

Skokie & Niles Center Skokie, IL 60077

Free-Standing Retail/Restaurant/Office Opportunity Available for LEASE



PROPERTY FACT SHEET



View of Building from Skokie Boulevard



Bird's Eye View of Site Looking South

PROPERTY DESCRIPTION & FEATURES

- 4,295 SF (divisible) free-standing building on a 10,162 SF (.233 acre) lot
- 24 surface parking spaces
- Visible from Skokie Boulevard, Niles Center Road, and Dempster Street
- Located adjacent to the Evanston Golf Club
- Less than 1 mile east of Interstate 94
- Traffic Counts:
 - Skokie Boulevard 25,700 VPD
 - Niles Center Road 7,400 VPD
 - Dempster Street 30,100 VPD

AREA RETAILERS



2010 DEMOGRAPHIC PROFILE

	1 MILE	2 MILE	3 MILE
Population	25,746	77,324	150,629
Households	9,904	28,722	55,639
Average Household Income	\$81,856	\$93,976	\$107,751
Daytime Employees	9,470	49,584	100,958

CONTACT

Brett Zimmerman
312.254.0720
bzimmerman@sierraus.com

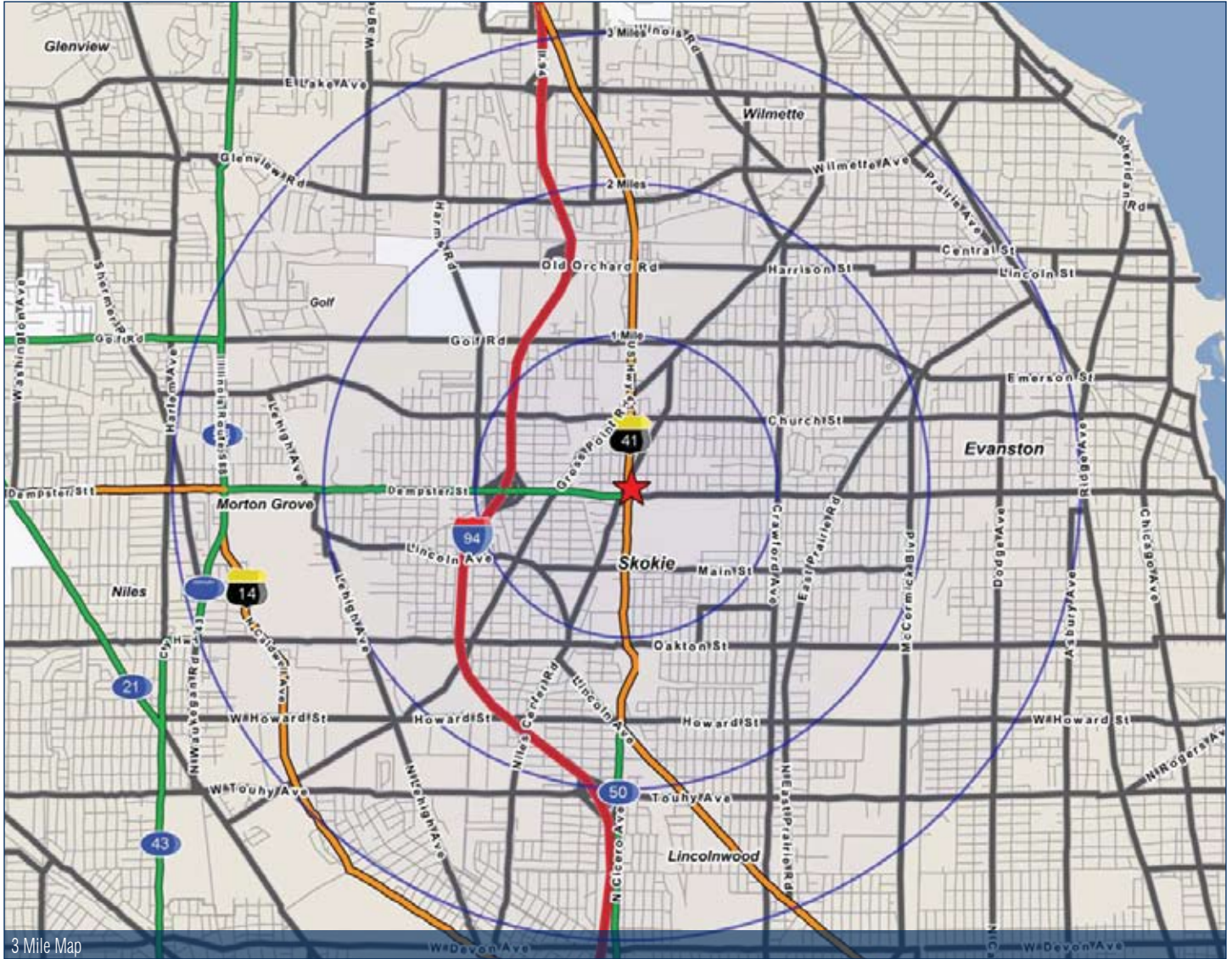
www.SierraUS.com
640 North LaSalle Boulevard • Suite 410
Chicago, IL 60654
312.422.7745(fax) • 888.656.7744(toll-free)

