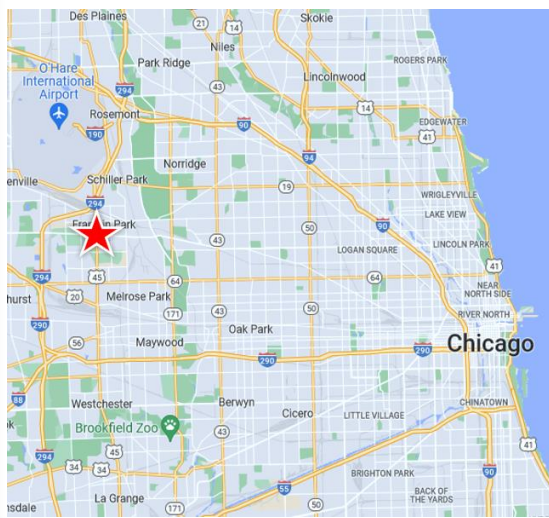


2830 Mannheim Rd.  
Franklin Park, Illinois

**AVAILABLE FOR PURCHASE**  
**100% LEASED RETAIL INVESTMENT PROPERTY**



- Seneca Real Estate is the exclusive agent for this three-tenant 4,275 SF free-standing commercial building at the corner of busy Mannheim Rd and Grand Ave. in Franklin Park, Illinois, just south of O'Hare Airport and close to major expressways.
- Built in 2019, tenants include AT&T (10-year lease thru 2029) and Jersey Mike's Subs (10-year lease thru 2032) and new tenant Taco Pros, (10-yr lease thru 2033). Strong in-place Income.
- Excellent co-tenancy booked by free-standing Starbucks and Chase with Chipotle, CVS, Sonic, Pizza Hut and T-Mobile, as well as Jewel/Osco, Wendy's and other national and regional tenants.
- Ideal Real Estate; high visibility, accessibility, ample parking and traffic counts
- Building shell, roof, HVAC RTUs in top condition. Each unit is separately metered for gas, electric and water.

The information herein has been obtained from sources we believe to be reliable. However, we make no guarantee, warranty or representation regarding the accuracy of this information. It is submitted subject to the possibility of errors, omissions, or other conditions specific to the subject property.

JOE PADORR 312.316.2300 [jpadorr@seneca-re.com](mailto:jpadorr@seneca-re.com)  
222 Northfield Rd. Suite 107, Northfield, Illinois 60093

**SENECA**  
REAL ESTATE GROUP



# CONFIDENTIALITY AGREEMENT

This Investment Offering Memorandum has been prepared by Seneca Real Estate Group for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor do they purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Seneca Real Estate Group and designated sources, and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Seneca Real Estate Group as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller and its officers, directors and employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Seneca Real Estate Group, Seller and its officers, directors and employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omission from, the Investment Offering Memorandum, modeling, or any other written or oral communication transmitted or made available to the recipient. The Investment Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Investment Offering Memorandum. This Property is broker owned. Analysis and verification of the information contained in the Investment Offering Memorandum is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon request by interested and qualified prospective investors.

Seller and Seneca Real Estate Group each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel and any conditions to Seller's obligations thereunder have been satisfied or waived.

This Investment Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Investment Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Investment Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Seneca Real Estate Group, and that you will not use the Investment Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Seneca Real Estate Group.

