



FRANKLIN PARK OFFICE OPPORTUNITY

10035 W. GRAND AVE, FRANKLIN PARK, IL 60131

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OFFERING SUMMARY

Available SF: 24,000 SF

Lease Rate: Office: \$12.00 SF/yr
(NNN)

Zoning: C2-1

PROPERTY OVERVIEW

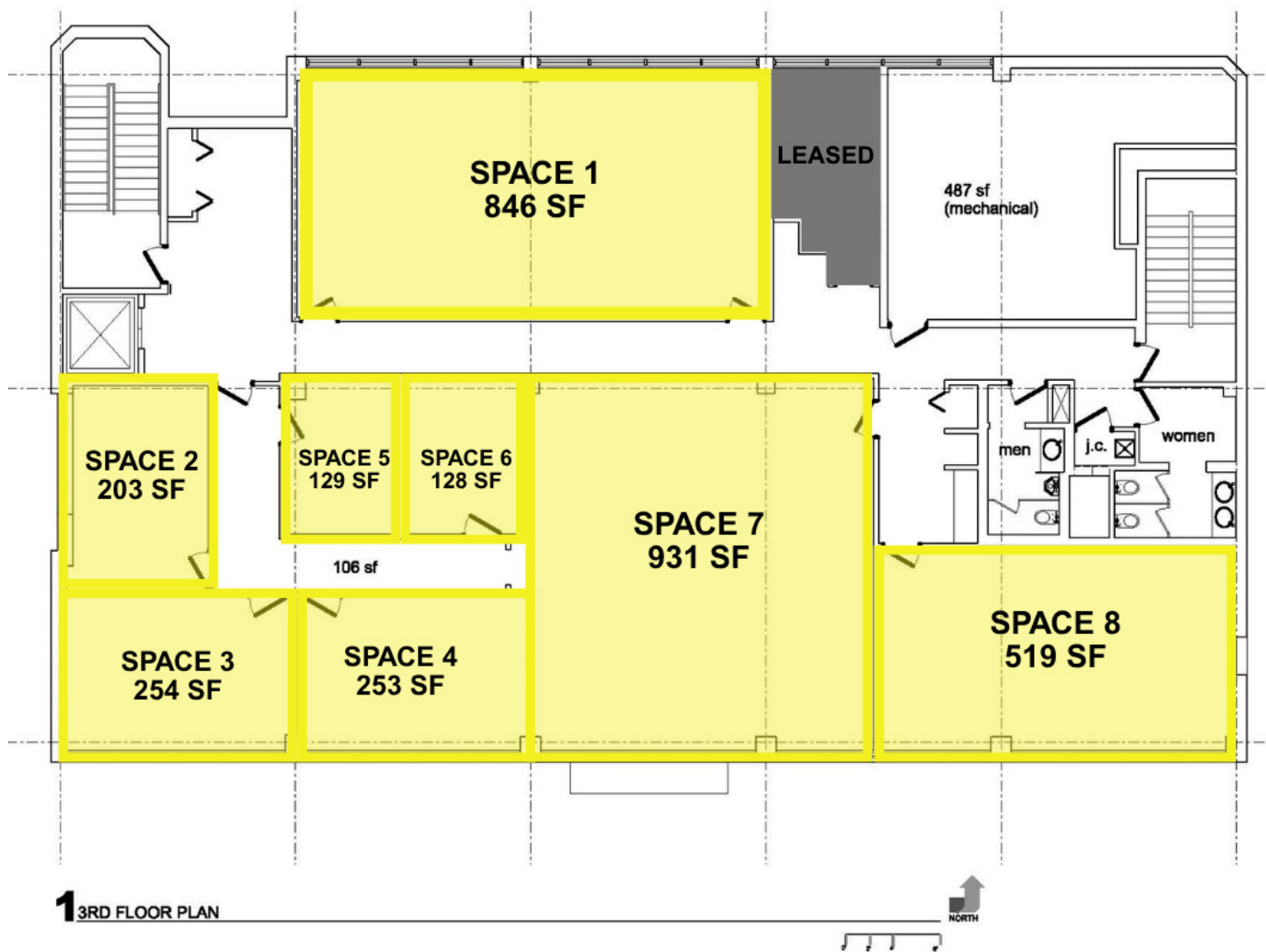
- Ample on-site parking for employees and visitors
- 24/7 building access
- Co-tenancy with U.S. Bank
- High visibility with 23,000 VPD

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.

