

FOR SALE

Belden Ave - Franklin Park

9121 BELDEN AVENUE

Franklin Park, IL 60131

PRESENTED BY:

JEFFREY PISER

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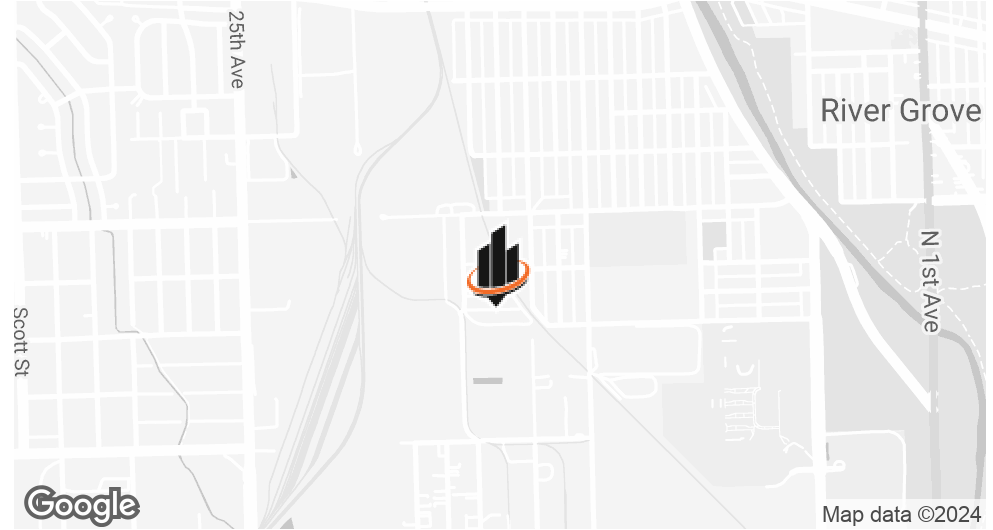
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$421,360
BUILDING SIZE:	4,580 SF
LOT SIZE:	0.16 Acres
PRICE / SF:	\$92.00
CAP RATE:	7.3%
YEAR BUILT:	1970
SUBMARKET:	West Cook North

PROPERTY OVERVIEW

Fully leased Industrial building, great investment opportunity at 7.3% cap rate

LOCATION OVERVIEW

Located in the Industrial District Franklin Park.

Two Unit Building

(1) Dock & (2) Drive in Doors

14' Clear Height

200 Amps Power + / 3 Phase

Excellent Labor Pool in the Area

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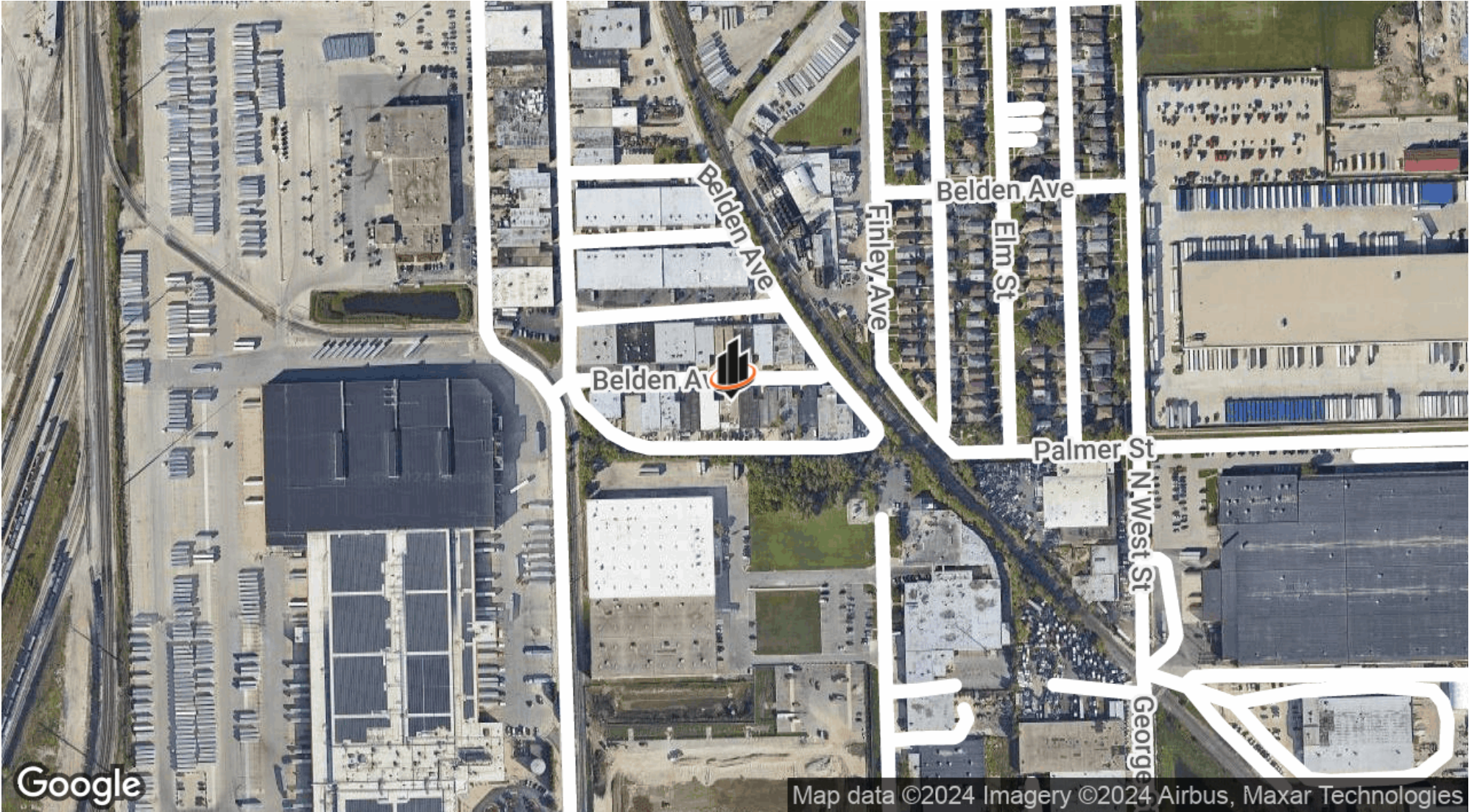
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LOCATION MAP