Skokie & Niles Center Skokie, IL 60077

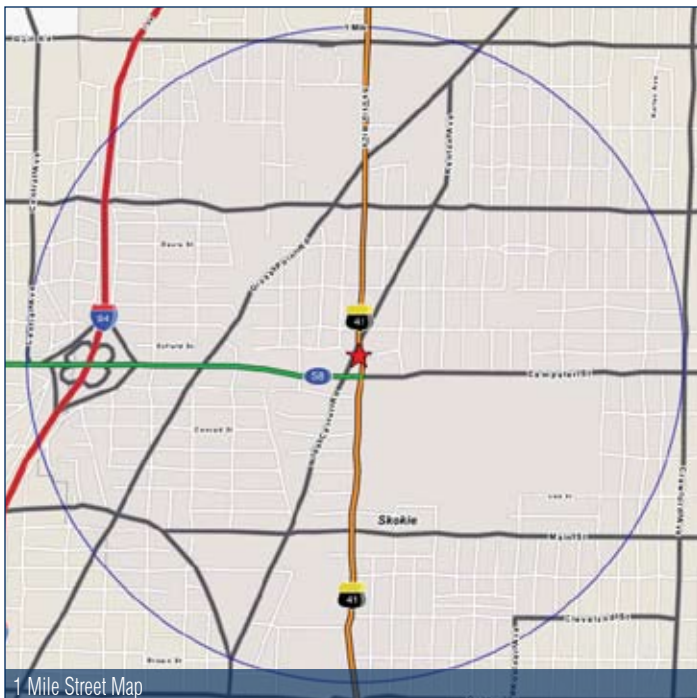
Free-Standing Retail/Restaurant/Office Opportunity Available for LEASE



