

REDEVELOPMENT OPPORTUNITY



GC

REALTY & DEVELOPMENT, LLC.



Prime Corner in Downtown Franklin Park

3204 Rose Street, Franklin Park, IL 60131

Bryan Sonn: (847) 207-2108 /// bryan@gcrealtyinc.com

Ian Pattison: (847) 650-3124 /// ian@gcrealtyinc.com

GC Realty & Development LLC 215 E. Irving Park Rd. Roselle IL 60172

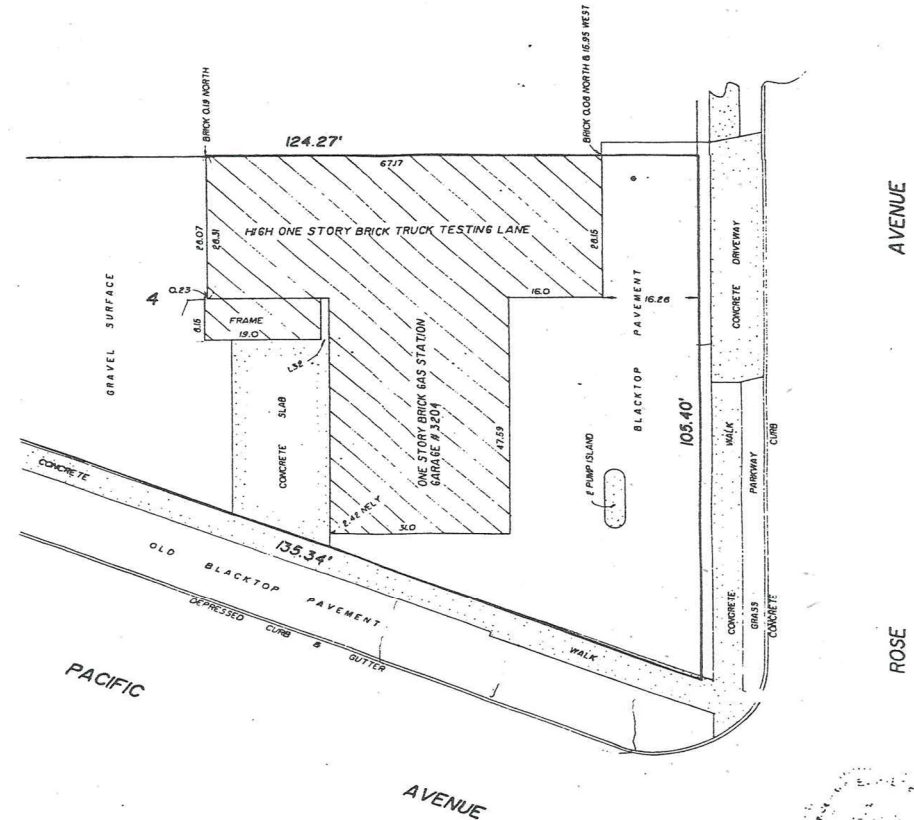
All information deemed accurate but not guaranteed.

Sale Price: \$289,000



SITE INFORMATION

- ◆ Current Building Size of 3,647 SF
- ◆ Total Lot Size of 9,779 SF (~0.23AC)
- ◆ 2022 Cook County Tax = \$29,471.67
- ◆ DT-2 Downtown Mix Zoning – Franklin Park
- ◆ Signalized Intersection at 25th/Belmont
- ◆ High Traffic Corner Lot with Large Curb Cuts
- ◆ Exceptional Access to Public Transit
 - ◆ Directly Across Metra (MD-W) Stop
 - ◆ Directly on Pace Bus Route 303



SITE SUMMARY

High Traffic Corner Property for Sale in the Heart of Downtown Franklin Park, Village prefers Commercial Redevelopment to Complement its Thriving Community

Bryan Sonn

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LOCATION INFORMATION

- ◆ ~10,000—15,000 VPD on Average
- ◆ <5 Miles to O'Hare Int'l Airport (ORD)
- ◆ <2 Miles to I-294/IL-19 Interchange
- ◆ <1/4 Mile to East Leyden High School (~1,760 Students)
- ◆ Easily Walkable from Premier Luxury Apartments (95 Units) & The Crossings at Franklin Station (75 Units)
- ◆ Strong Local Demographics



LOCATION SUMMARY

Easily Accessible by Foot/Bike/Car/Bus/Train, this Location is Ideal for a Restaurant, Medical Office, Bank, or Any General Retailer to Take Advantage of a Rare Opportunity

