

STRAUSS

REALTY & MANAGEMENT

GRAND AVE - 20,000 VEHICLES PER DAY

9707-29

W. Grand Ave.

For Sale

Franklin Park
Owner/User or
Development
Opportunity

51,500 SF Lot
14,500 SF Commercial
Buildings

MJ Weinberger
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Executive Summary

Property Overview

Strauss Realty, Ltd. has been exclusively engaged to market for sale **9707–29 Grand Ave., Franklin Park, Illinois**, a commercial property situated on an approximately **51,500 SF lot** with three buildings totaling approx. **14,500 SF**. The property consists of **six commercial units** with a diverse mix of established retail and service tenants, including a dance studio, convenience store, food shop, fitness studio and tattoo shop. The property is anchored by a **freestanding restaurant building with dedicated parking and prominent signage**, offering excellent visibility along Grand Avenue. The approx. **6,500 SF former Sneakers Sports Bar & Grill** operated at the location since 2002 and is partially rebuilt, providing an excellent opportunity for an owner-user or experienced restaurant operator to establish a new neighborhood restaurant, sports bar or similar concept in a well-established, high-traffic location. The property offers a combination of existing income, dedicated parking, visibility and multiple commercial spaces, creating flexibility for both investors and owner-users.

Building Breakdown

Former Sneakers Restaurant: Approx. 6,500 SF; partially rebuilt restaurant/bar space with dedicated parking

Western Building: Approx. 3,000 SF; multiple commercial units

Eastern Building: Approx. 5,000 SF; multiple commercial units

Strategic Location

Prominently positioned along **Grand Avenue in Franklin Park**, a well-established commercial and industrial hub in the western Chicago metropolitan area. 20,000 vehicles travel along Grand Avenue daily. The location provides convenient access to **O'Hare International Airport, I-294, I-90, I-290, and the region's extensive rail network**. Franklin Park has a long-standing presence in manufacturing, distribution, and logistics, with industrial businesses employing more than **13,000 people**. Its location within the Greater O'Hare freight cluster provides efficient connectivity to Chicago, the surrounding suburbs, and national markets. Continued transportation and infrastructure investments, including improvements along **Franklin Avenue and Green Street**, are further enhancing connectivity and supporting the area's long-term commercial and economic potential.

Property Summary

Address	9707-29 Grand Ave.
City	Franklin Park
State, Zip	IL, 60131
County	Cook
# of Buildings	3
Lot SF Total	51,500 SF
Building SF Total	14,500 SF (Approx.)
PIN	12-28-401-026-0000 12-28-401-029-0000 12-28-401-016-0000
RE Tax (2025)	\$91,276.26

Unit Summary

Unit 9707	(Leased – Ballet Folklorico)
Unit 9711A	(Leased – GG Oriental Convenience Food Store)
Unit 9711B	(Leased – Amish Farmers)
Unit 9721	(Vacant – Former Sneakers Sports Bar & Grill)
Unit 9727	(Leased – Fitness Studio)
Unit 9729	(Leased – Tattoo and Body Piercing)

\$979,000 For Sale



FRANKLIN PARK ILLINOIS

A CONNECTED COMMUNITY
IN THE HEART OF CHICAGOLAND



PARKS & RECREATION

Beautiful parks, walking paths, sports fields and family recreation.

- North Park • Scott Park
- Prairie Path



SCHOOLS

Quality education with highly regarded schools serving the community.

- East Leyden High School
- Lotus School



SHOPPING & DINING

A variety of local restaurants, retail shops and everyday conveniences.

- Franklin Park Mall
- Grand Plaza Shopping Center



TRANSPORTATION

Convenient access to major highways, Metra and O'Hare International Airport.

