

# GOLF MILL SHOPPING CENTER

239 Golf Mill Center, Niles, IL 60714



STERLING  
ORGANIZATION

For information: **Luke Sementa**

E: [lsementa@sterlingorganization.com](mailto:lsementa@sterlingorganization.com)

P: 855-505-7239

September 2025

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# GOLF MILL SHOPPING CENTER LEASING PLAN

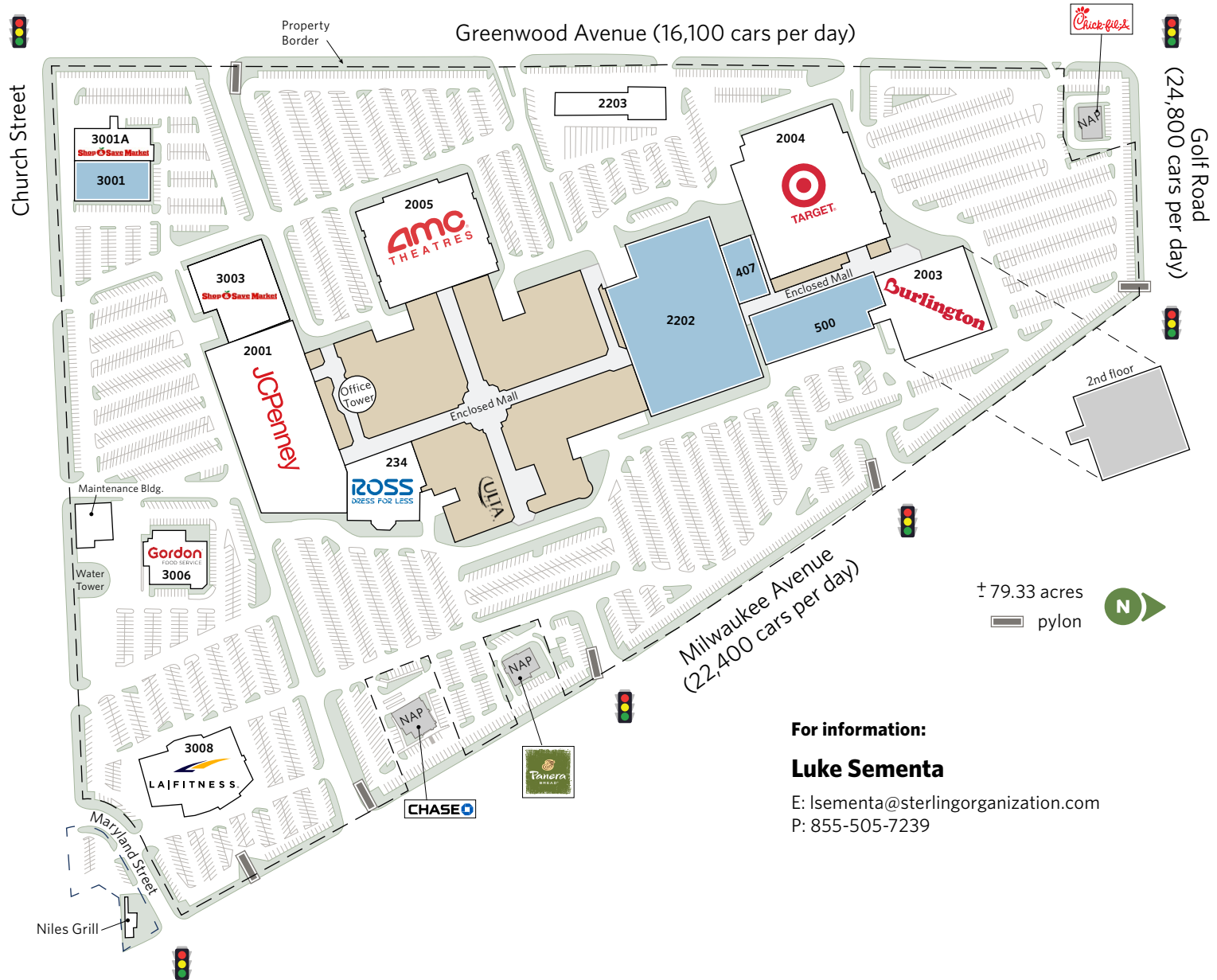
239 Golf Mill Center, Niles, IL 60714

| UNIT                       | TENANT                    | SQ. FT.        |
|----------------------------|---------------------------|----------------|
| <b>ANCHORS</b>             |                           |                |
| 2001                       | JCPenney                  | 190,177        |
| 2003                       | Burlington                | 44,311         |
| 2004                       | Target                    | 103,500        |
| 2005                       | AMC Theatres              | 68,470         |
| <b>2202</b>                | <b>Available</b>          | <b>213,502</b> |
| <b>JR. ANCHORS/OUTLOTS</b> |                           |                |
| 234                        | Ross Dress For Less       | 26,950         |
| <b>407</b>                 | <b>Available</b>          | <b>12,358</b>  |
| <b>500</b>                 | <b>Available</b>          | <b>39,871</b>  |
| 600                        | Ulta Beauty               | 9,996          |
| 2203                       | Full House Furniture Inc. | 16,305         |
| <b>3000</b>                | <b>Available</b>          | <b>8,662</b>   |
| <b>3001</b>                | <b>Available</b>          | <b>17,182</b>  |
| 3001A                      | Shop-n-Save Market        | 15,097         |
| 3003                       | Shop-n-Save Market        | 34,193         |
| 3004                       | Niles Grill               | 2,382          |
| 3006                       | Gordon Food Service       | 18,181         |
| 3008                       | LA Fitness                | 36,850         |

**Anchor/Jr. Anchor/Outlots: 857,987**

|                                    |  |         |
|------------------------------------|--|---------|
| <b>MALL INLINE</b>                 |  |         |
| See Separate Site Plan/Tenant List |  | 203,836 |
| <b>OFFICE TOWER</b>                |  |         |
| See Separate Tenant List           |  | 36,616  |

**Total Square Feet: 1,098,439**



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| UNIT                | TENANT                     | SQ. FT.      |