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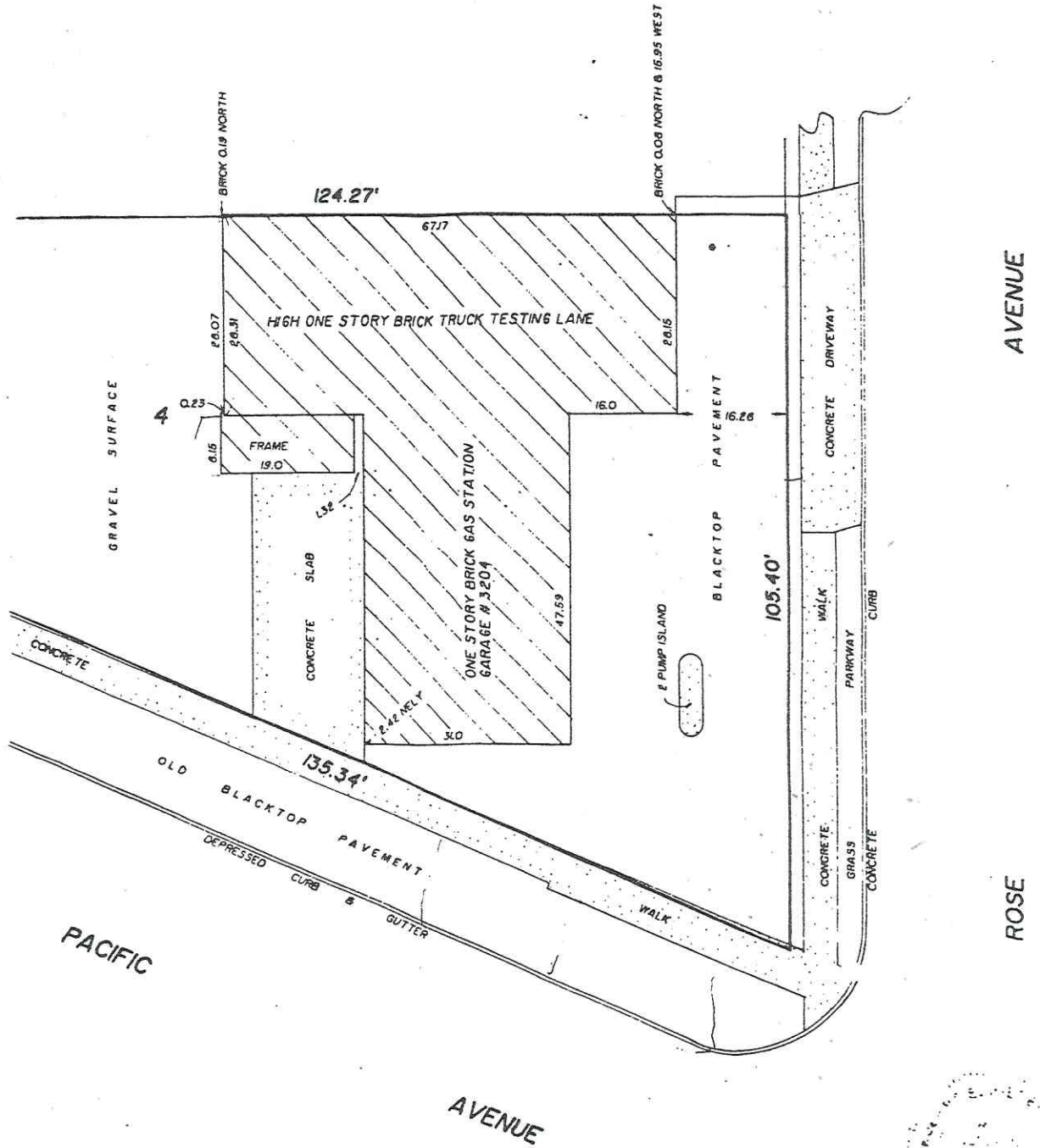
gcrealtycommercial.com

GC Realty & Development LLC

215 E. Irving Park Rd. Roselle IL 60172

GREMLEY & BIEDERMANN INC.

t 4 in Martins Subdivision of the Southeast Quarter of the Southeast Quarter
the Southeast Quarter in Section 21, Township 40 North, Range 12, East of
e Third Principal Meridian, in Cook County, Illinois.



DRAWN	CHECKED
RL	L

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES BEFORE DAMAGE IS DONE.
FOR EASEMENTS, BUILDING LINES AND OTHER RESTRIC.

State of Illinois } ss.
County of Cook

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plan hereon drawn is a correct representation of said survey.

3204 Rose St, Franklin Park, IL 60131

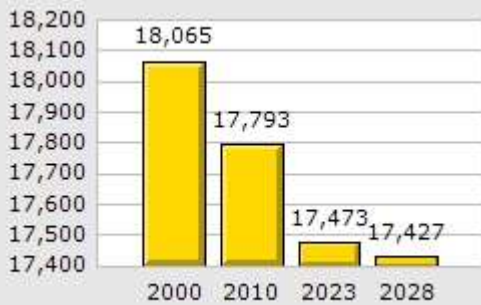


Property Description

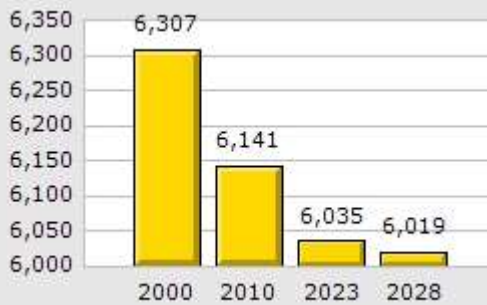
Total GLA: 3,647 SF	Property Type: Retail
Anchor GLA: -	Secondary Type: Auto Repair
Number Of Stores: -	Market/Submarket: Chicago/O'Hare
Space Available: 3,647 SF	CBSA: Chicago-Naperville-Elgin, IL-IN-WI
% Leased: 0%	DMA: Chicago, IL-IN
Levels: 1	County: Cook
Acres: 0.23 AC	Anchor Tenants: -
Parking Spaces: 9	
Bldg Status: Existing, Built 1960	Features: Corner Lot, Drive Thru, Security System, Signalized Intersection

