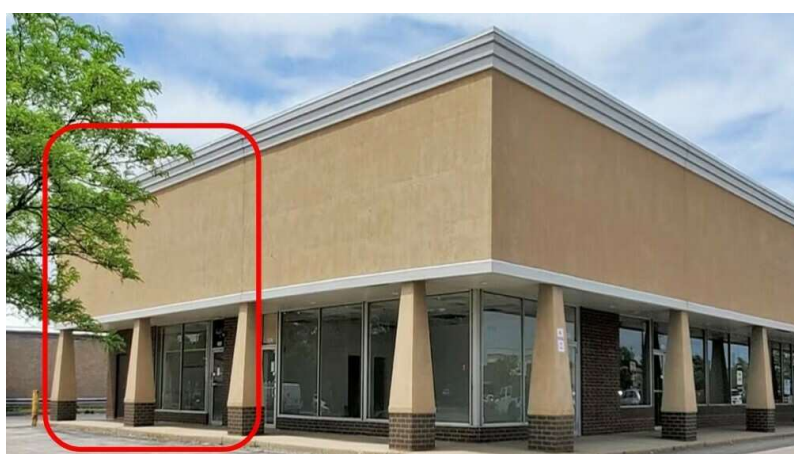


10207 W Grand Avenue
Franklin Park, IL 60131

For Lease

MLS #12422850

RETAIL



RETAIL / OFFICE SPACE 1,686 SF

\$ 2,526.19/MO. \$8.PSF (NNN)

End Unit Retail / Office Space

Grand Plaza Shopping Center, offers a versatile, high-visibility space in a thriving commercial corridor. With its prime location, and adaptable layout, the unit is an outstanding choice for businesses looking to establish or expand their presence in the Franklin Park area.

Unit 10207: is a 1,686 SF former Chiropractic office with 5 small offices/ treatment rooms, a sauna, shower, utility / storage room, 2 baths and large reception area. Ideal for businesses such as professional office, café, or an upscale tattoo salon with private rooms. Current layout needs some updates and landlord willing to work with Tenant for a fresh look. Total monthly rent of \$2,526.19 including NNN.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	19,930	109,203	338,428
Average HH Income	\$90,640	\$92,494	\$109,684

Specifications

Center Size:	42,111 SF
Year Built:	1980
HVAC System:	GFA/Central Air
Electrical:	200 amp
Sprinklers:	Yes
Washrooms:	2 ADA
Ceiling Height:	10 ft
Parking:	Ample
Sewer/Water:	City
Zoning:	C2
Utilities:	Tenant Responsibility
CAM & Taxes	CAM: \$4.98 psf Taxes: \$ 5.00 psf
PIN #:	12-28-300-029

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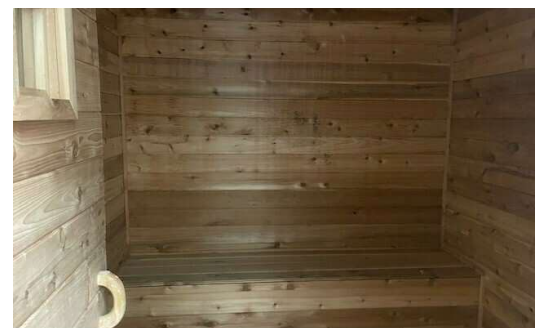
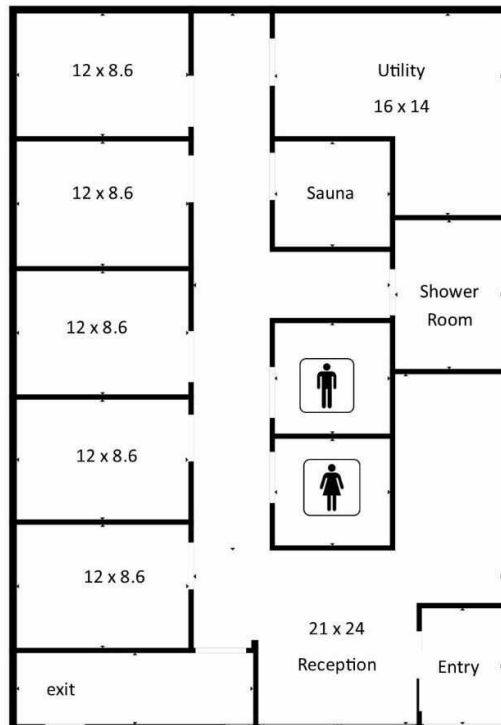


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