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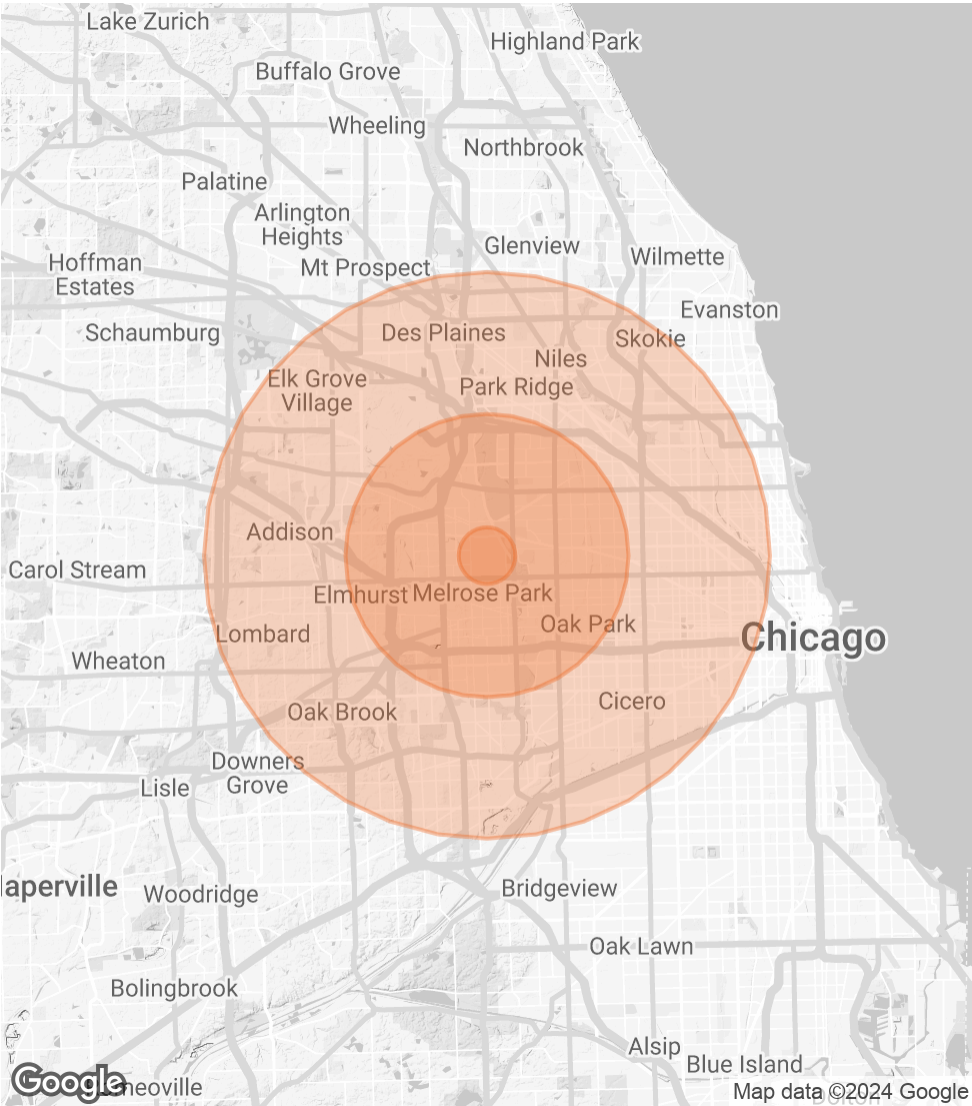
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	12,871	512,272	2,164,508
AVERAGE AGE	35.8	39.8	38.0
AVERAGE AGE (MALE)	35.7	38.3	37.2
AVERAGE AGE (FEMALE)	36.7	41.0	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,477	198,974	856,080
# OF PERSONS PER HH	2.9	2.6	2.5
AVERAGE HH INCOME	\$71,776	\$86,664	\$93,493
AVERAGE HOUSE VALUE	\$213,100	\$268,965	\$320,800

2020 American Community Survey (ACS)



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