Demographics - 1 Mile Radius

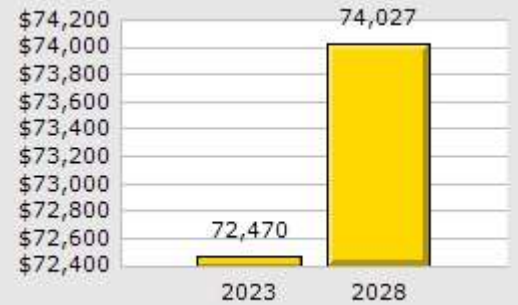
Residential Population



Households



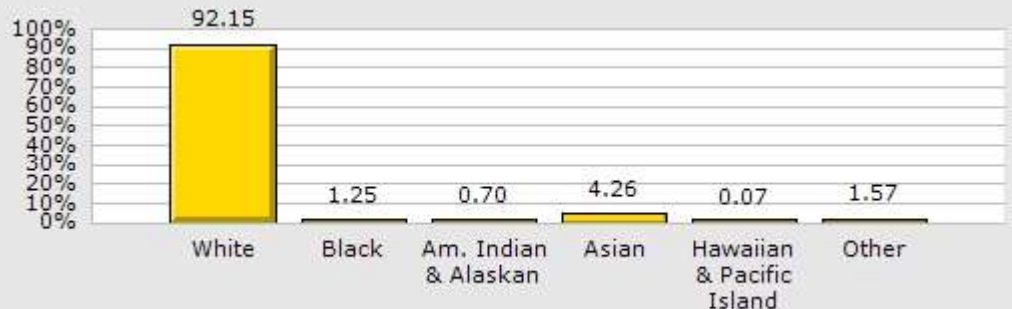
Median Household Income



Daytime Employment Population



Population by Race



Subject Property

3204 Rose St

3204 Rose St ↻
Franklin Park, IL 60131 - O'Hare



OWNER

Wilk Charles

TRAFFIC COUNTS

25th Ave/Belmont Ave	14.3K
25th Ave/Gage Ave	16.1K
Pacific Avenue/Calwagner St	677
Pacific Ave/Calwagner St	671

LOCATION

Location Score:	Below National Avg (46)
Walk Score®:	Very Walkable (76)
Transit Score®:	Some Transit (36)

PROPERTY

Type:	Auto Repair	Tenancy:	1 Tenant
Center:	-	Construction:	Masonry
GLA:	3,647 SF	Land AC:	0.23 AC
Year Built/Renov	1960	Building FAR:	0.36
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	9 Surface Spaces are available; Ratio of 2.47/1000 SF		
Features:	Corner Lot, Drive Thru, Security System, Signalized Intersection		
Frontage:	143' on Pacific Ave, 135' on Rose St		

VACANCY

Current:	100%
Last Quarter:	100%
Year Ago:	100%
Peers:	32.1%
Submarket:	4.6%

NNN ASKING RENTS PER SF

Current:	\$19-23 (Est)
Last Quarter:	-
Year Ago:	-
Peers (Market Rent):	\$17.23
Submarket (Market Rent):	\$19.75