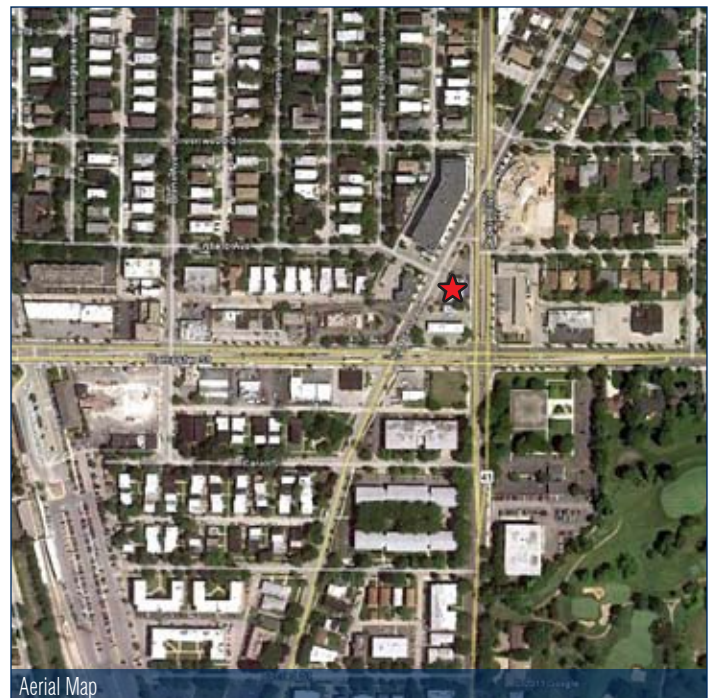
LOCATION STUDY



3 Mile Map



1 Mile Street Map



Aerial Map

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 42.04139/-87.74734

8820 Skokie Blvd.		1 Mile	2 Miles	3 Miles
Skokie, IL				
POPULATION	2010 Estimated Population	25,746	77,324	150,629
	2015 Projected Population	25,656	76,554	149,006
	2000 Census Population	26,320	78,396	153,767
	1990 Census Population	24,557	74,352	147,297
	Historical Annual Growth 1990 to 2010	0.2%	0.2%	0.1%
	Projected Annual Growth 2010 to 2015	-0.1%	-0.2%	-0.2%
HOUSEHOLDS	2010 Est. Households	9,904	28,722	55,639
	2015 Proj. Households	9,889	28,552	55,296
	2000 Census Households	10,115	29,091	56,638
	1990 Census Households	9,979	28,244	54,856
	Historical Annual Growth 1990 to 2010	-	0.1%	0.1%
	Projected Annual Growth 2010 to 2015	-	-0.1%	-0.1%
AGE	2010 Est. Population 0 to 9 Years	10.4%	11.1%	11.9%
	2010 Est. Population 10 to 19 Years	13.5%	13.2%	13.1%
	2010 Est. Population 20 to 29 Years	9.9%	9.0%	8.8%
	2010 Est. Population 30 to 44 Years	19.1%	18.7%	18.9%
	2010 Est. Population 45 to 59 Years	22.7%	23.5%	23.6%
	2010 Est. Population 60 to 74 Years	14.7%	15.1%	14.7%
	2010 Est. Population 75 Years Plus	9.7%	9.4%	8.9%
	2010 Est. Median Age	42.4	42.8	42.3
MARITAL STATUS & SEX	2010 Est. Male Population	47.4%	47.7%	47.7%
	2010 Est. Female Population	52.6%	52.3%	52.3%
	2010 Est. Never Married	24.6%	23.4%	23.7%
	2010 Est. Now Married	54.5%	57.2%	57.4%
	2010 Est. Separated or Divorced	11.6%	9.8%	10.0%
	2010 Est. Widowed	9.3%	9.7%	8.9%
INCOME	2010 Est. HH Income \$200,000 or More	4.7%	6.1%	9.2%
	2010 Est. HH Income \$150,000 to \$199,999	5.1%	7.6%	9.3%
	2010 Est. HH Income \$100,000 to \$149,999	14.4%	18.0%	18.7%
	2010 Est. HH Income \$75,000 to \$99,999	15.2%	16.3%	15.1%
	2010 Est. HH Income \$50,000 to \$74,999	18.9%	17.9%	17.1%
	2010 Est. HH Income \$35,000 to \$49,999	13.4%	12.0%	10.7%
	2010 Est. HH Income \$25,000 to \$34,999	10.1%	7.8%	6.6%
	2010 Est. HH Income \$15,000 to \$24,999	8.8%	6.9%	6.6%
	2010 Est. HH Income \$0 to \$14,999	9.4%	7.4%	6.7%
	2010 Est. Average Household Income	\$81,856	\$93,976	\$107,751
	2010 Est. Median HH Income	\$64,292	\$75,578	\$83,946
	2010 Est. Per Capita Income	\$32,361	\$35,433	\$40,480
	2010 Est. Number of Businesses	1,097	3,925	7,679
	2010 Est. Total Number of Employees	9,470	49,584	100,958

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 42.04139/-87.74734

8820 Skokie Blvd.		1 Mile	2 Miles	3 Miles
Skokie, IL				
RACE	2010 Est. White Population	71.7%	72.8%	73.9%
	2010 Est. Black Population	6.1%	6.8%	10.2%
	2010 Est. Asian & Pacific Islander	21.4%	19.6%	15.1%
	2010 Est. American Indian & Alaska Native	0.3%	0.3%	0.2%
	2010 Est. Other Races Population	0.6%	0.5%	0.5%
HISPANIC	2010 Est. Hispanic Population	2,635	7,882	15,321
	2010 Est. Hispanic Population Percent	10.2%	10.2%	10.2%
	2015 Proj. Hispanic Population Percent	13.2%	13.2%	13.1%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	18,235	54,815	105,821
	2010 Est. Elementary (0 to 8)	4.6%	4.8%	4.5%
	2010 Est. Some High School (9 to 11)	5.1%	4.6%	4.4%
	2010 Est. High School Graduate (12)	23.0%	22.0%	19.6%
	2010 Est. Some College (13 to 16)	17.3%	17.2%	16.5%
	2010 Est. Associate Degree Only	6.0%	5.9%	5.6%
	2010 Est. Bachelor Degree Only	24.9%	26.2%	26.8%
	2010 Est. Graduate Degree	19.1%	19.3%	22.4%
HOUSING	2010 Est. Total Housing Units	10,653	31,003	60,156
	2010 Est. Owner Occupied Percent	63.2%	74.5%	75.6%
	2010 Est. Renter Occupied Percent	29.7%	18.2%	16.9%
	2010 Est. Vacant Housing Percent	7.0%	7.4%	7.5%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	-	0.5%	0.5%
	2000 Homes Built 1995 to 1998	0.6%	1.0%	1.4%
	2000 Homes Built 1990 to 1994	0.9%	1.1%	1.8%
	2000 Homes Built 1980 to 1989	2.9%	3.2%	2.9%
	2000 Homes Built 1970 to 1979	15.5%	11.4%	9.2%
	2000 Homes Built 1960 to 1969	24.7%	21.9%	19.2%
	2000 Homes Built 1950 to 1959	39.3%	41.3%	37.8%
	2000 Homes Built Before 1949	16.2%	19.5%	27.4%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.2%	0.3%	0.7%
	2000 Home Value \$500,000 to \$999,999	1.5%	3.2%	8.0%
	2000 Home Value \$400,000 to \$499,999	3.0%	3.7%	7.3%
	2000 Home Value \$300,000 to \$399,999	9.9%	10.0%	14.1%
	2000 Home Value \$200,000 to \$299,999	45.2%	46.3%	38.4%
	2000 Home Value \$150,000 to \$199,999	24.8%	27.0%	21.4%
	2000 Home Value \$100,000 to \$149,999	13.0%	7.8%	7.6%
	2000 Home Value \$50,000 to \$99,999	1.0%	0.9%	1.6%
	2000 Home Value \$25,000 to \$49,999	0.7%	0.6%	0.5%
	2000 Home Value \$0 to \$24,999	0.7%	0.3%	0.3%
	2000 Median Home Value	\$220,387	\$236,818	\$269,685
	2000 Median Rent	\$729	\$788	\$809