|---------------------|----------------------------|--------------|
| <b>OFFICE TOWER</b> |                            |              |
| <b>O201</b>         | <b>Available</b>           | <b>946</b>   |
| O202                | Kyung S. Kim, MD           | 688          |
| <b>O203</b>         | <b>Available</b>           | <b>3,182</b> |
| O302                | ABK Medical                | 688          |
| <b>O308</b>         | <b>Available</b>           | <b>516</b>   |
| <b>O309</b>         | <b>Available</b>           | <b>503</b>   |
| <b>O310</b>         | <b>Available</b>           | <b>451</b>   |
| O310A               | Mango Holdings             | 195          |
| <b>O316</b>         | <b>Available</b>           | <b>902</b>   |
| <b>O321</b>         | <b>Available</b>           | <b>344</b>   |
| <b>O324</b>         | <b>Available</b>           | <b>733</b>   |
| <b>O326</b>         | <b>Available</b>           | <b>344</b>   |
| <b>O328</b>         | <b>Available</b>           | <b>344</b>   |
| <b>O401</b>         | <b>Available</b>           | <b>355</b>   |
| <b>O403</b>         | <b>Available</b>           | <b>344</b>   |
| <b>O405</b>         | <b>Available</b>           | <b>777</b>   |
| <b>O416</b>         | <b>Available</b>           | <b>1,459</b> |
| <b>O418</b>         | <b>Available</b>           | <b>344</b>   |
| O421                | Health and Wellness Studio | 358          |
| <b>O424</b>         | <b>Available</b>           | <b>886</b>   |
| <b>O427</b>         | <b>Available</b>           | <b>344</b>   |
| <b>O502</b>         | <b>Available</b>           | <b>2,086</b> |
| <b>O508</b>         | <b>Available</b>           | <b>516</b>   |
| <b>O511</b>         | <b>Available</b>           | <b>344</b>   |
| <b>O516</b>         | <b>Available</b>           | <b>1,118</b> |
| O526                | Mega Maintenance           | 752          |
| <b>O600</b>         | <b>Available</b>           | <b>3,199</b> |
| <b>O602</b>         | <b>Available</b>           | <b>516</b>   |
| <b>O605</b>         | <b>Available</b>           | <b>1,245</b> |
| <b>O708-11</b>      | <b>Available</b>           | <b>1,032</b> |
| <b>O718</b>         | <b>Available</b>           | <b>1,204</b> |
| O721                | Spiro Barlas, D.D.S.       | 860          |
| <b>O726</b>         | <b>Available</b>           | <b>1,138</b> |