12 MO. LEASING SF ACTIVITY

Property:	-
Peers Total:	-
Peers Count:	17
Peers Avg:	-
Submarket:	297,109

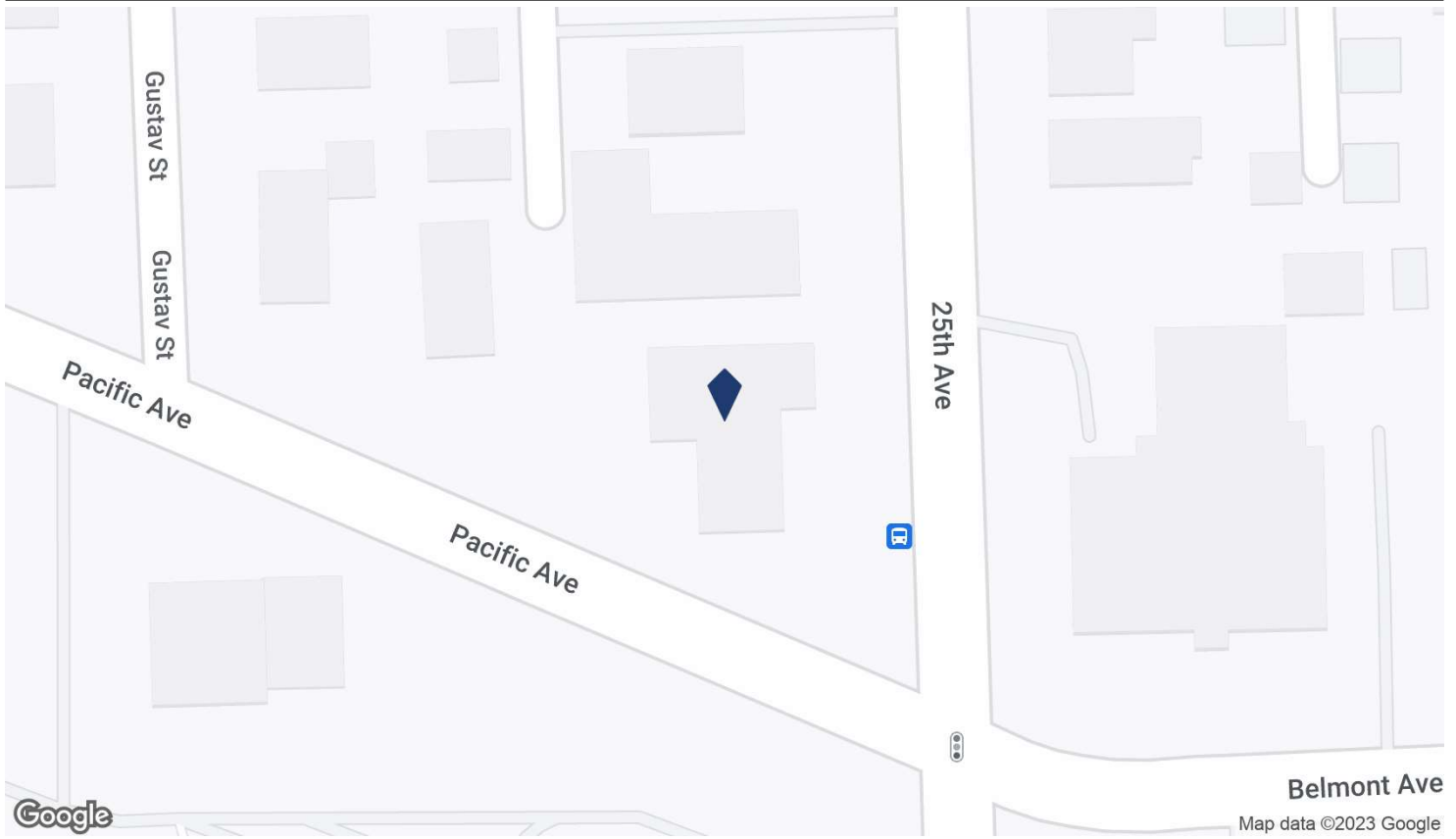
AVAILABLE SPACES

Currently No Available Spaces

Subject Property

3204 Rose St

SITE PLAN



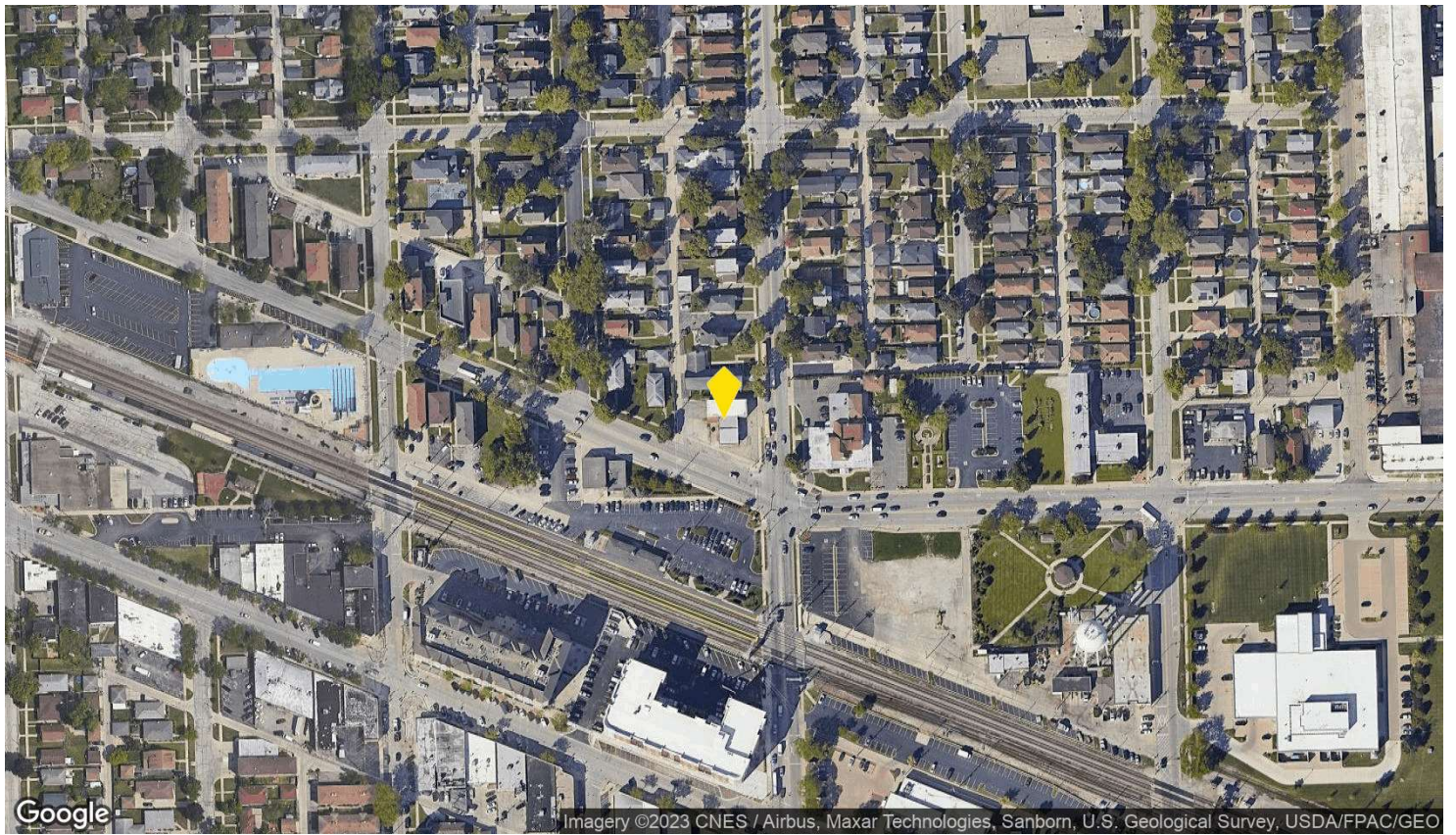
TENANTS

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
S & E Inspection	-	3,647	No	Oct 2009	-