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 42.04139/-87.74734

8820 Skokie Blvd.		1 Mile	2 Miles	3 Miles
Skokie, IL				
LABOR FORCE	2010 Est. Labor: Population Age 16+	21,016	62,553	120,475
	2010 Est. Civilian Employed	60.1%	61.2%	61.7%
	2010 Est. Civilian Unemployed	3.9%	3.7%	3.6%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	35.9%	35.2%	34.7%
	2010 Labor Force: Males	46.5%	47.0%	47.0%
	2010 Labor Force: Females	53.5%	53.0%	53.0%
OCCUPATION	2000 Occupation: Population Age 16+	12,462	37,455	73,198
	2000 Mgmt, Business, & Financial Operations	15.1%	16.5%	18.3%
	2000 Professional & Related	29.6%	30.5%	31.9%
	2000 Service	11.4%	10.0%	9.7%
	2000 Sales and Office	30.4%	29.4%	27.9%
	2000 Farming, Fishing, and Forestry	-	-	-
	2000 Construction, Extraction, & Maintenance	3.5%	4.5%	4.2%
	2000 Production, Transport, & Material Moving	10.1%	9.1%	8.1%
	2000 Percent White Collar Workers	75.1%	76.3%	78.0%
	2000 Percent Blue Collar Workers	24.9%	23.7%	22.0%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	71.8%	74.5%	71.8%
	2000 Drive to Work in Carpool	13.3%	10.6%	10.1%
	2000 Travel to Work by Public Transportation	8.4%	8.1%	10.2%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	2.4%	2.3%	2.7%
	2000 Other Means	0.6%	0.5%	0.6%
	2000 Work at Home	3.5%	3.9%	4.5%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	22.4%	23.2%	23.0%
	2000 Travel to Work in 15 to 29 Minutes	31.7%	31.1%	29.6%
	2000 Travel to Work in 30 to 59 Minutes	36.0%	36.1%	37.1%
	2000 Travel to Work in 60 Minutes or More	9.9%	9.6%	10.3%
	2000 Average Travel Time to Work	26.8	26.9	27.4
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$600 M	\$1.93 B	\$4.11 B
	2010 Est. Apparel	\$28.8 M	\$92.7 M	\$199 M
	2010 Est. Contributions & Gifts	\$39.6 M	\$132 M	\$296 M
	2010 Est. Education & Reading	\$17.1 M	\$56.8 M	\$127 M
	2010 Est. Entertainment	\$33.6 M	\$109 M	\$233 M
	2010 Est. Food, Beverages & Tobacco	\$94.5 M	\$299 M	\$629 M
	2010 Est. Furnishings & Equipment	\$26.8 M	\$87.7 M	\$189 M
	2010 Est. Health Care & Insurance	\$42.4 M	\$134 M	\$282 M
	2010 Est. Household Operations & Shelter & Utilities	\$179 M	\$577 M	\$1.23 B
	2010 Est. Miscellaneous Expenses	\$9.93 M	\$31.3 M	\$65.9 M
	2010 Est. Personal Care	\$8.67 M	\$27.7 M	\$58.9 M
	2010 Est. Transportation	\$119 M	\$379 M	\$798 M

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.