| UNIT        | TENANT                       | SQ. FT.      |
|-------------|------------------------------|--------------|
| <b>O728</b> | <b>Available</b>             | <b>668</b>   |
| O800        | Ptasinski & Smith, P.C.      | 1,376        |
| <b>O808</b> | <b>Available</b>             | <b>344</b>   |
| <b>O812</b> | <b>Available</b>             | <b>516</b>   |
| <b>O813</b> | <b>Available</b>             | <b>355</b>   |
| <b>O820</b> | <b>Available</b>             | <b>1,548</b> |
| O824        | Balance Acupuncture Sung Kim | 688          |
| <b>O905</b> | <b>Available</b>             | <b>1,376</b> |
| <b>O925</b> | <b>Available</b>             | <b>1,032</b> |

**Office Tower: 36,616**

| UNIT                     | TENANT                              | SQ. FT.      |
|--------------------------|-------------------------------------|--------------|
| <b>MALL INLINE SHOPS</b> |                                     |              |
| <b>101</b>               | <b>Available</b>                    | <b>295</b>   |
| <b>201</b>               | <b>Available</b>                    | <b>961</b>   |
| 203                      | Gorgeous Lash Extensions            | 737          |
| <b>205</b>               | <b>Available</b>                    | <b>571</b>   |
| <b>207</b>               | <b>Available</b>                    | <b>1,640</b> |
| <b>213</b>               | <b>Available</b>                    | <b>1,239</b> |
| <b>217</b>               | <b>Available (Customer Service)</b> | <b>790</b>   |
| <b>219</b>               | <b>Available</b>                    | <b>938</b>   |
| <b>221</b>               | <b>Available</b>                    | <b>960</b>   |
| <b>223</b>               | <b>Available</b>                    | <b>792</b>   |
| 233                      | Pastimes                            | 6,380        |
| 235                      | Dance Studio                        | 4,002        |
| <b>243</b>               | <b>Available</b>                    | <b>475</b>   |
| <b>245</b>               | <b>Available</b>                    | <b>482</b>   |
| <b>247</b>               | <b>Available</b>                    | <b>1,239</b> |
| <b>249</b>               | <b>Available</b>                    | <b>1,898</b> |
| <b>251</b>               | <b>Available</b>                    | <b>3,373</b> |
| 255                      | Visionworks                         | 4,104        |
| <b>258</b>               | <b>Available</b>                    | <b>1,704</b> |
| 259                      | Arch EZ                             | 2,615        |
| <b>261</b>               | <b>Available</b>                    | <b>5,012</b> |
| 262                      | Pastimes                            | 7,485        |
| <b>265</b>               | <b>Available</b>                    | <b>2,899</b> |