Subject Property

3204 Rose St

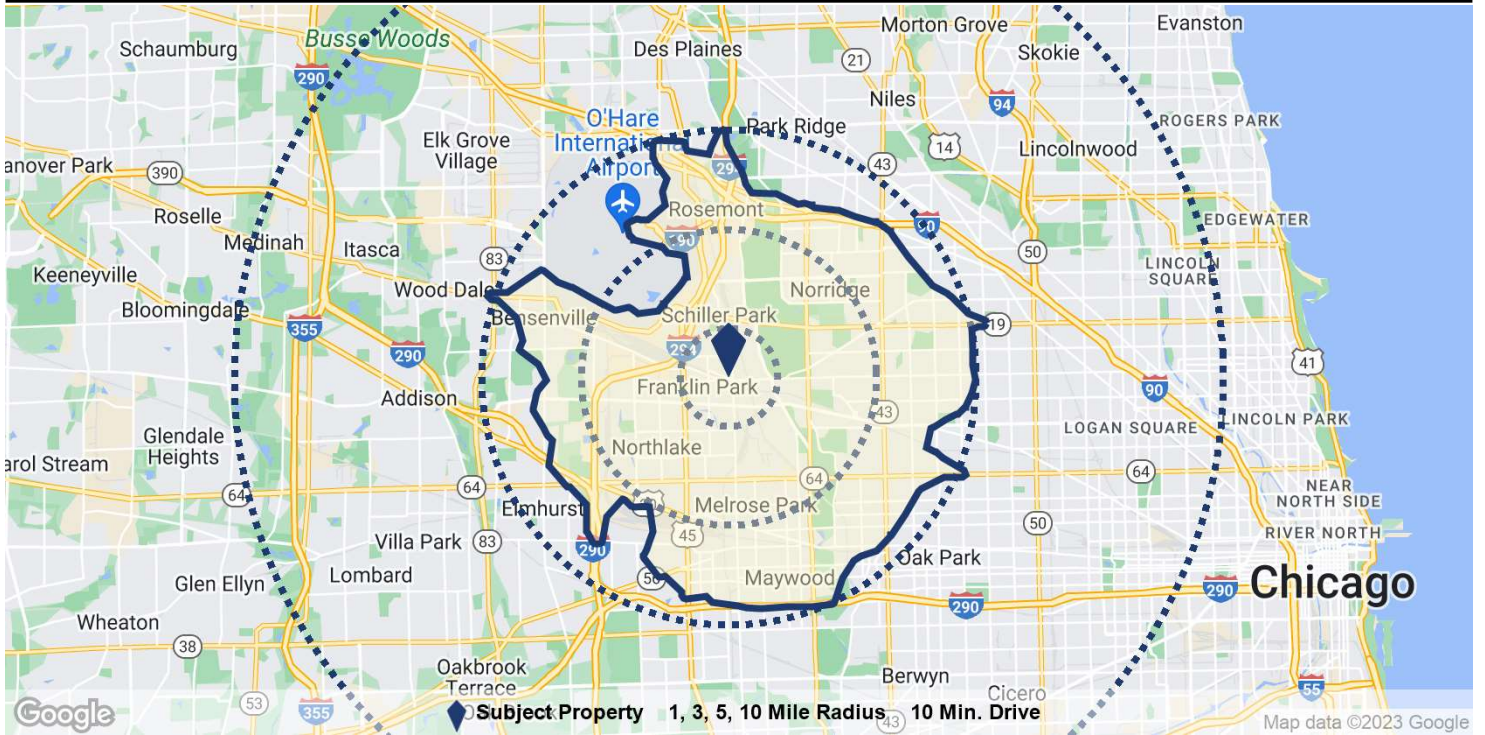
AERIAL VIEW



Subject Property

3204 Rose St

DEMOGRAPHICS

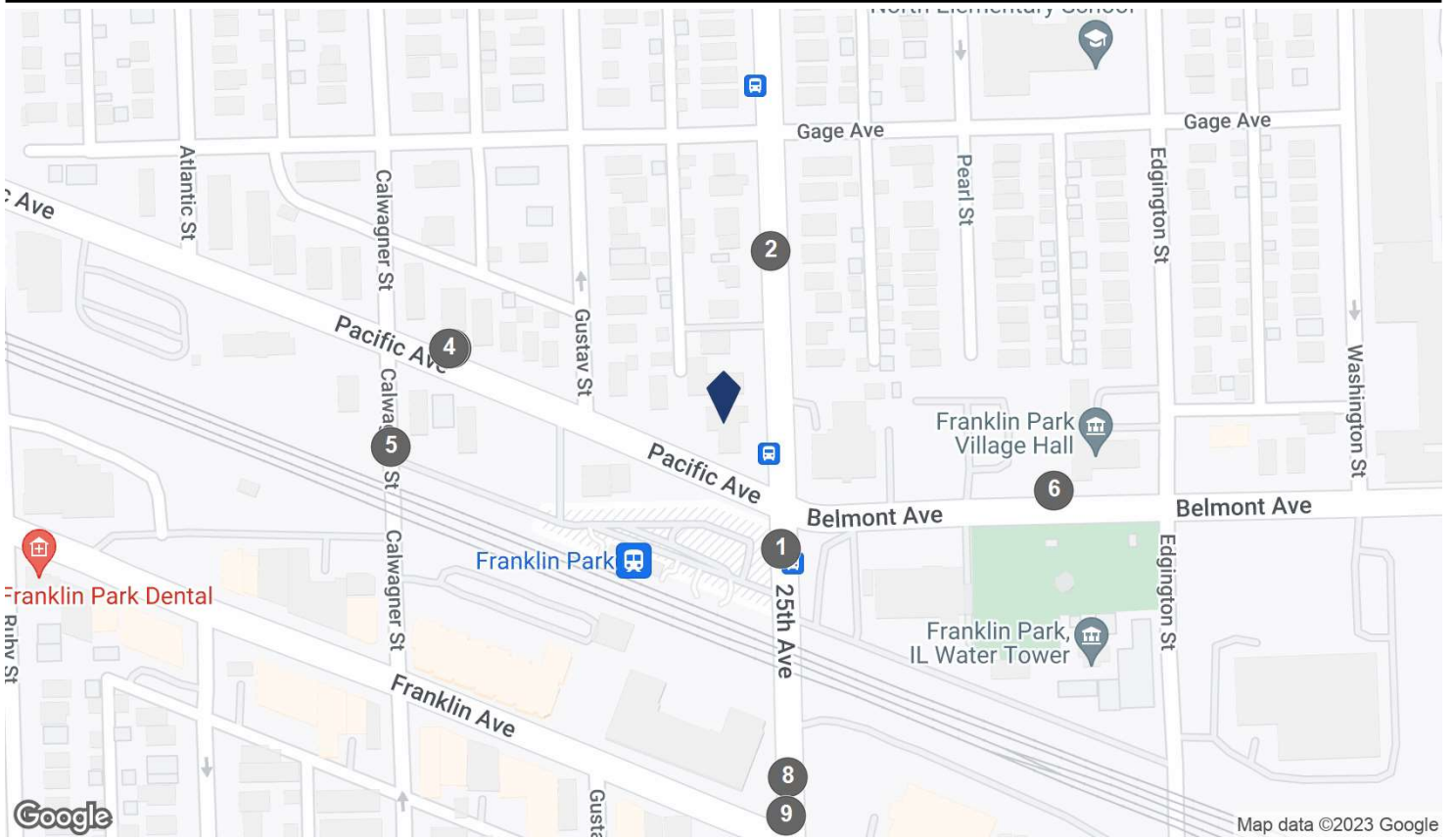


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	17,473	135,668	430,036	1,987,792	324,799
5 Yr Growth	-0.3%	-0.3%	-0.4%	-0.7%	-2.1%
Median Age	40	39	40	39	39
5 Yr Forecast	41	41	41	40	40
White / Black / Hispanic	92% / 1% / 44%	91% / 2% / 42%	81% / 12% / 34%	75% / 14% / 34%	81% / 11% / 36%
5 Yr Forecast	92% / 1% / 45%	91% / 2% / 43%	81% / 12% / 34%	75% / 14% / 34%	81% / 11% / 38%
Employment	9,937	69,154	212,989	905,101	167,630
Buying Power	\$437.4M	\$3.2B	\$11.6B	\$53B	\$8B
5 Yr Growth	1.9%	1.2%	1.5%	1.6%	-0.8%
College Graduates	17.5%	18.8%	27.9%	33.3%	30.6%
Household					
Households	6,035	47,513	152,587	706,729	113,165
5 Yr Growth	-0.3%	-0.5%	-0.6%	-0.9%	-2.4%
Median Household Income	\$72,470	\$66,828	\$75,799	\$75,054	\$70,540
5 Yr Forecast	\$74,027	\$68,003	\$77,376	\$76,961	\$71,657
