



For sale or ground lease

Price Reduced:

\$1M

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6250 N. River Road, Suite 11-100
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9000 W Belmont Ave Franklin Park, IL

Great opportunity for retail development!

Property profile

- Area Retailers: Chase, Subway, McDonald's, BP, CITGO, Mobil, Walgreens, Starbucks, Jimmy John's, Wendy's, Seven/Eleven, Dunkin Donuts and more!
- Traffic Counts:
 - W Belmont Ave: 28,600 vehicles/day
 - River Rd: 27,700 vehicles/day
- Land Area: 0.75 Acres
- Zoning: C-3 General Commercial District
- Utilities: To Site
- County: Cook
- PIN Number: 12-22-402-083-0000
- Taxes: \$71,319.51 (2022)
- Sale Price: ~~\$1,299,000~~ - \$1,000,000
- Ground Lease: \$125,000/year

Area demographics

	Population	Average Household Income
1 Mile	10,850	\$72,288.00
3 Miles	175,930	\$70,914.00
5 Miles	518,479	\$75,575.00

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