

8030 W. Oakton St., Niles, IL

\$550,000



Property Highlights

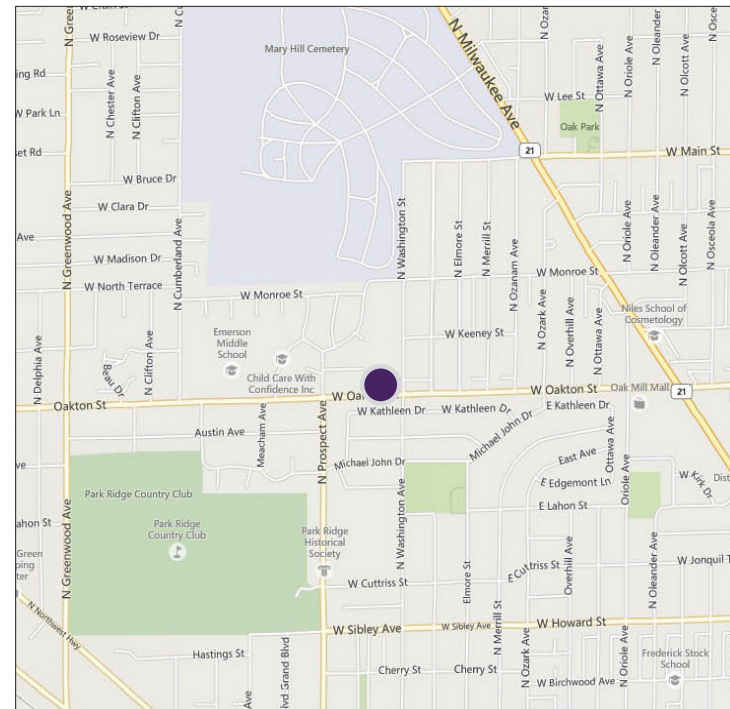
- 2,790 SF commercial property
- Previously used as BP Amoco station
- Two curb cuts on Oakton
- Built-out with three service bays, office, waiting room and bathroom
- Great opportunity for user or investor
- Traffic count: 23,016 vehicles daily
- Retailers in the area include: Walgreens, Dunkin', Oak Mill Bakery, McDonald's, Burlington, Booby's Restaurant and more
- Clean NFR in process
- Land Area: 13,356 SF
- Zoning: C-1
- Taxes (2020): \$19,518.21 (under protest)

Property Overview

This 2,790 square foot freestanding commercial building is built-out with three service bays, an office/waiting room and bathroom. Previously used as a BP gas station, the site features two curb cuts on Oakton and is largely paved. This property's zoning allows for several uses but no longer zoned for service station or repair use. More than 155,000 people live within a three mile radius of this property. This highly visible location is a great opportunity for a user or investor looking for automotive retail in the northwest suburbs.

Fifteen miles from downtown, Niles is a stable middle-class suburb of Chicago. Niles benefits from access to the Tri-State Tollway (I-294) and the Edens Expressway (I-94), making it a convenient location for a number of businesses.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	15,603	146,489	382,417
Households	5,888	55,985	146,94
Average Income	\$104,659	\$89,827	\$83,239



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