| UNIT       | TENANT                      | SQ. FT.      |
|------------|-----------------------------|--------------|
| <b>267</b> | <b>Available</b>            | <b>6,007</b> |
| <b>270</b> | <b>Available</b>            | <b>4,709</b> |
| <b>273</b> | <b>Available</b>            | <b>500</b>   |
| <b>274</b> | <b>Available</b>            | <b>4,117</b> |
| <b>275</b> | <b>Available</b>            | <b>1,047</b> |
| 276        | Man Elegant Suit            | 1,455        |
| 277        | JJ Bedding                  | 1,253        |
| <b>278</b> | <b>Available</b>            | <b>1,186</b> |
| 281        | Golf Lounge                 | 3,669        |
| 282        | Universal Tour and Travel   | 1,358        |
| <b>287</b> | <b>Available</b>            | <b>850</b>   |
| <b>289</b> | <b>Available</b>            | <b>1,962</b> |
| 295        | Activ8 Dance Company        | 4,157        |
| <b>297</b> | <b>Available</b>            | <b>2,025</b> |
| 307        | Rosel School of Cosmetology | 5,587        |
| <b>310</b> | <b>Available</b>            | <b>8,401</b> |
| <b>312</b> | <b>Available</b>            | <b>1,230</b> |
| <b>313</b> | <b>Available</b>            | <b>1,000</b> |
| 315        | Shim's Martial Arts         | 2,232        |
| <b>316</b> | <b>Available</b>            | <b>670</b>   |
| 317        | Golf Lounge                 | 2,877        |
| <b>320</b> | <b>Available</b>            | <b>664</b>   |
| <b>321</b> | <b>Available</b>            | <b>1,248</b> |
| <b>322</b> | <b>Available</b>            | <b>706</b>   |
| <b>325</b> | <b>Available</b>            | <b>2,699</b> |
| <b>326</b> | <b>Available</b>            | <b>838</b>   |
| <b>327</b> | <b>Available</b>            | <b>1,875</b> |
| <b>331</b> | <b>Available</b>            | <b>621</b>   |
| <b>332</b> | <b>Available</b>            | <b>641</b>   |
| <b>333</b> | <b>Available</b>            | <b>1,433</b> |
| <b>334</b> | <b>Available</b>            | <b>757</b>   |
| <b>337</b> | <b>Available</b>            | <b>1,045</b> |
| <b>339</b> | <b>Available</b>            | <b>852</b>   |
| <b>342</b> | <b>Available</b>            | <b>1,445</b> |
| <b>343</b> | <b>Available</b>            | <b>4,157</b> |

| UNIT        | TENANT                        | SQ. FT.      |
|-------------|-------------------------------|--------------|
| <b>344</b>  | <b>Available</b>              | <b>1,923</b> |
| <b>347</b>  | <b>Available</b>              | <b>4,130</b> |
| <b>350</b>  | <b>Available</b>              | <b>4,352</b> |
| <b>351</b>  | <b>Available</b>              | <b>5,000</b> |
| <b>355</b>  | <b>Available</b>              | <b>2,100</b> |
| <b>356</b>  | <b>Available</b>              | <b>4,798</b> |
| <b>357</b>  | <b>Available</b>              | <b>4,000</b> |
| <b>361</b>  | <b>Available</b>              | <b>5,764</b> |
| <b>366</b>  | <b>Available</b>              | <b>2,894</b> |
| 373         | Niles Teen Center             | 2,513        |
| <b>378</b>  | <b>Available</b>              | <b>4,177</b> |
| <b>379</b>  | <b>Available</b>              | <b>1,120</b> |
| <b>380</b>  | <b>Available</b>              | <b>6,993</b> |
| <b>383</b>  | <b>Available</b>              | <b>964</b>   |
| <b>385</b>  | <b>Available</b>              | <b>370</b>   |
| 388         | Noko                          | 4,798        |
| <b>389</b>  | <b>Available</b>              | <b>152</b>   |
| <b>391</b>  | <b>Available</b>              | <b>564</b>   |
| <b>393</b>  | <b>Available</b>              | <b>558</b>   |
| 394         | Fashion Era                   | 2,161        |
| <b>398</b>  | <b>Available</b>              | <b>2,402</b> |
| 399         | Gloria Jean's                 | 974          |
| <b>429</b>  | <b>Available</b>              | <b>875</b>   |
| <b>431</b>  | <b>Available</b>              | <b>2,770</b> |
| 435         | Bolly 2 Holly Hair Salon      | 1,330        |
| 435A        | MGL Tailor                    | 520          |
| <b>437</b>  | <b>Available</b>              | <b>524</b>   |
| 439         | Seattle Sutton Healthy Eating | 808          |
| <b>441A</b> | <b>Available</b>              | <b>300</b>   |
| <b>441B</b> | <b>Available</b>              | <b>300</b>   |
| <b>441C</b> | <b>Available</b>              | <b>208</b>   |
| <b>601</b>  | <b>Available</b>              | <b>3,375</b> |
| <b>602</b>  | <b>Available</b>              | <b>4,255</b> |

**Mall Inline Shops: 203,836**  
**Total Square Feet: 1,098,439**

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