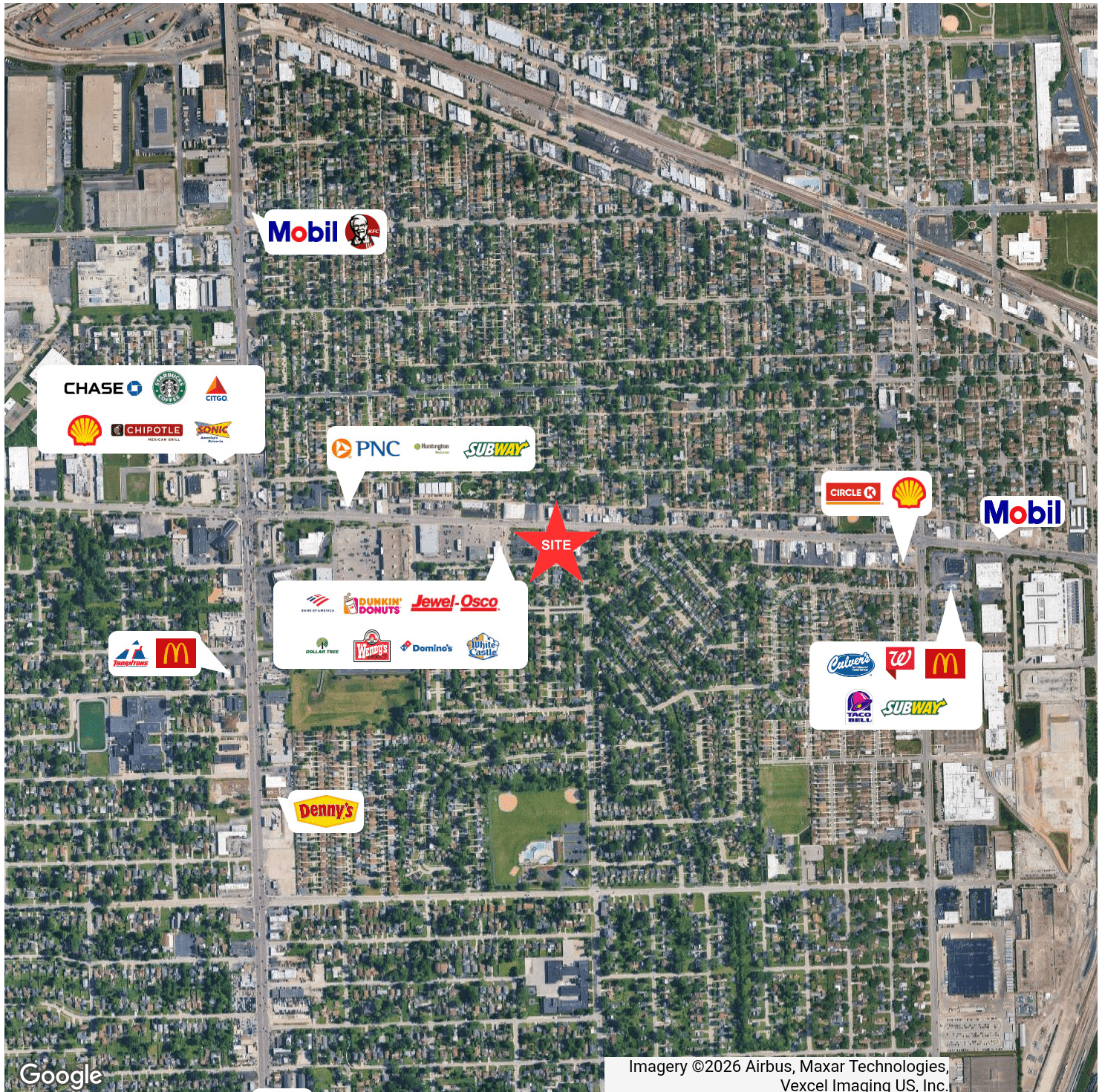
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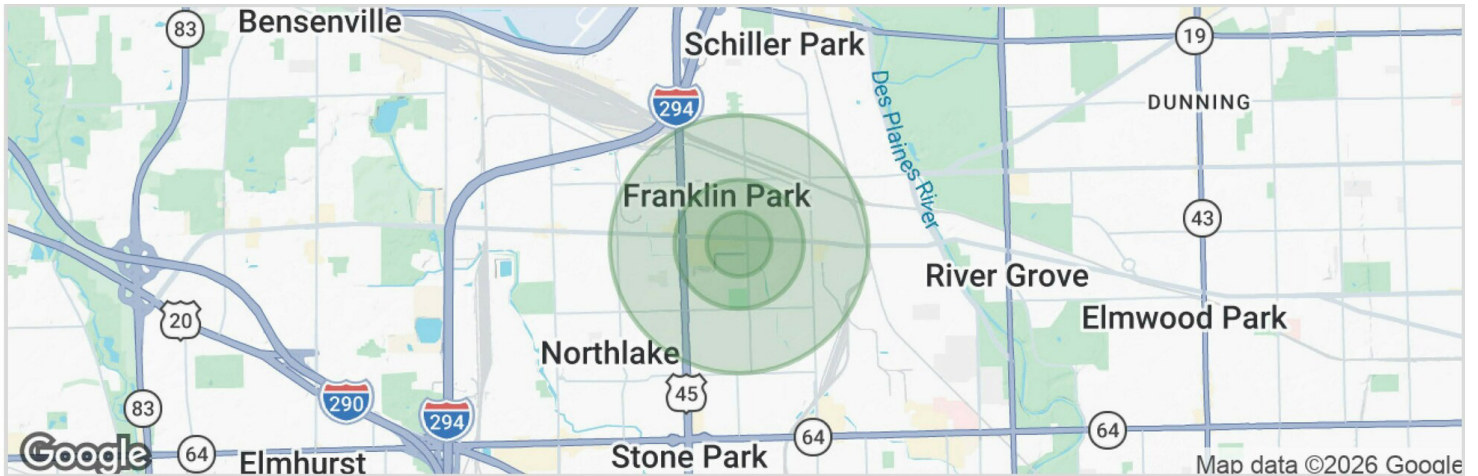
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1 mile



\$83,124

Median Household Income



19,741

Population



6,754

Households



40

Median Age



\$66,580

Median Disposable Income

3 miles



\$81,377

Median Household Income



112,594

Population



40,825

Households



40

Median Age



\$64,418

Median Disposable Income

5 miles



\$90,809

Median Household Income



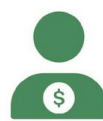
391,668

Population



150,218

Households



41

Median Age



\$73,236

Median Disposable Income