

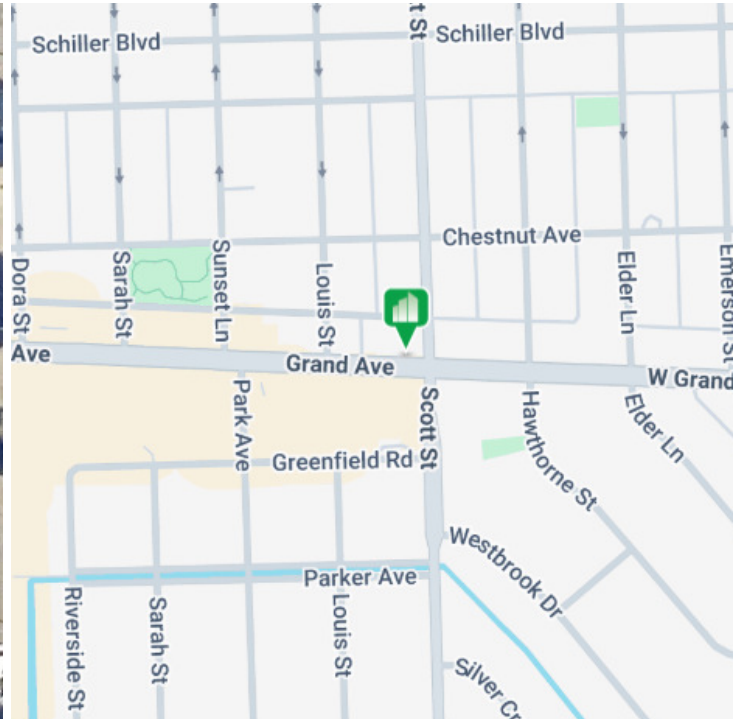
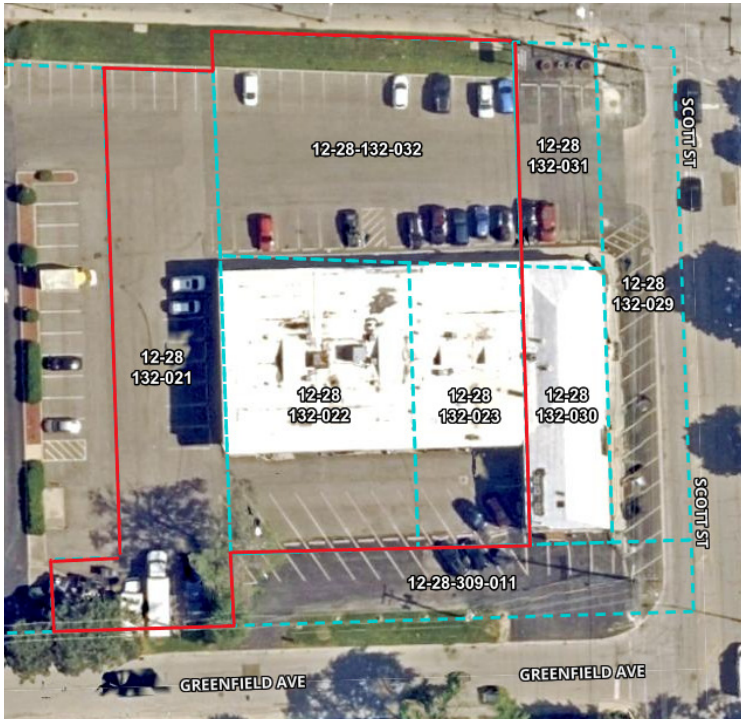


Value-Add Retail Center for Sale



FRANKLIN PARK RETAIL CENTER

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



OFFERING SUMMARY

Available SF: 11,421 SF

Sale Price: \$1,495,000

Zoning: C2-1

Year Built/Renovated: 1960
Renovated 2020

PROPERTY OVERVIEW

- Ample on-site parking for employees and visitors
- Flexible floor plans to accommodate a variety of office users
- 24/7 building access
- Co-tenancy with Leyden Health
- High visibility with 23,000 VPD
- 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.

