

Value-Add Retail Center for Sale



**CATON**  
COMMERCIAL  
REAL ESTATE GROUP



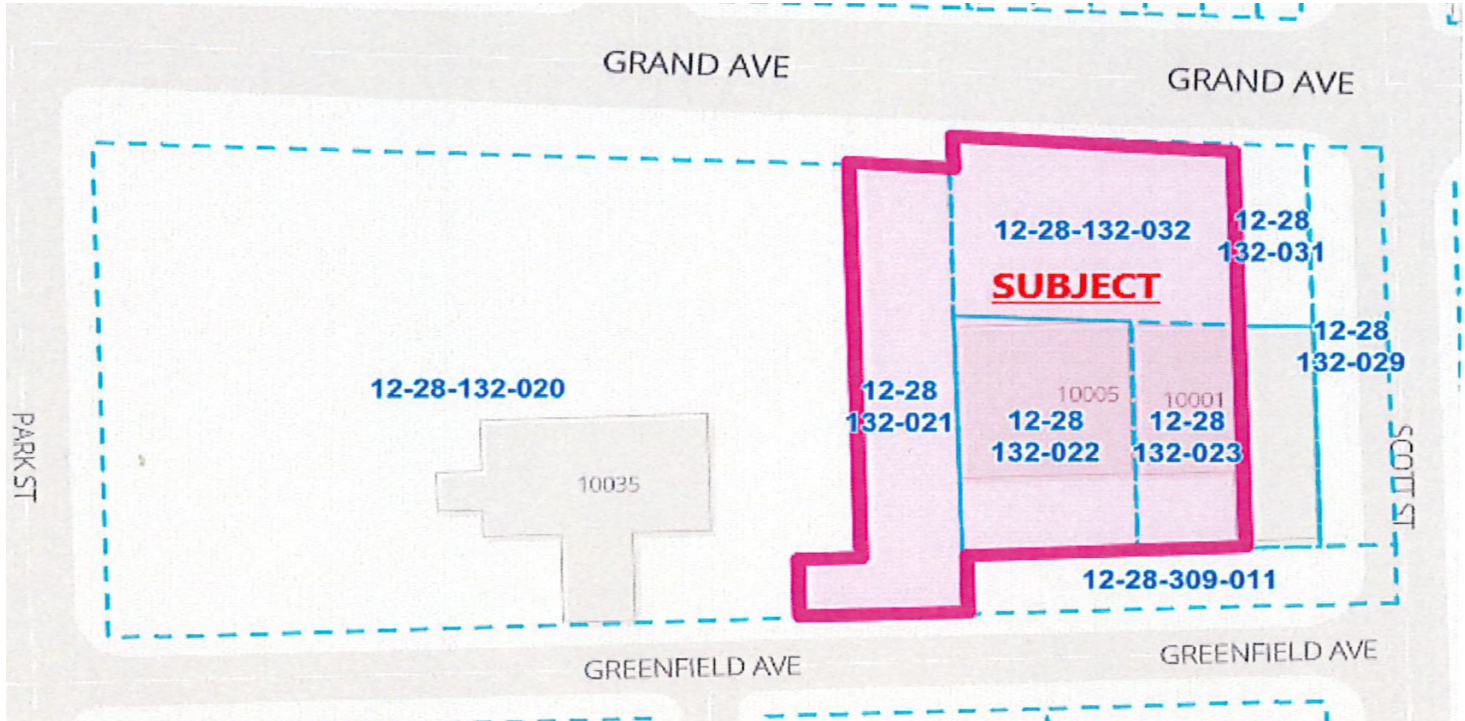
# FRANKLIN PARK RETAIL CENTER

10005-10015 W. GRAND AVE, FRANKLIN PARK, IL 60131



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## OFFERING SUMMARY

**Available SF:** 11,421 SF

**Sale Price:** \$1,495,000

**Zoning:** C2-1

**Year Built/Renovated:** 1960, renovated  
2020

## PROPERTY OVERVIEW

- Ample parking
- Flexible layouts
- 24 hr access
- 23,000 vehicles per day
- Ideal for investors seeking upside through leasing and repositioning.
- Ideal for owner/occupant who could use the rent from the rental spaces to mitigate his loan payment.

## LOCATION OVERVIEW

High visibility with close proximity to major highways and O'Hare International Airport, surrounded by a strong local workforce and established neighborhoods, offering a steady stream of potential customers, diverse dining and shopping options nearby.