Average Household Income	\$85,113	\$82,154	\$98,214	\$100,408	\$89,875
5 Yr Forecast	\$86,476	\$83,476	\$99,842	\$102,233	\$91,218
% High Income (>\$75K)	48%	44%	50%	50%	47%
Housing					
Median Home Value	\$230,107	\$247,150	\$276,560	\$304,060	\$260,785
Median Year Built	1956	1958	1956	1954	1956
Owner / Renter Occupied	75% / 25%	67% / 33%	68% / 32%	60% / 40%	67% / 33%

Subject Property

3204 Rose St

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 25th Ave	Belmont Ave - N	14,315	2015	0.05 mi
2 25th Ave	Gage Ave - N	16,094	2015	0.05 mi
3 Pacific Avenue	Calwagner St - NW	677	2020	0.09 mi
4 Pacific Ave	Calwagner St - NW	671	2022	0.09 mi
5 Calwagner Street	Belmont Ave - S	427	2022	0.11 mi
6 Belmont Ave	Edgington St - E	12,110	2022	0.11 mi
7 25th Avenue	Franklin Ave - S	11,981	2020	0.12 mi
8 25th Ave	Franklin Ave - S	11,378	2022	0.12 mi
9 Franklin Avenue	25th Ave - SE	3,082	2022	0.13 mi
10 25th Ave	Gage Ave - S	9,960	2022	0.13 mi