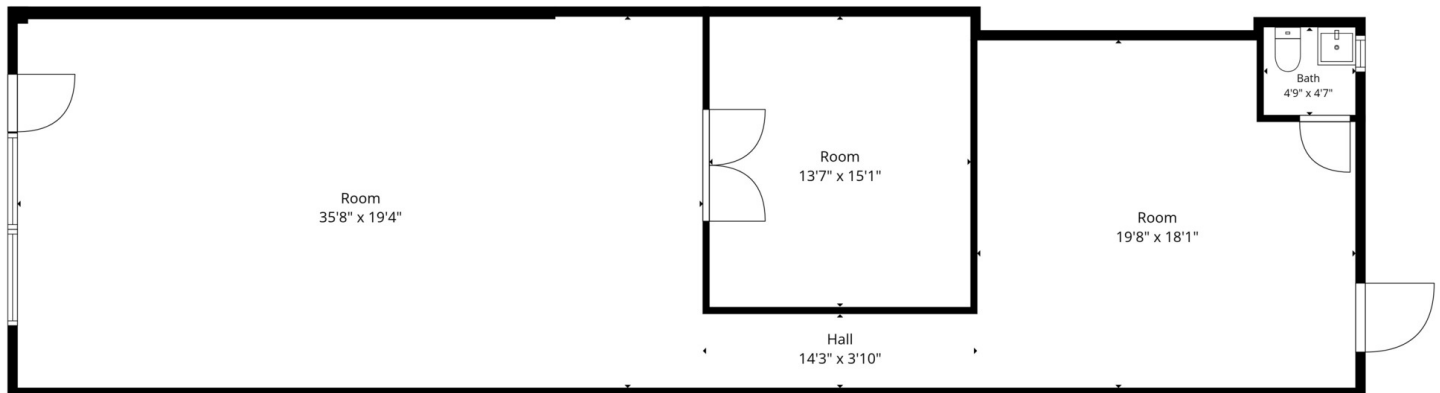
LOCATION OVERVIEW

Located along highly traveled Grand Avenue in Franklin Park, this established commercial corridor offers excellent visibility and immediate access to Interstate 294, Interstate 90, and Interstate 190. Just minutes from O'Hare International Airport, the area benefits from a steady flow of businesses, commuters, and travelers, making it a premier location for retail and service users.



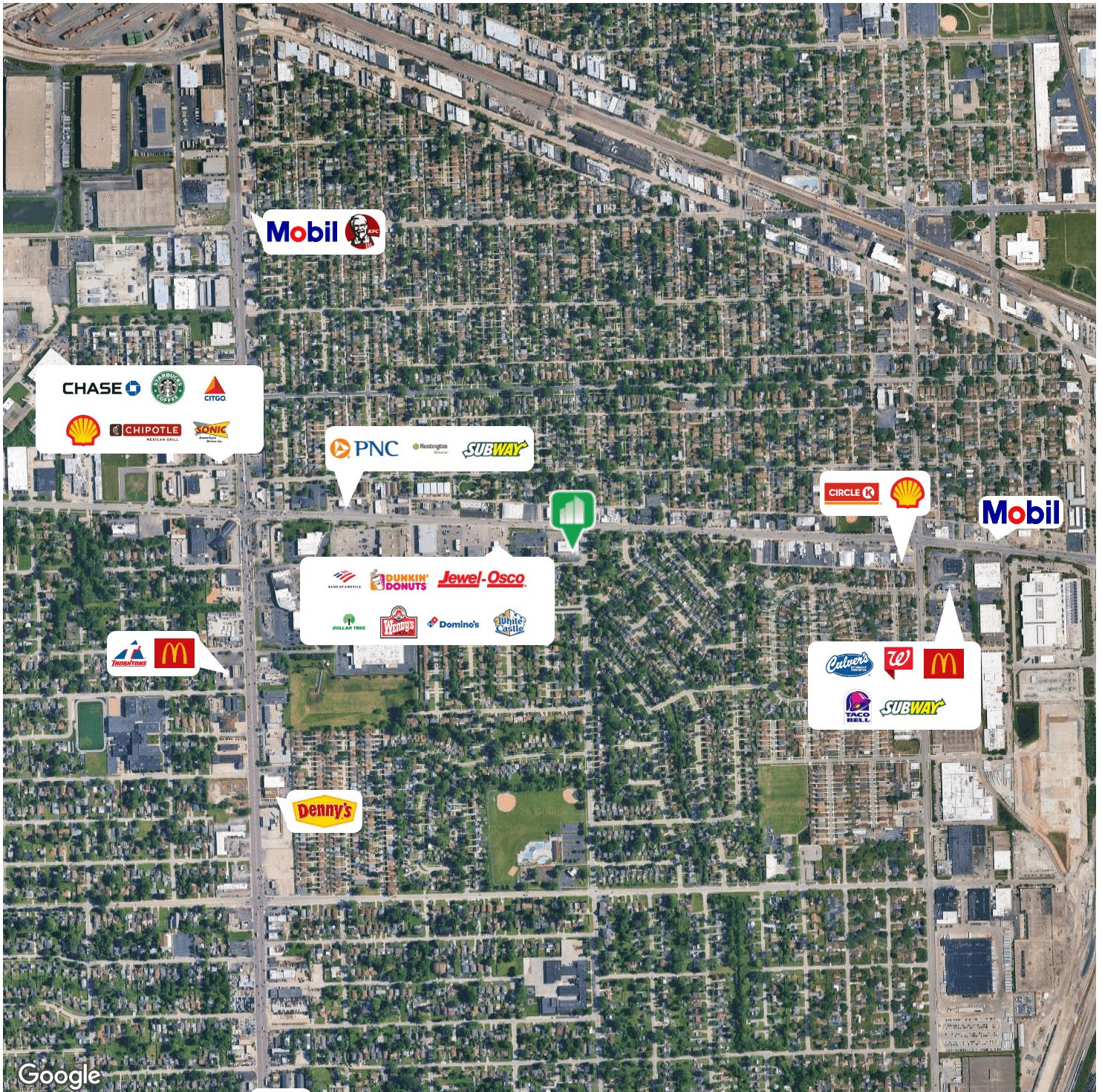
Retail Suite #10013

First Floor: 1,427 SF



Retail Suite #10011

First Floor: 1,413 SF





This map illustrates the drive-time catchment area for O'Hare International Airport in Chicago. Three concentric green circles represent 10, 20, and 30-minute drive times from the airport. The 10-minute circle is the innermost, followed by the 20-minute circle, and the 30-minute circle is the outermost. The map shows various suburbs and major highways (Interstates 90, 55, 290, 294, and State Routes 43, 50, 41, 14, 19, 50, 64, 38, 20, 45) in the region. The Google logo is visible in the bottom left corner, and the text 'Map data ©2026 Google' is in the bottom right corner.

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)