CATON COMMERCIAL REAL ESTATE GROUP // 1296 RICKERT DR, SUITE 200, NAPERVILLE, IL 60540 // CATONCOMMERCIAL.COM

DIANNA SMITH  
312.550.2928

RANDY PETRI  
630.222.7690

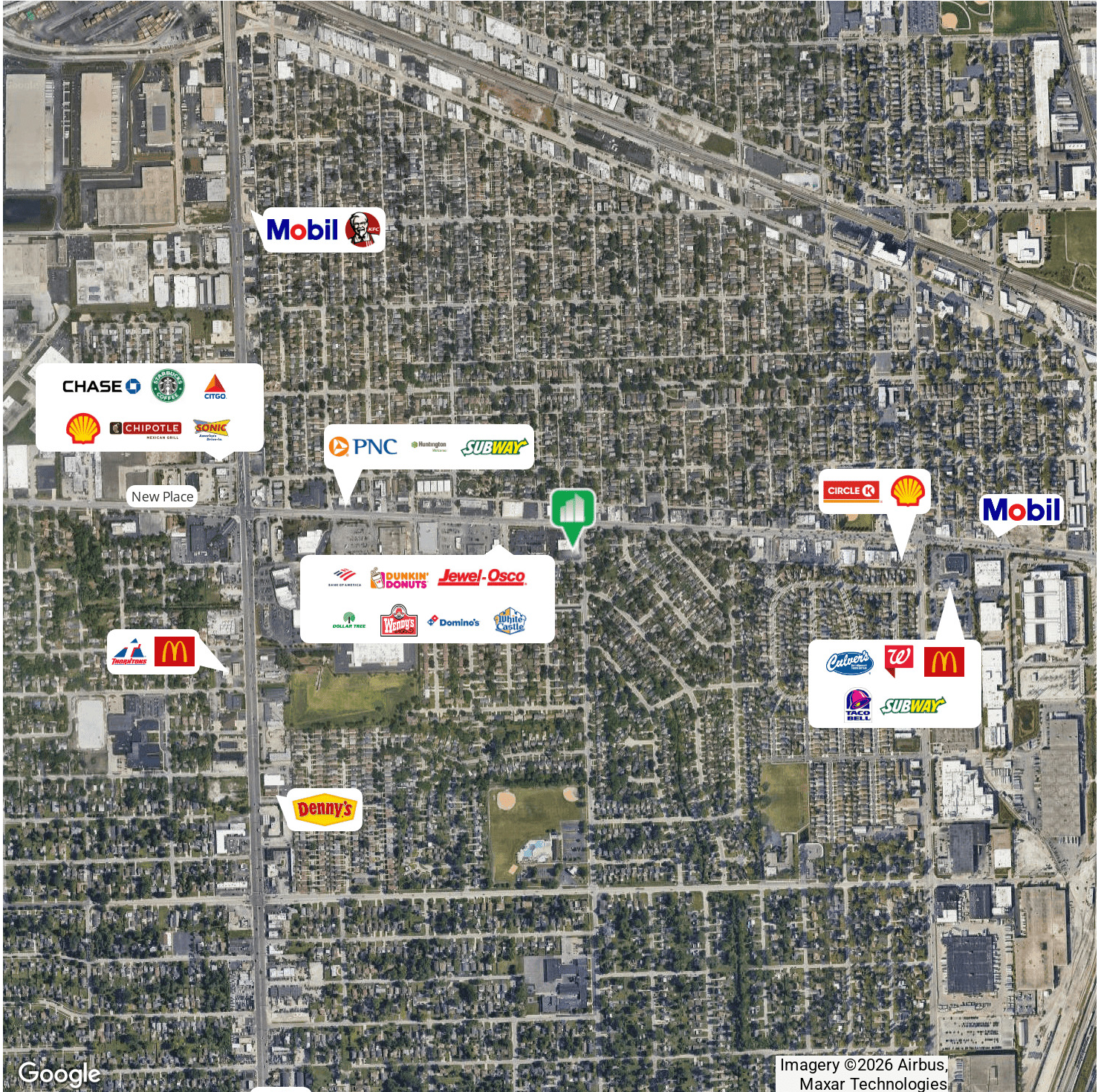
BETH PETRI  
630.209.8029

DIANNA@CATONCOMMERCIAL.COM

RANDY@CATONCOMMERCIAL.COM

BETH@CATONCOMMERCIAL.COM

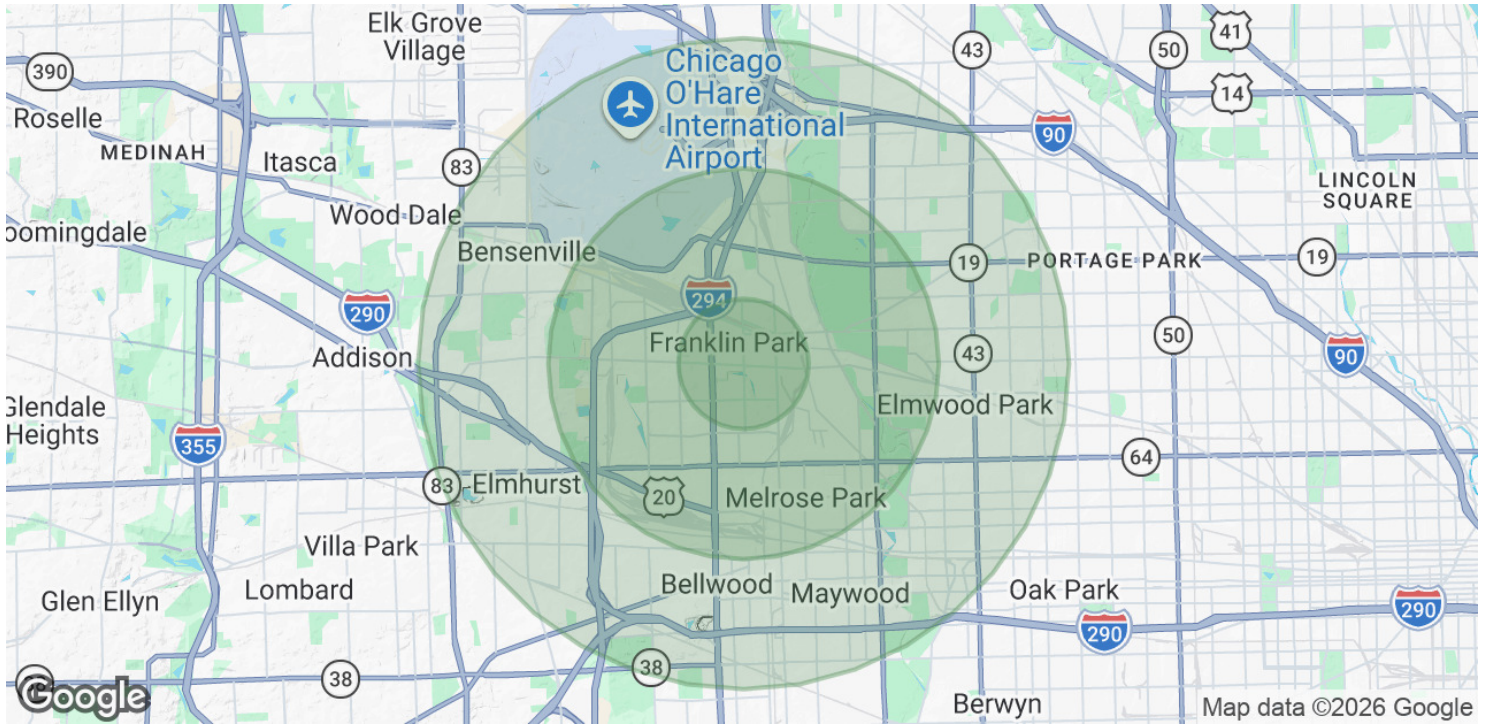






# FRANKLIN PARK RETAIL/OFFICE

10005-10015 W. GRAND AVE, FRANKLIN PARK, IL 60131



## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 19,088 | 111,787 | 390,278 |
| Average Age          | 40     | 40      | 41      |
| Average Age (Male)   | 39     | 39      | 40      |
| Average Age (Female) | 41     | 41      | 42      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 6,391     | 39,251    | 146,151   |
| # of Persons per HH | 3         | 2.8       | 2.7       |
| Average HH Income   | \$91,048  | \$92,896  | \$113,883 |
| Average House Value | \$271,256 | \$298,497 | \$379,496 |

2020 American Community Survey (ACS)

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