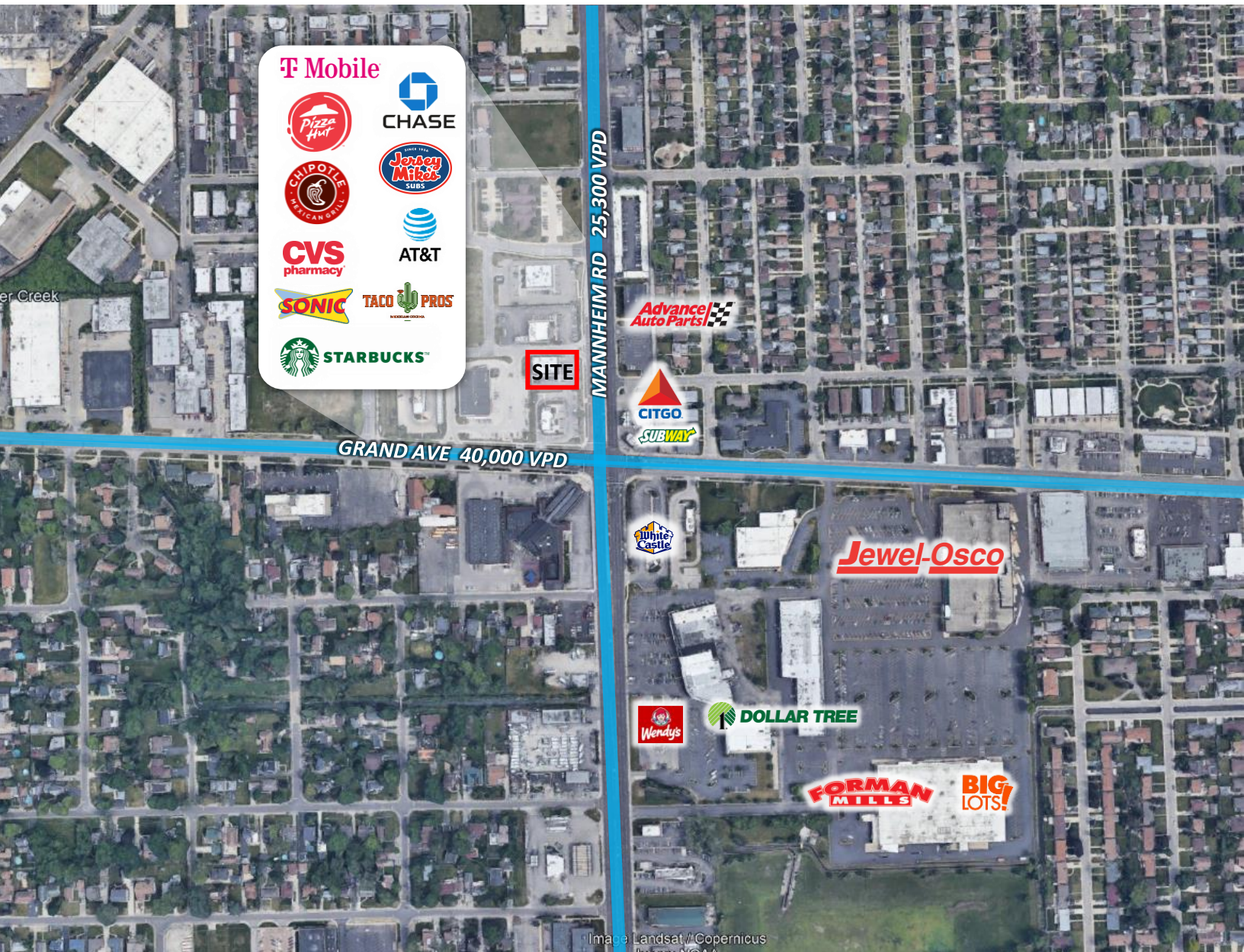




Image Landsat / Copernicus  
Image NOAA



Adjacent Starbucks



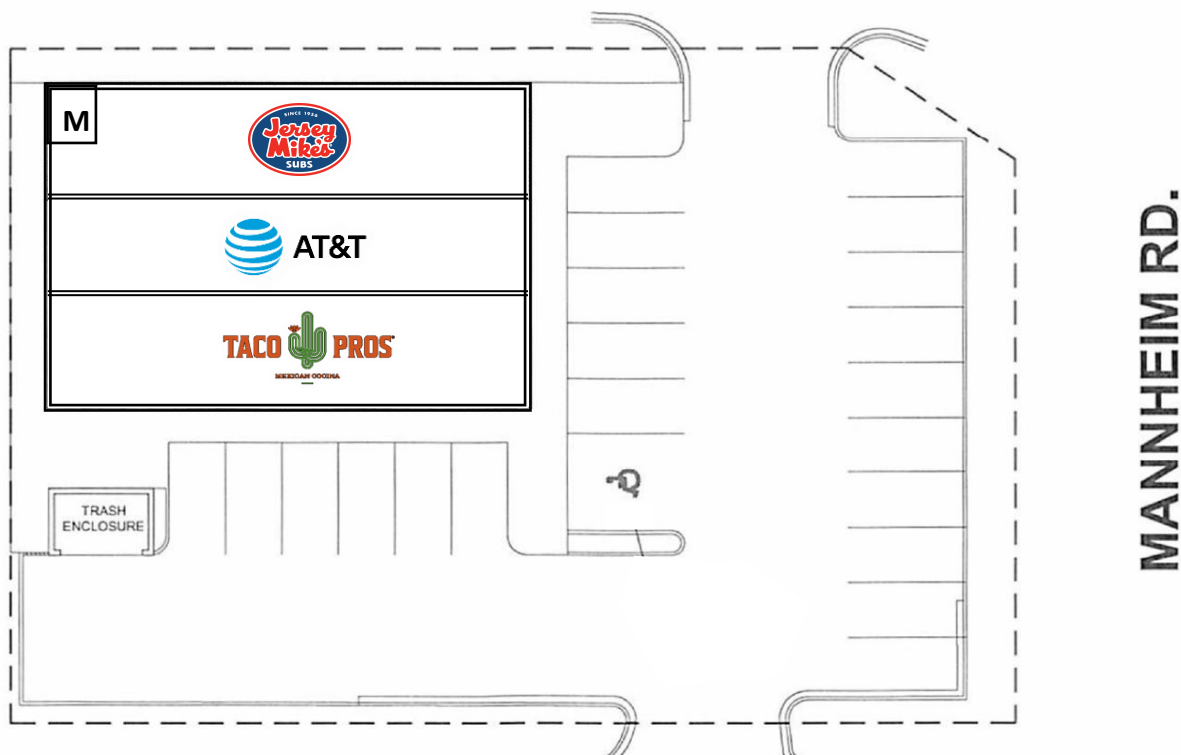
Adjacent Chase Bank and Chipotle

South View from Site

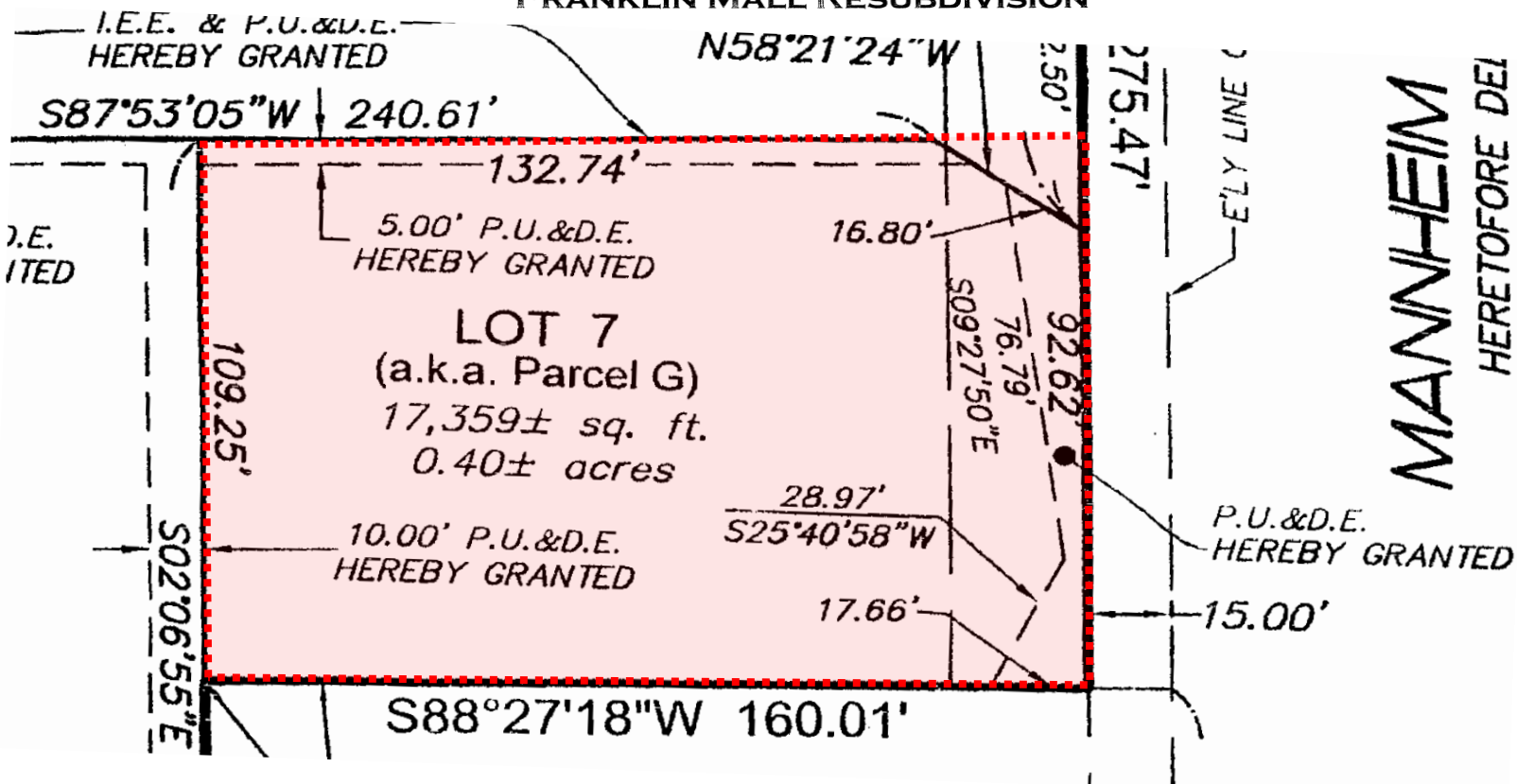


North View from Site





FINAL PLAT  
OF  
FRANKLIN MALL RESUBDIVISION





**AT&T**



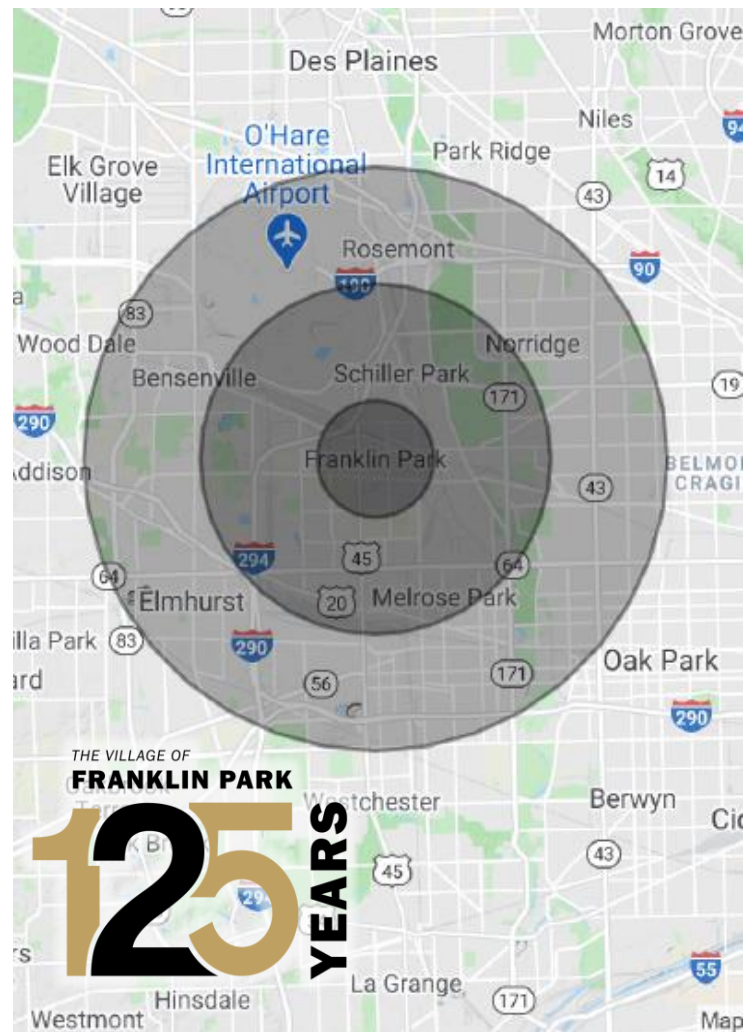


**Franklin Park** is a village in the Chicagoland area, near O'Hare International Airport. Incorporated in 1892, the town is steeped in train culture; it's served by three Metra stations, has a large train yard, and celebrates its history with a train museum and festival. In addition, there is a burgeoning suburban downtown and many community gathering places

**Grand Avenue** and **Mannheim Road** are two major arteries that run through the village. O'Hare International Airport is nearby, accessible by Mannheim Road. Franklin Park has three Metra stations: Belmont Avenue Station on Metra's North Central Service, which provides daily rail service between Antioch, Illinois and Chicago (at Union Station); and Franklin Park Station and Mannheim Station on the Milwaukee District/West Line which connects Chicago to Elgin.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,954	109,741	329,122
Average age	34.7	33.3	36.0
Average age (Male)	33.0	32.2	34.6
Average age (Female)	35.8	34.2	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,820	35,022	114,668
# of persons per HH	3.1	3.1	2.9
Average HH income	\$61,624	\$60,806	\$69,215

\* Demographic data derived from 2010 US Census





# OFFERING SUMMARY

Seneca Real Estate Group is the exclusive listing agent for 2830 Mannheim Rd., Franklin Park, Illinois (the "Property") and is pleased to present the opportunity to acquire this 3-tenant retail asset at the busy intersection of Mannheim Rd and Grand Ave.

