers.

PROPERTY HIGHLIGHTS

- Great visibility
- Ample surface parking
- NNN lease \$9.70 PSF Pass-through
- Retail or Office Use

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
7333 N. Harlem	\$18.00 SF/yr	1,050 SF

PETER BIANCHI

O: 847.655.3361

C: 224.578.0947

pfb@mclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.



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Combined spaces (optional)



7331

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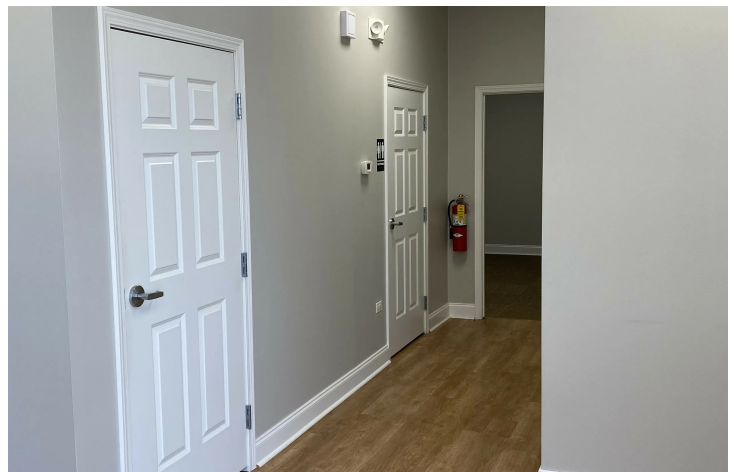
25 N. Northwest Highway | Park Ridge, IL 60016 | 847.825.0011 | www.mclennancos.com





