

AVAILABLE FOR SALE

7315 W. DEMPSTER STREET, NILES, ILLINOIS

**MAJOR  
SALE PRICE  
REDUCTION!  
\$500,000!**

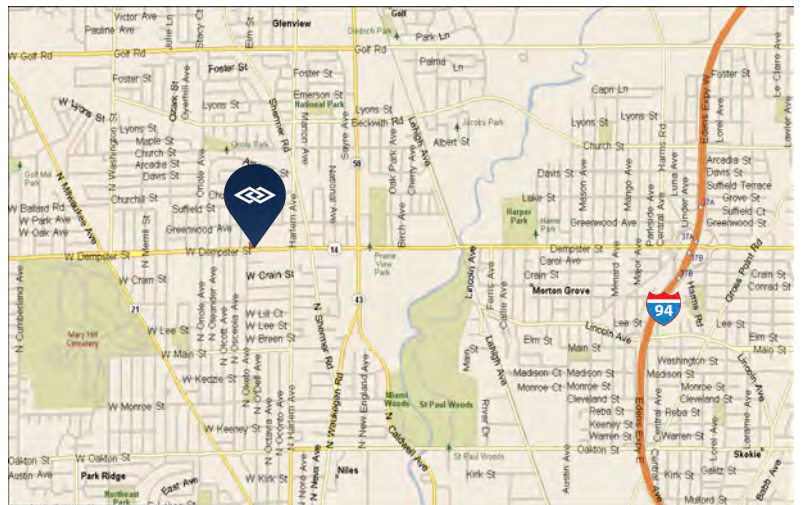
**RETAIL/FOOD BUILDING FOR SALE**

AVERAGE DAILY TRAFFIC COUNT:  
44,400 (Dempster Street)



**BUILDING SPECIFICATIONS**

- BUILDING SIZE:** ± 8,318 SF (1st floor)  
± 7,822 SF (2nd floor)  
± 8,168 SF (basement)  
± 24,308 SF (total)
- LAND:** .56 acre
- WALK-IN COOLERS:** Three coolers (35°-40°):  
168 SF; 140 SF; 252 SF
- FREEZERS:** Two freezers (0°-10°):  
196 SF; 180 SF
- RHEON ROOM:** 650 SF (50°)
- LOADING:** 2 docks, 1 drive-in door
- POWER:** 2400 amps
- PARKING:** 25 cars
- REAL ESTATE TAXES:** \$61,532.87 (2018 paid 2019)
- LEASE RATE:** Subject to Offer
- SALE PRICE:** \$1,800,000  
**\$1,300,000 (\$54.00 psf)**



**FEATURES**

- Bakery / Commissary
- Equipment Negotiable
- Two Freight Elevators
- **Will divide to share with retail/food type users**



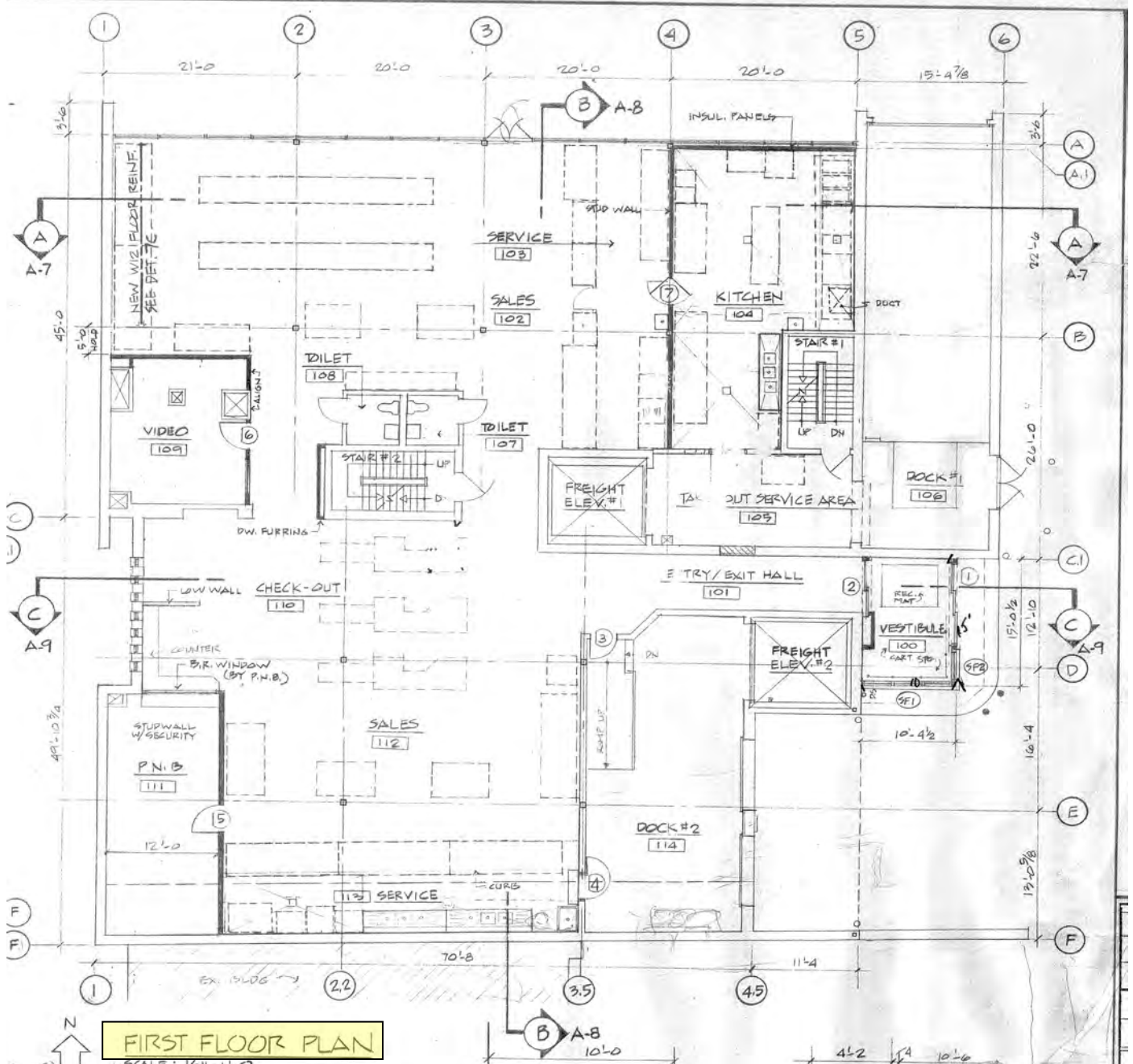
**FOR ADDITIONAL  
INFORMATION,  
PLEASE CONTACT:**