Demographics

3204 Rose St

3,647 SF Retail Auto Repair

Franklin Park, Illinois - O'Hare Submarket

PREPARED BY



Ian Pattison
Commercial Broker



Income & Spending Demographics

3204 Rose St

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2023 Households by HH Income	6,036		47,511		152,585		113,165	
<\$25,000	985	16.32%	8,328	17.53%	22,820	14.96%	18,456	16.31%
\$25,000 - \$50,000	1,107	18.34%	9,248	19.46%	27,544	18.05%	21,820	19.28%
\$50,000 - \$75,000	1,040	17.23%	8,796	18.51%	25,253	16.55%	19,651	17.36%
\$75,000 - \$100,000	855	14.17%	7,189	15.13%	21,148	13.86%	16,652	14.71%
\$100,000 - \$125,000	728	12.06%	4,926	10.37%	15,887	10.41%	11,224	9.92%
\$125,000 - \$150,000	640	10.60%	3,558	7.49%	12,453	8.16%	8,788	7.77%
\$150,000 - \$200,000	460	7.62%	3,522	7.41%	13,429	8.80%	8,883	7.85%
\$200,000+	221	3.66%	1,944	4.09%	14,051	9.21%	7,690	6.80%
2023 Avg Household Income	\$85,113		\$82,154		\$98,214		\$89,875	
2023 Med Household Income	\$72,470		\$66,828		\$75,799		\$70,540	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$189.3M		\$1.4B		\$5B		\$3.5B	
Total Apparel	\$10.7M	5.64%	\$81.3M	5.64%	\$274.3M	5.53%	\$199.8M	5.64%
Women's Apparel	\$4.1M	2.17%	\$31.2M	2.16%	\$107.2M	2.16%	\$77.4M	2.18%
Men's Apparel	\$2.2M	1.18%	\$16.9M	1.17%	\$57.1M	1.15%	\$41.5M	1.17%
Girl's Apparel	\$720.6K	0.38%	\$5.6M	0.39%	\$18.7M	0.38%	\$13.7M	0.39%
Boy's Apparel	\$547.9K	0.29%	\$4.2M	0.29%	\$13.9M	0.28%	\$10.2M	0.29%
Infant Apparel	\$496.4K	0.26%	\$3.9M	0.27%	\$12.5M	0.25%	\$9.5M	0.27%
Footwear	\$2.6M	1.35%	\$19.5M	1.36%	\$65M	1.31%	\$47.6M	1.34%

Total Entertainment & Hobbies	\$26.4M	13.96%	\$204M	14.16%	\$709.2M	14.30%	\$503.9M	14.22%
Entertainment	\$3.3M	1.72%	\$24.3M	1.69%	\$76.8M	1.55%	\$56.6M	1.60%
Audio & Visual Equipment/Service	\$6M	3.18%	\$46.3M	3.21%	\$156.4M	3.15%	\$113.9M	3.21%
Reading Materials	\$400.1K	0.21%	\$3.1M	0.21%	\$11.3M	0.23%	\$7.8M	0.22%
Pets, Toys, & Hobbies	\$4.7M	2.50%	\$35.8M	2.48%	\$122.5M	2.47%	\$86.6M	2.44%
Personal Items	\$12M	6.34%	\$94.5M	6.56%	\$342.2M	6.90%	\$239M	6.74%

Total Food and Alcohol	\$53.8M	28.41%	\$411.9M	28.59%	\$1.4B	27.83%	\$999.1M	28.19%
Food At Home	\$29M	15.34%	\$223.6M	15.53%	\$730.5M	14.73%	\$536.9M	15.15%
Food Away From Home	\$21.1M	11.13%	\$160.1M	11.12%	\$551.9M	11.13%	\$393.3M	11.10%
Alcoholic Beverages	\$3.7M	1.94%	\$28.1M	1.95%	\$97.4M	1.96%	\$68.8M	1.94%

Total Household	\$30.9M	16.35%	\$230.4M	16.00%	\$833.4M	16.81%	\$584.2M	16.48%
House Maintenance & Repair	\$7.9M	4.15%	\$55.7M	3.86%	\$188M	3.79%	\$135.7M	3.83%
Household Equip & Furnishings	\$11.7M	6.20%	\$88M	6.11%	\$311.5M	6.28%	\$220.2M	6.21%
Household Operations	\$8.3M	4.41%	\$63.8M	4.43%	\$238.1M	4.80%	\$165.1M	4.66%
Housing Costs	\$3M	1.58%	\$23M	1.59%	\$95.7M	1.93%	\$63.2M	1.78%

Income & Spending Demographics

3204 Rose St

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$47.1M	24.88%	\$357.7M	24.83%	\$1.2B	23.99%	\$861M	24.29%
Vehicle Purchases	\$23.7M	12.51%	\$178M	12.36%	\$569.1M	11.48%	\$416.4M	11.75%
Gasoline	\$12.9M	6.81%	\$97.9M	6.79%	\$315.6M	6.36%	\$232.5M	6.56%
Vehicle Expenses	\$1.1M	0.57%	\$8.2M	0.57%	\$34.3M	0.69%	\$23.2M	0.65%
Transportation	\$3.8M	2.00%	\$30.4M	2.11%	\$126.4M	2.55%	\$84.6M	2.39%
Automotive Repair & Maintenance	\$5.7M	3.00%	\$43.1M	2.99%	\$144.2M	2.91%	\$104.3M	2.94%
Total Health Care	\$9.8M	5.19%	\$75.2M	5.22%	\$252.1M	5.08%	\$180.9M	5.10%
Medical Services	\$5.8M	3.07%	\$44.3M	3.07%	\$149.5M	3.01%	\$106.7M	3.01%
Prescription Drugs	\$2.9M	1.56%	\$22.8M	1.58%	\$74.7M	1.51%	\$54.3M	1.53%
Medical Supplies	\$1.1M	0.56%	\$8.1M	0.56%	\$27.9M	0.56%	\$20M	0.56%
Total Education/Day Care	\$10.6M	5.58%	\$80M	5.56%	\$320.6M	6.46%	\$215.6M	6.08%
Education	\$6.9M	3.62%	\$51.4M	3.57%	\$206.4M	4.16%	\$139.3M	3.93%
Fees & Admissions	\$3.7M	1.95%	\$28.6M	1.99%	\$114.2M	2.30%	\$76.3M	2.15%