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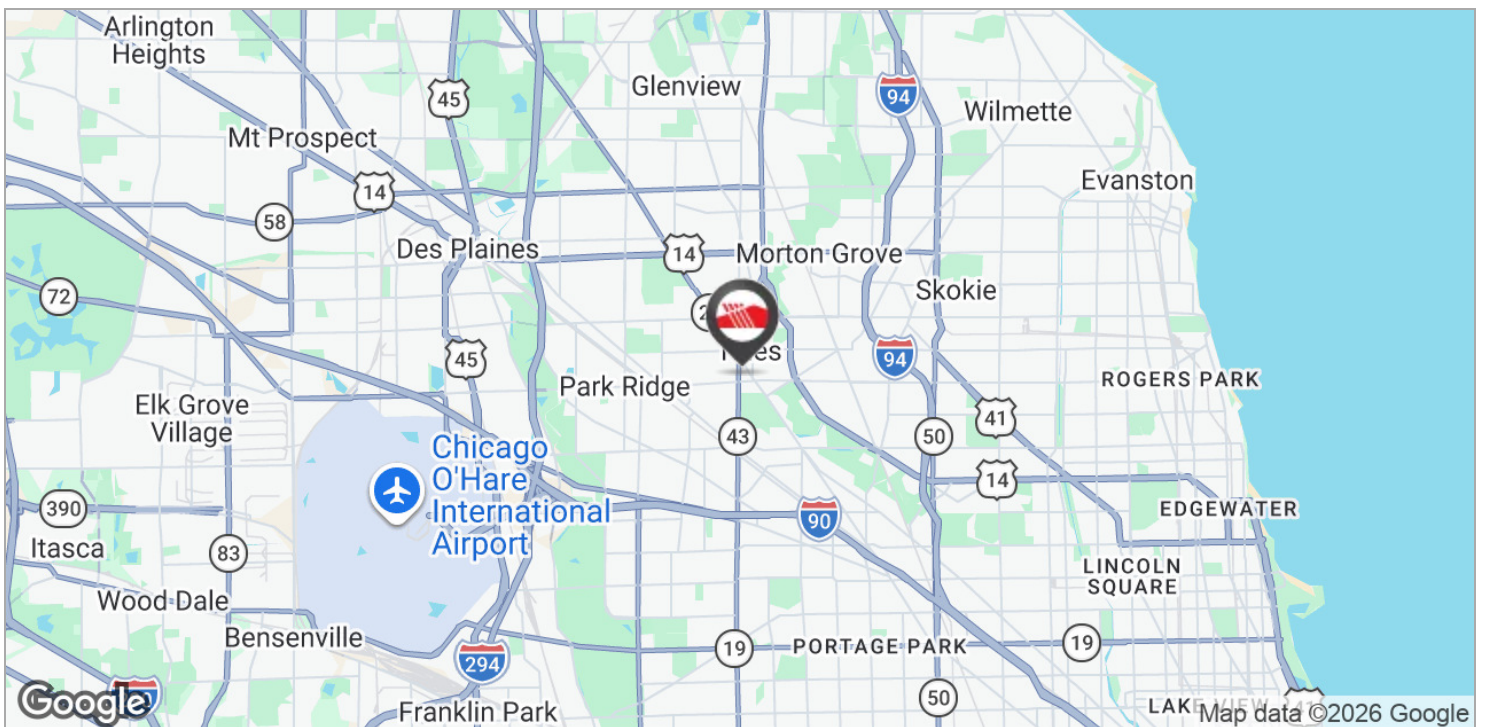
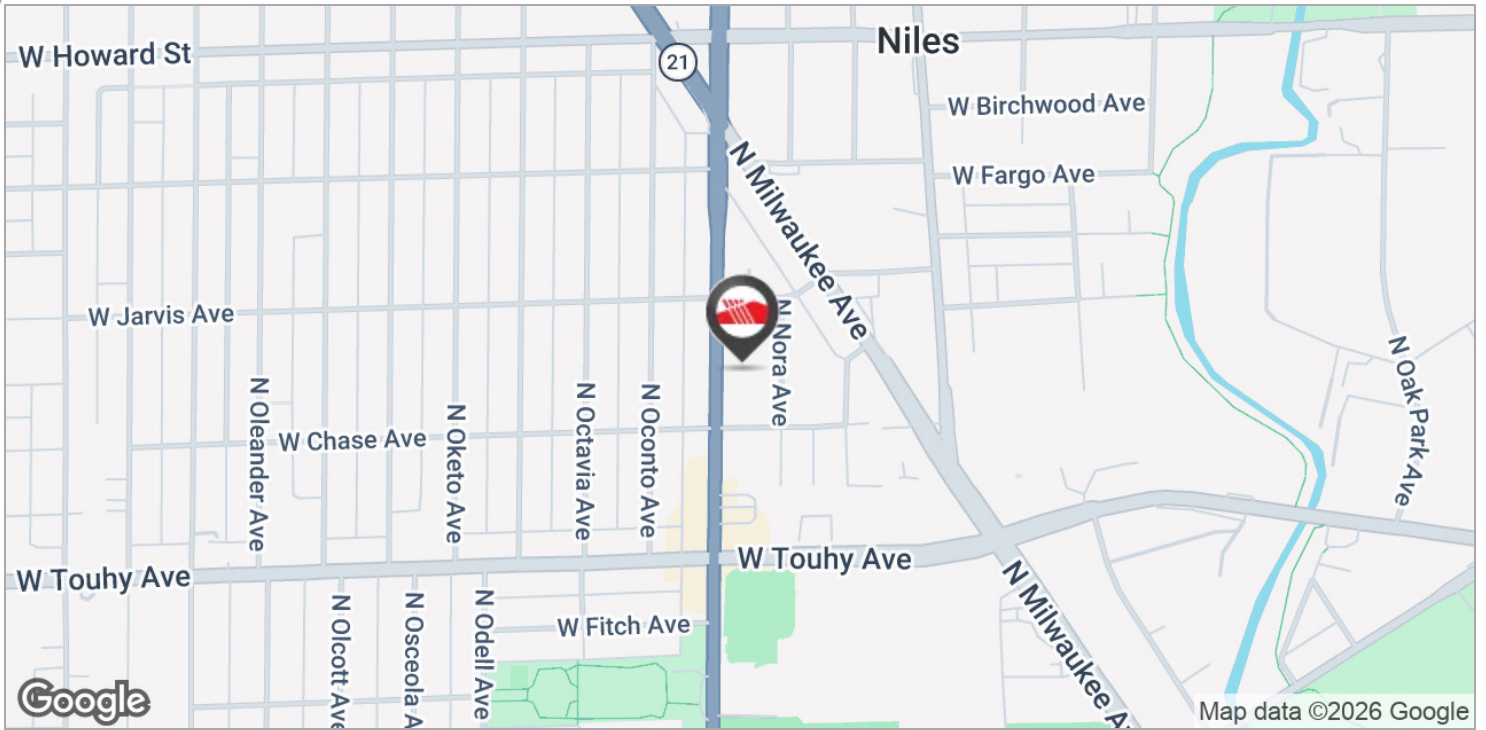
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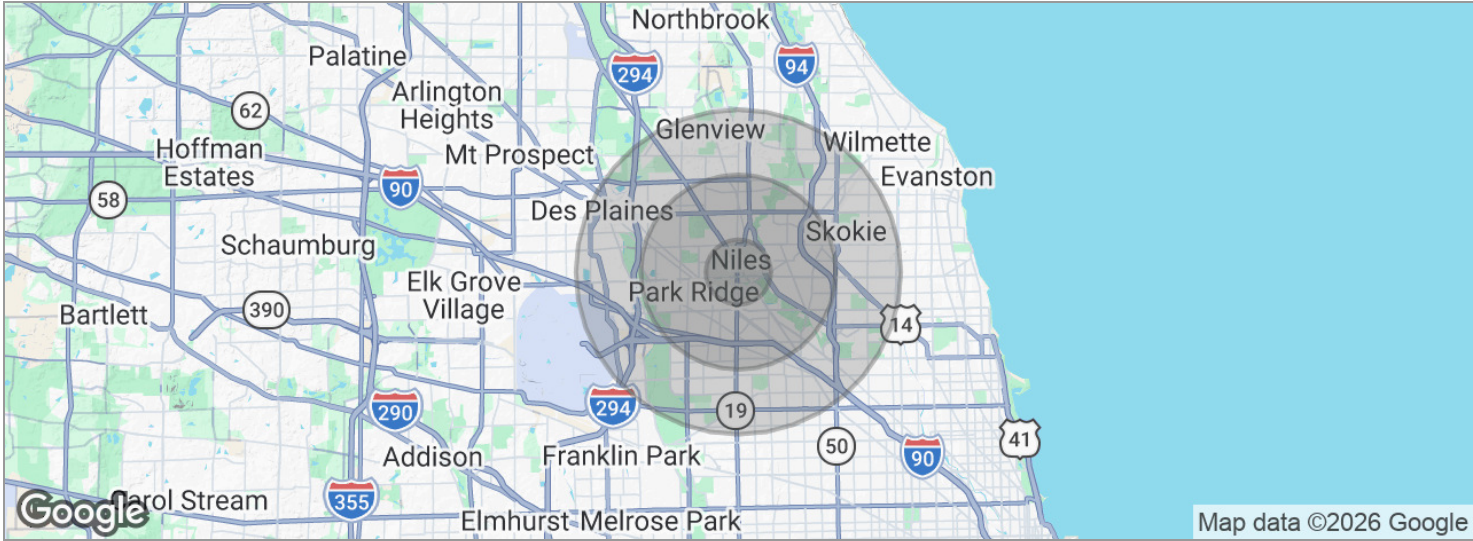
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	18,163	162,972	484,606
Median age	45.4	43.9	42.4
Median age (Male)	42.9	41.3	40.1
Median age (Female)	46.9	46.0	44.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,494	62,178	184,350
# of persons per HH	2.4	2.6	2.6
Average HH income	\$81,488	\$88,636	\$82,824
Average house value	\$359,915	\$393,500	\$378,598

* Demographic data derived from 2020 ACS - US Census

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