**RICHARD G. DALY, SIOR**  
President  
rdaly@darwinrealty.com

**CHRIS MERGENTHALER**  
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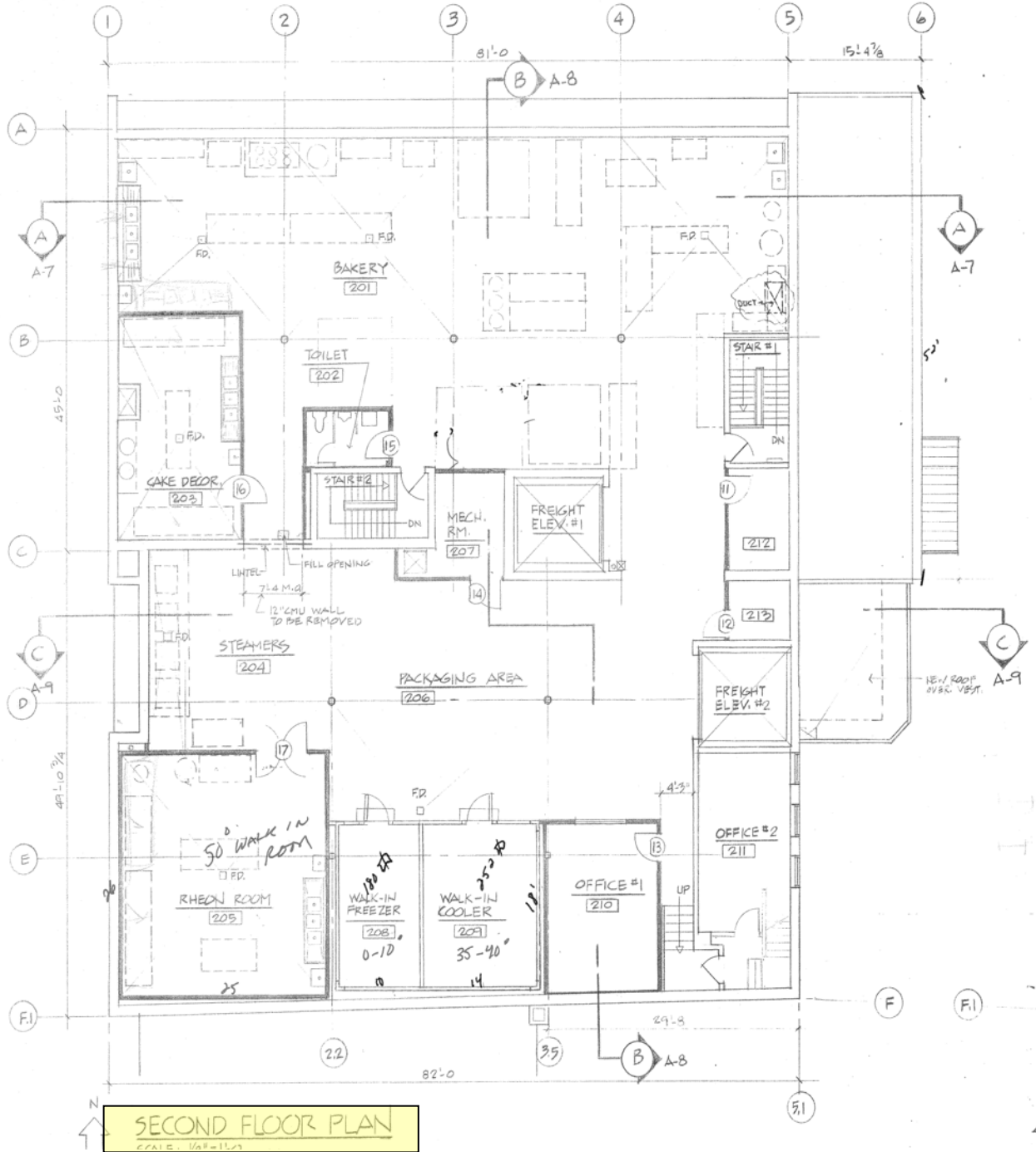
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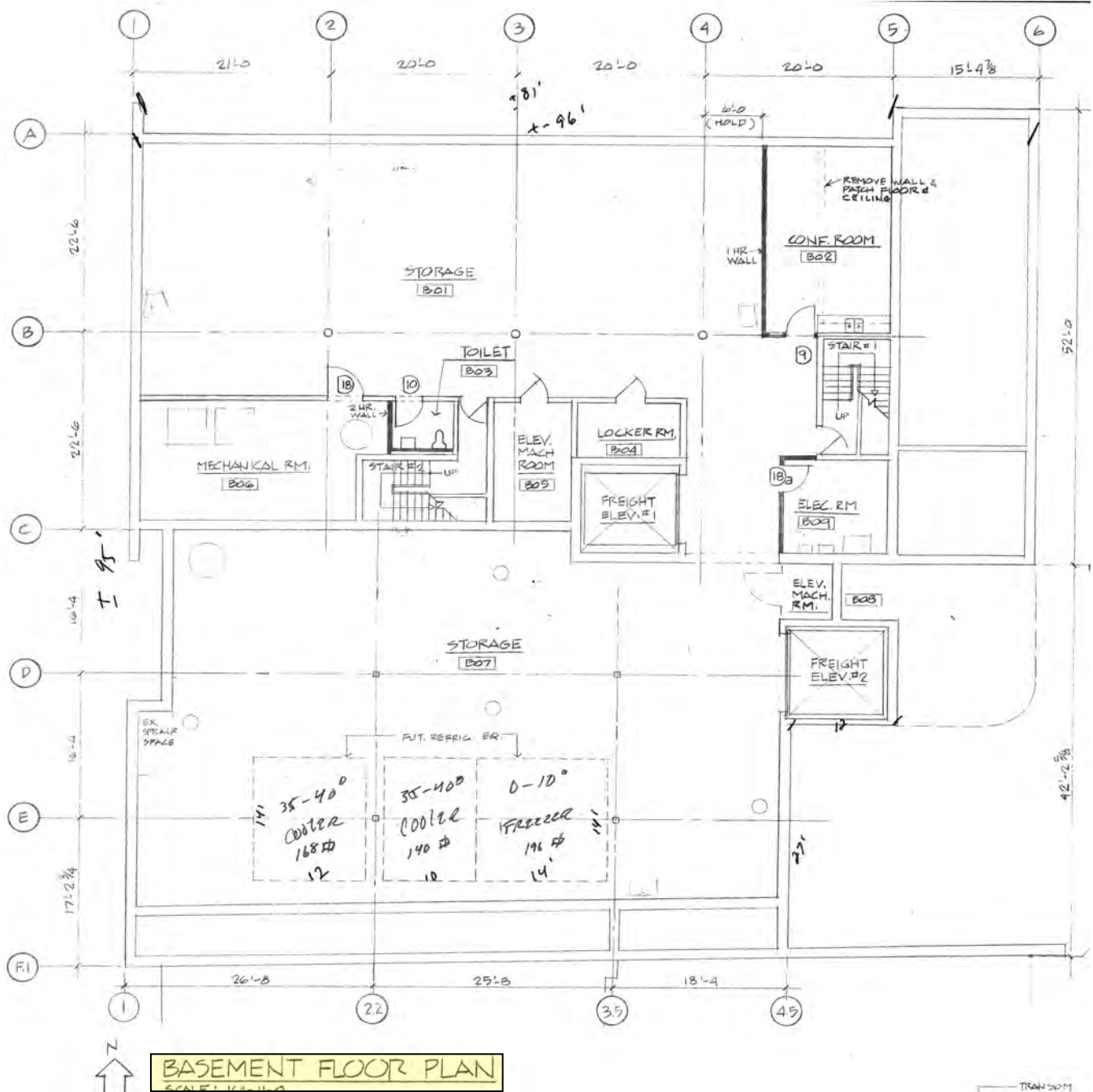


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**7315 W. DEMPSTER STREET, NILES, ILLINOIS**

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	18,859	157,471	411,273
2022 Population:	18,892	158,246	413,276
Pop Growth 2017-2022:	0.17%	0.49%	0.49%
Average Age:	44.40	42.30	41.90
Households			
2017 Total Households:	7,143	59,730	157,012
HH Growth 2017-2022:	0.22%	0.39%	0.35%
Median Household Inc:	\$69,358	\$76,751	\$77,165
Avg Household Size:	2.60	2.60	2.60
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$273,759	\$323,301	\$326,280
Median Year Built:	1958	1960	1960

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Submitted subject to error, change in status, or withdrawal without notice.