

# The New Classic

COMING 2028





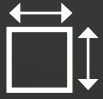


Golf Mill Shopping Center is undergoing a huge transformation to Golf Mill Town Center and we could not be more excited about it.

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**LIVE. WORK. PLAY.**  
*a mixed-use redevelopment project*

## ABOUT THE PROPERTY



Approximately 650,000 SF of total retail space



80 acres



More than 343,000 people living within a 5-mile radius



Avg. household income over \$159,000 within a 5-mile radius



Approximately 73,000 vehicles driving by daily



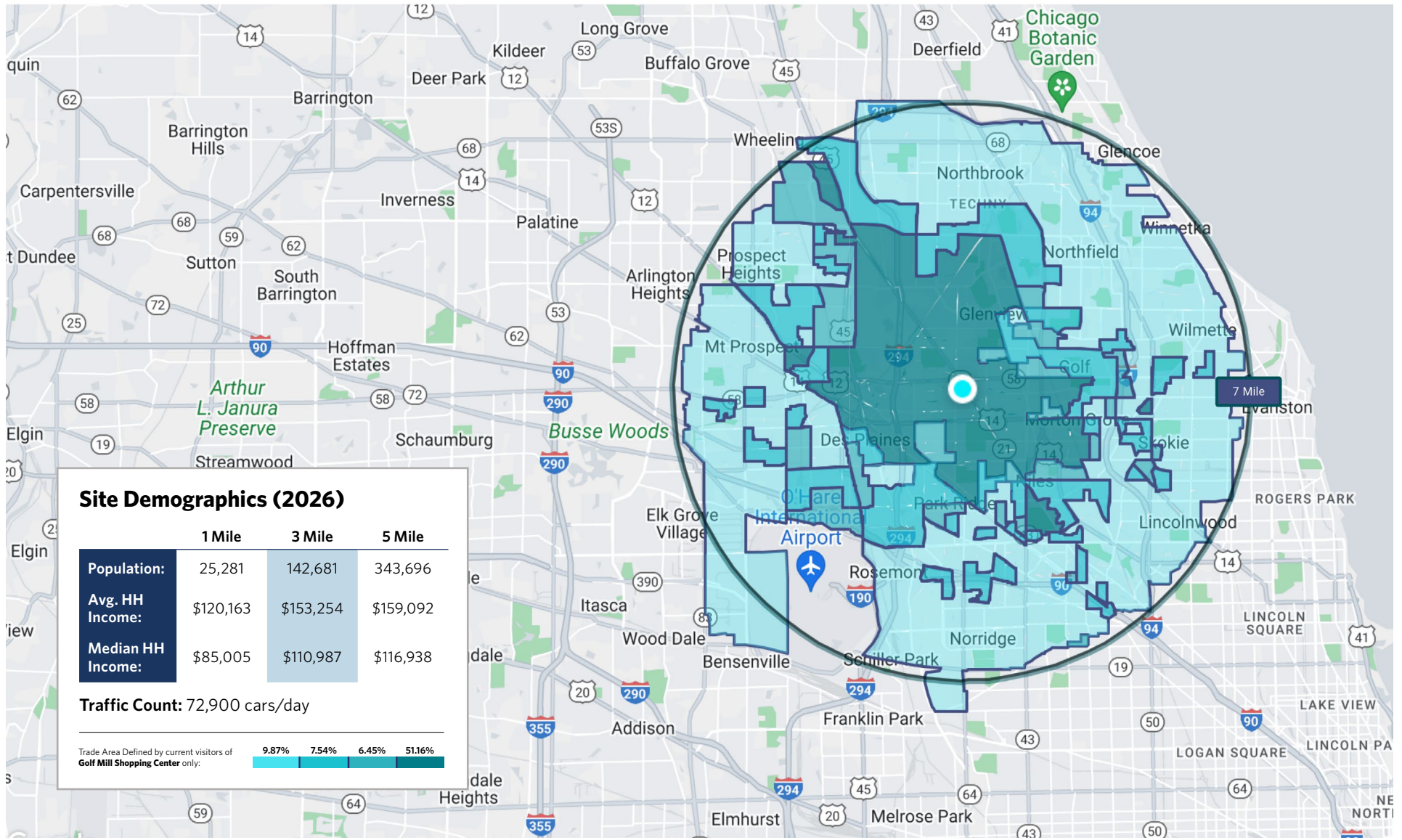
Unrivalled access and visibility in the submarket's primary commercial node.

## 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

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

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



# Redevelopment Plan



| #  | Size (SF) | Comments                        |
|----|-----------|---------------------------------|
| 1  | 4,000     | Freestanding Outlet             |
| 2  | 2,500     | Freestanding Outlet             |
| 3  | 6,000     | Potential Multi-Tenant Building |
| 4  | 3,300     | Freestanding Outlet             |
| 5  | 5,700     | Freestanding Outlet             |
| 6  | 4,600     | Freestanding Outlet             |
| 7  | 4,600     | Freestanding Outlet             |
| 8  | 4,000     | Freestanding Outlet             |
| 9  | 1,200     | Freestanding Outlet             |
| 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                |

New Construction Area   
  Existing Structures/Retrofit

# Redevelopment Renderings



**OUTDOOR PEDESTRIAN SPACE FEATURING CLASSIC WATER WHEEL**



**TIMELESS REVITALIZATION**



**MULTI-TENANT OUTLOT**

# Redevelopment Renderings



**NEW RETAIL CONSTRUCTION**



**ACTIVATED COMMON AREAS**

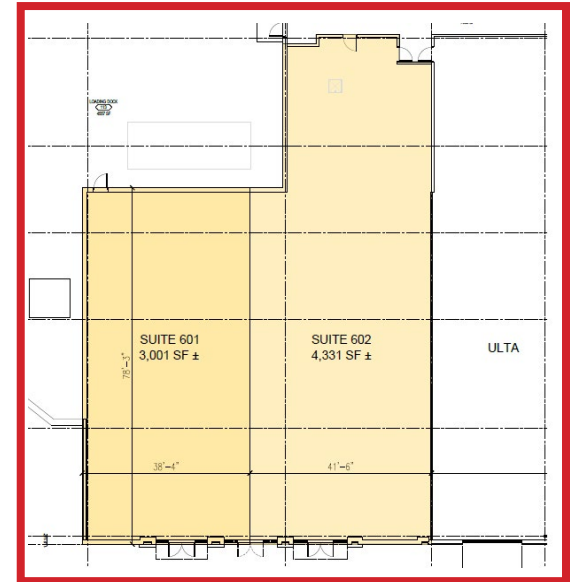


**SEAMLESS CONNECTIVITY**



**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.



POSSIBLE ENTRYWAY



UP TO 9,500 SF WITH NEW STOREFRONT



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