



for lease

9001 W BELMONT AVE
 Franklin Park, IL 60131
 DRIVE-THRU OPPORTUNITY AT NEW DEVELOPMENT



<p>Offering Summary</p> <p>AVAILABLE SF 1,300 - 2,000 SF (DRIVE-THRU) ASKING PRICE CALL TO INQUIRE ZONING C-3</p>	<p>Traffic Count: 36,100+ VPD</p> <p>Avg HH Income: \$118,882 (3 MILES)</p>	<p>Population: 179,976 (3 MILES)</p> <p>#Households: 65,500 (3 MILES)</p>
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Be part of a brand-new gas station development featuring **drive-thru** and inline spaces available for lease. Located near O'Hare Airport, this high-traffic location sees 36,100 vehicles per day and boasts strong household demographics with an average income of \$118,882. This site offers exceptional potential for businesses seeking visibility and growth in a prime location with significant daily traffic.

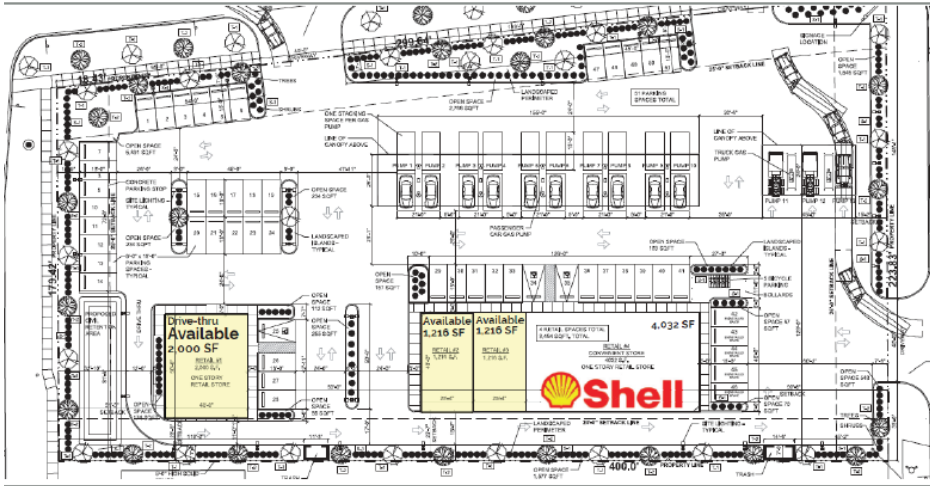
- **Versatile Leasing Options:** Drive-thru and inline spaces available to accommodate a variety of business needs.
- **High Impact Location:** Positioned in a heavily trafficked area ideal for maximizing visibility and foot traffic.

Nearby Tenants:



MATANKY REALTY GROUP
 200 N LASALLE ST STE 2350
 312-337-1001
 MATANKY.COM

TERRI COX
 312-977-2028
 TCOX@MATANKY.COM



SF	Tenant
4,032	Gas Station
1,216	AVAILABLE (Inline)
1,216	AVAILABLE (Inline)
2,000	AVAILABLE (Drive-Thru)



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