- Metra – Franklin Park Station
- Easy access to I-90, I-294 & I-290



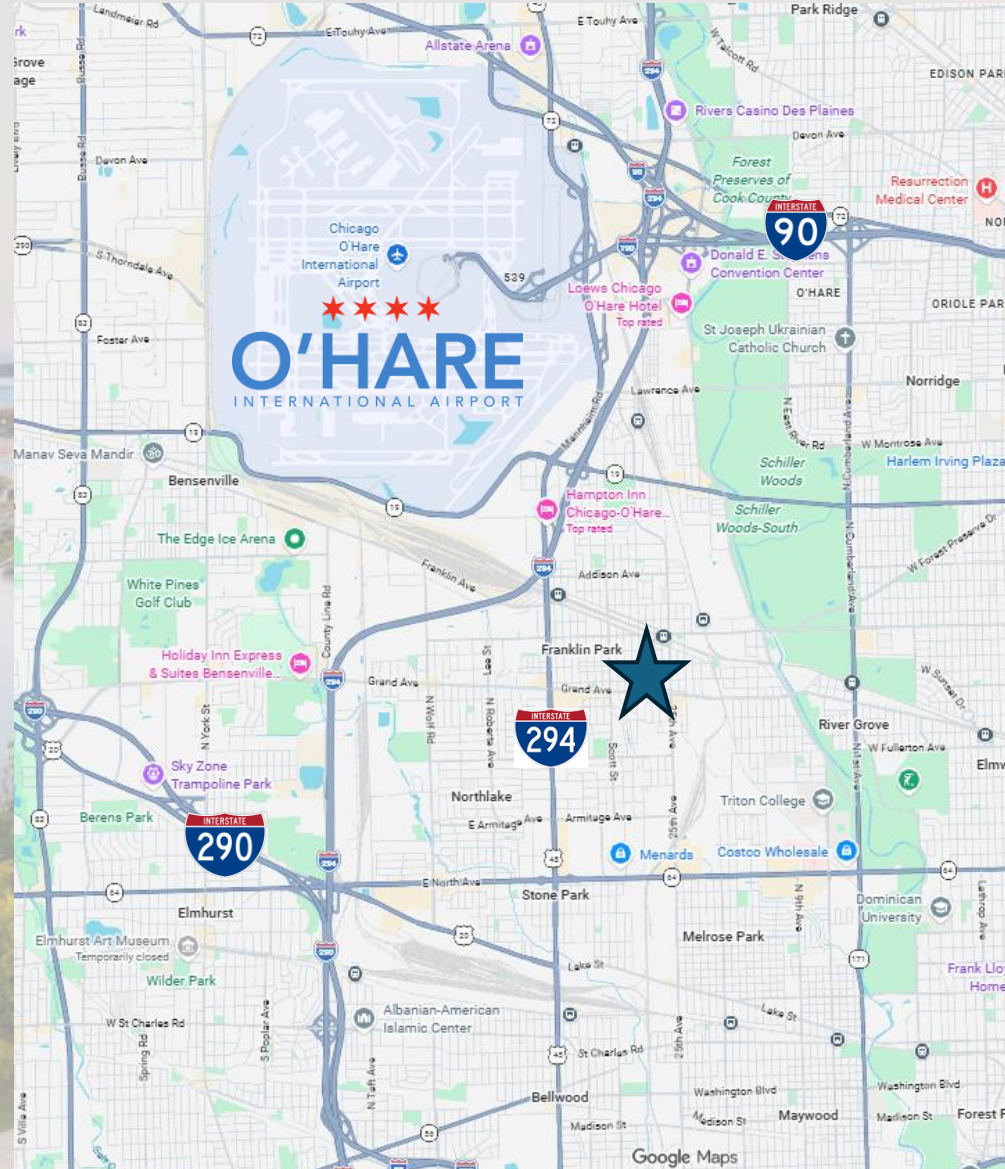
O'HARE INTERNATIONAL AIRPORT

Just minutes away – one of the busiest airports in the world.



BUSINESS & INDUSTRY

A strong industrial and commercial base that drives local employment and growth.



Notable Retail Tenants Nearby

Serena's Grill Monster Gyros

El Burrito Amigo

Culver's

McDonald's

Underpass Lounge

Olympia Foods

Scooter's Coffee

Tacosteno Seafood

Jewel Osco

Sonic Drive In

US Bank

White Castle

Menards

Costco

Restaurant/Bar Opportunity



Sports Bar & Restaurant Opportunity

Former long-standing **Sneakers Sports Bar & Grill** location, which operated at the property since 2002. The approximately **6,500 SF restaurant building has been partially rebuilt** and offers an excellent opportunity for an experienced operator to establish a new neighborhood restaurant, sports bar, or similar concept.

The property benefits from **high visibility, high-traffic location, and established neighborhood presence**, providing a strong foundation for a new operator to bring the space back to life.

Occupied Spaces



Tenant: Dance Studio



*Tenants: Convenience Store
and Amish Food Shop*



*Tenants: Fitness Studio and
Tattoo Shop*

Contact Information

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MJ Weinberger joined Strauss Realty Ltd in 2019.

A native of Chicago, Weinberger earned a bachelor's degree in Accounting from Touro University. He comes to Strauss Realty with a background in Real Estate, a lifetime knowledge of Chicago and its surrounding area, as well as the healthcare field. He is a member of the ICSC and holds an Illinois Real Estate Brokers License.

