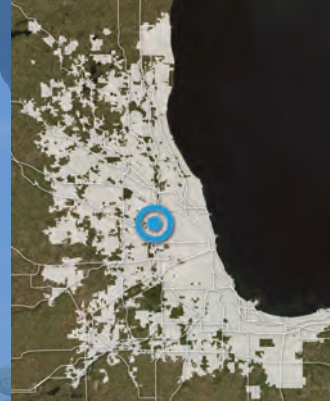


LAND FOR SALE

FRANKLIN PARK, IL

# 3010 MANNHEIM ROAD



## SITE HIGHLIGHTS

### PROMINENT COMMERCIAL CORRIDOR

- 4.5 miles from O'Hare
- Close to Dense Residential Districts and National Tenants

### ACCESS

Pace Bus: 330 Mannheim

### VILLAGE OWNED PROPERTY

- 1.1 Acres
- Efficient Permitting Process
- Pad Ready Site
- Eligible for Enterprise Zone Incentives
- Zoned for a Cannabis Dispensary if approved for a Conditional Use

### HIGH TRAFFIC VOLUME

*AVERAGE DAILY TRAFFIC COUNT (ADT) SOURCE: IDOT*  
 Mannheim Rd (North of Grand Ave): 45,600 ADT  
 Mannheim Rd (South of Grand Ave): 41,600 ADT  
 Grand Ave (East of Mannheim Rd): 25,700 ADT  
 Grand Ave (West of Mannheim Rd): 16,100 ADT

### C-3 GENERAL COMMERCIAL ZONING

# MAYOR BARRETT F. PEDERSEN

**CONTACT JOHN P. SCHNEIDER**  
 DIRECTOR OF COMMUNITY DEVELOPMENT AND ZONING  
 (847) 671-8300 JSCHNEIDER@VOFP.COM





**AREA DEMOGRAPHICS**  
 (DATA PROVIDED BY ESRI)

	<i>WITHIN 1 MILE</i>
POPULATION	18,727
HOUSEHOLDS	5,963
MEDIAN HOUSEHOLD INCOME	\$64,709
	<i>1-3 MILE RADIUS</i>
POPULATION	85,856
HOUSEHOLDS	29,033
MEDIAN HOUSEHOLD INCOME	\$58,034
	<i>3-5 MILE RADIUS</i>
POPULATION	252,463
HOUSEHOLDS	91,166
MEDIAN HOUSEHOLD INCOME	\$70,442