TABLE 9-1: USE MATRIX																				
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-5	DT-1	DT-2	DT-3	DT-4	C-1	C-2	C-3	C-4	C-5	I-1	I-2	P	OS	OCO	STANDARDS
Adult Use																			P	Sec. 9-9-3.A
Amusement Facility - Indoor Only						P	P	P	P		P	P	P							
Animal Care Facility: With Outdoor Area													C	P	C	C				Sec. 9-9-3.B
Animal Care Facility: No Outdoor Area						P	P	P		P	P	P	P	P						Sec. 9-9-3.B
Art Gallery or Studio						P	P	P	P				P	P						
Broadcasting Facility: With Antenna															P	P				
Broadcasting Facility: No Antenna						P	P	P	P		P	P	P							
Cannabis - Adult-Use Cannabis Dispensing Organization												C								Sec. 9-9-3.C
Cannabis - Adult-Use Industrial Cannabis Facility																C				Sec. 9-9-3.D
Car Wash												C			C	C				Sec. 9-9-3.E
Cemetery																		C		
Commercial Kitchen													C	C						Sec. 9-9-3.F
Community Center	C	C	C	C	C	C	C	C	C	C	P	P					P	P		

TABLE 9-1: USE MATRIX																				
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-5	DT-1	DT-2	DT-3	DT-4	C-1	C-2	C-3	C-4	C-5	I-1	I-2	P	OS	OCO	STANDARDS
Community Garden	P	P	P	P	P												P	P		Sec. 9-9-3.G
Conservation Area																		P		
Cultural Facility						P	P	P	P		P	P	P				P	P		
Day Care Center						C	C	C	C	P	P									Sec. 9-9-3.H
Drug Treatment Clinic																			C	
Dwelling - Single-Family	P	P	P	P																Sec. 9-9-3.I
Dwelling - Two-Family			P	P																Sec. 9-9-3.I
Dwelling - Townhouse			P	P	P			P	P				P							Sec. 9-9-3.J
Dwelling - Multi-Family				P	P	P	P	P	P				P							Sec. 9-9-3.K
Dwelling - Above the Ground Floor						P	P	P	P		P	P	P							
Dwelling - Group Home: Up to 3 residents	P	P	P	P	P															Sec. 9-9-3.L
Dwelling - Group Home: 4 to 8 residents				C	C															Sec. 9-9-3.L
Dwelling - Group Home: 9 to 12 residents					C															Sec. 9-9-3.L

TABLE 9-1: USE MATRIX																				
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-5	DT-1	DT-2	DT-3	DT-4	C-1	C-2	C-3	C-4	C-5	I-1	I-2	P	OS	OCO	STANDARDS
Dwelling - Residential Care Facility					C	C	C	C	C				C							Sec. 9-9-3.M
Educational Facility - Primary or Secondary	P	P	P	P													P			
Educational Facility - University or College																	P			
Educational Facility - Vocational											C	P	P	P	P					
Financial Institution, Traditional						P	P	P	P	P	P	P								
Financial Institution, Alternative																			P	
Firearm Range																			P	
Firearm Sales																			P	
Food Bank															P					
Food Pantry										P	P	P	P		P	P				
Funeral Home							C				C	C								
Gas Station											C	C			C					Sec. 9-9-3.N
Government Office/Facility																	P			
Greenhouse/Nursey - Retail												C	C	C						

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Gym or Fitness Studio						P	P	P	P		P	P	P	P						
Heavy Retail, Rental and Service Establishment												C			C					Sec. 9-9-3.0
Hospital																	P			
Hotel						C	C	C	C			P								
Industrial - Artisan Workshop													P	P	P					Sec. 9-9-3.F
Industrial - Contractor Office & Storage														P	P	P				
Industrial - Data Center														C	P	P				Sec. 9-9-3.P
Industrial - Design Workshop						P	P	P	P		P	P	P	P	P					
Industrial - Heavy																C				
Industrial - Light															P	P				
Industrial - Specialty Food Service						C	C	C	C			C	C	C	P	P				Sec. 9-9-3.F
Industrial - Research and Development													P	P	P	P				
Industrial - Wholesale Goods Establishment															P	P				

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Industrial - Warehouse and Distribution															P	P				
Live Performance Venue						C	C	C	C					C	C					
Lodge/Social Club	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P					Sec. 9.3.Q
Massage Establishment												C								
Medical/Dental Office						P	P	P	P		P	P								
Micro-Production of Alcohol						C	C	C	C		C	C	C		C					
Office						P	P	P	P	P	P	P	P	P	P					
Park/Playground	P	P	P	P	P													P		
Parking Structure (Principal Use)						C	C	C	C											
Pawn Shop																			P	
Place of Worship	P	P	P	P	P												P			
Reception Facility						C	C	C	C		C	P	C							Sec. 9.3.R
Restaurant						P	P	P	P	P	P	P	P	P	C	C				Sec. 9.3.S
Retail - Goods Showroom												P	P	P	P					

TABLE 9-1: USE MATRIX																				
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-5	DT-1	DT-2	DT-3	DT-4	C-1	C-2	C-3	C-4	C-5	I-1	I-2	P	OS	OCO	STANDARDS
Retail - Sales Establishment						P	P	P	P	P	P	P	P							
Retail - Service Establishment						P	P	P	P	P	P	P	P							
Social Service Center											C	C					P			Sec. 9.3.T
Storage Facility												C		C						Sec. 9.3.U
Tobacco Retail																			C	
Vehicle Dealership or Rental												C								Sec. 9.3.V
Vehicle Repair/Service														C	C					Sec. 9.3.W
Wireless Telecommunications	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		Sec. 9.3.X