Built in 2016 and professionally maintained, this 4,275 sf commercial property sits on a 18,779 SF land parcel. The property is well-positioned in a high-traffic, densely-populated with many national restaurant and retail brands, grocery and consumer services including Starbucks, Chase Bank, Chipotle and many others. The property is conveniently located less than a mile from I-294 and O'Hare Airport.

This is a fully-stabilized three-tenant property with strong Jersey Mike's Subs franchisee leased thru 2032, AT&T Wireless through 2029 and new tenant, Taco Pros through 2033.

The prospective purchaser will be selected by the Seller in its sole discretion and based on several factors including but not limited to:

- Offering price
- Financial strength/proof of funds
- Earnest money deposits and timing for non-refundable
- Due Diligence and closing timing
- Contingencies or absence thereof
- Whether all-cash or financed transaction

<b>OFFERING PRICE</b>	<b>\$2,033,000</b>
<b>ADDRESS</b>	<b>2830 Mannheim Rd., Franklin Park, Illinois</b>
<b>YEAR BUILT</b>	<b>2019</b>
<b>NET INCOME</b>	<b>\$142,310.00</b>
<b>PARCEL SIZE</b>	<b>0.44 Acres</b>
<b>GROSS LEASABLE AREA</b>	<b>4,275 SF</b>
<b>ZONING</b>	<b>C-3</b>
<b>OCCUPANCY</b>	<b>100%</b>
<b>TENANCY</b>	<b>Jersey Mike's, AT&amp;T and Taco Pros</b>
<b>OWNERSHIP OFFERED</b>	<b>Fee-Simple</b>
<b>PROPERTY TAX (2022)</b>	<b>\$63,202.30</b>
<b>SUBMARKET</b>	<b>Franklin Marketplace</b>
<b>MARKET</b>	<b>Suburban</b>

The information herein were obtained from sources we believe to be reliable. However, we make no guarantee, warranty or representation regarding the accuracy of this information. It is submitted subject to the possibility of errors, omissions, or other conditions specific to the subject property.

# RENT ROLL, INCOME & EXPENSES

2830 Mannheim Rd, Franklin Park, Illinois

## Rent Roll

As Of = 07/01/24

Unit	Unit SqFt	Tenant Name	Actual Net Rent/mo	Lease/Rent Commencement	Lease Expiration	Move Out
<b>Current Tenants</b>						
Suite 100	1,500.00	Taco Pros (New tenant)	3,250.00	11/1/2023	10/31/2033	
Suite 200	1,360.00	AT&T	5,071.67	4/11/2019	4/10/2029	
Suite 300	1,415.00	Jersey Mike's Subs	3,537.50	11/1/2022	10/31/2032	
<b>Total (Monthly)</b>			<b>11,859.17</b>			
<b>Total (Annual)</b>			<b>142,310.04</b>			

Summary Groups	Square Footage	Actual Rent	# Of Units	% Unit Occupancy	% Sqft Occupied
Occupied Units	4,275.00	11,859.17	3	100	100
Total Vacant Units	0	0	0	0	0
<b>Totals:</b>	<b>4,275.00</b>	<b>11,859.17</b>	<b>3</b>	<b>100</b>	<b>100</b>

## EXPENSES

**Taxes: 2023 (Paid)**    \$64,180.00            \$15.00/sf

### Operating Expenses

Landscaping	3,795.00	
Snow Removal	3,360.00	
Insurance	3,013.00	
Common Electric	840.00	
Subdivision Dues	671.50	
Annual Backflow	1,149.00	
<b>TOTAL OPEX</b>	<b>\$12,828.50</b>	<b>\$3.00/sf</b>

**TOTAL Expenses**            \$77,008.50            \$18.00

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For more Information or to schedule a tour, contact:  
Joe Padorr, Managing Principal - Seneca Real Estate Group  
312.316.2300 [jpadorr@seneca-re.com](mailto:jpadorr@seneca-re.com)