Weinberger is a member of the Young Leadership Board for the Libenu Foundation, which fosters independence and inclusion for people with disabilities. He assists in fundraising and event planning for the non-profit organization.

As Commercial Real Estate Broker, he assists clients in acquisition, investment sales and leasing of retail, industrial and multifamily residential commercial property.

Disclaimer

DISCLAIMER AND DISCLOSURES

This Offering Memorandum (the “Memorandum”) has been prepared by Strauss Realty, Ltd. (“Broker”) solely for informational purposes to assist qualified prospective purchasers in evaluating the potential acquisition of the property described herein (the “Property”). This Memorandum does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All summaries and descriptions of the Property and any related documents are provided for convenience and are not intended to be complete or necessarily accurate depictions.

The information contained herein has been obtained from sources we believe to be reliable; however, neither the Owner nor Strauss Realty, Ltd., nor any of their respective officers, principals, agents, or affiliates, makes any representation or warranty, express or implied, as to the accuracy, completeness, or fitness of the information contained herein. All references to square footage or other measurements are approximate. Prospective purchasers are responsible for conducting their own independent investigation, due diligence, inspections, and verification of all information.

No legal commitment or obligation shall arise by reason of this Memorandum or any related materials. This Memorandum is not intended to be, nor should it be construed as, an offer to sell or a solicitation to purchase any securities or investment interest. Any such offering, if applicable, shall only be made pursuant to a separate private placement memorandum or contract, and in accordance with all applicable federal and state laws.

FORWARD-LOOKING STATEMENTS

This Memorandum may contain forward-looking statements, including projections of future financial performance or anticipated future events. These statements are based on various assumptions relating to the general economy, market conditions, competition, operations, and other factors, many of which are beyond the control of the Owner or Broker. Actual results may vary materially. No assurances or representations are made that such projections will be achieved. Past performance is not indicative of future results.

INSPECTION AND VERIFICATION

An opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Any and all materials or other information supplied by Broker or Owner are provided as a courtesy only and without representation or warranty. It is the sole responsibility of each recipient to independently confirm the accuracy and completeness of such materials and to consult with their own legal, tax, and financial advisors.

LEAD-BASED PAINT DISCLOSURE

Every purchaser of any interest in residential real property on which a dwelling was built prior to 1978 is hereby notified that such property may present exposure to lead from lead-based paint. Lead poisoning may cause serious health issues, particularly in children and pregnant women. A lead-based paint inspection or risk assessment is recommended prior to purchase.

HAZARDOUS MATERIALS DISCLOSURE

Certain building materials and environmental conditions may present health or safety risks. These include but are not limited to: asbestos-containing materials, lead-based paint, mold, radon, petroleum-based products, polychlorinated biphenyls (PCBs), and electromagnetic fields. It is the sole responsibility of the prospective purchaser to retain qualified environmental consultants, perform environmental assessments, and evaluate potential remediation requirements or costs.

AMAERICANS WITH DISABILITIES ACT (ADA)

The ADA may require certain modifications or improvements to real property to ensure accessibility for persons with disabilities. Broker is not qualified to advise on the legal or design requirements of the ADA or related laws. Purchasers are encouraged to consult legal counsel and qualified professionals regarding compliance obligations.

AGENCY DISCLOSURE – STATE OF ILLINOIS

Strauss Realty, Ltd. represents the Owner of the Property in this transaction. In situations where there is no cooperating broker representing the purchaser, Strauss Realty, Ltd. may act as a dual agent, representing both buyer and seller. Dual agency requires written consent from both parties. A dual agent cannot disclose confidential information, such as the highest price a buyer will pay or the lowest price a seller will accept, without written consent. Purchasers are advised to seek independent representation if they are uncomfortable with dual agency arrangements.

REPRESENTATION OF MULTIPLE BUYERS

In the course of marketing this Property, Strauss Realty, Ltd. may represent multiple buyers who express interest in submitting offers. While this may create a potential conflict of interest, our agents are committed to providing fair, ethical, and impartial service to all parties. Client information and negotiation strategies will be kept strictly confidential.

CONTEMPORANEOUS OFFERS

Broker and its designated agents may receive offers on the Property from multiple clients simultaneously. Clients may request to work with a different agent to avoid a potential conflict of interest. Broker will honor such requests whenever practicable.

CONFIDENTIALITY

This Memorandum is confidential and intended solely for use by qualified prospective purchasers. Distribution or reproduction without the prior written consent of Strauss Realty, Ltd. is prohibited.

For questions or to arrange a tour of the Property, please contact:

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