

FOR SALE

115 E Green St, Bensenville, IL 60106

Primed for Growth Post I-490 Completion



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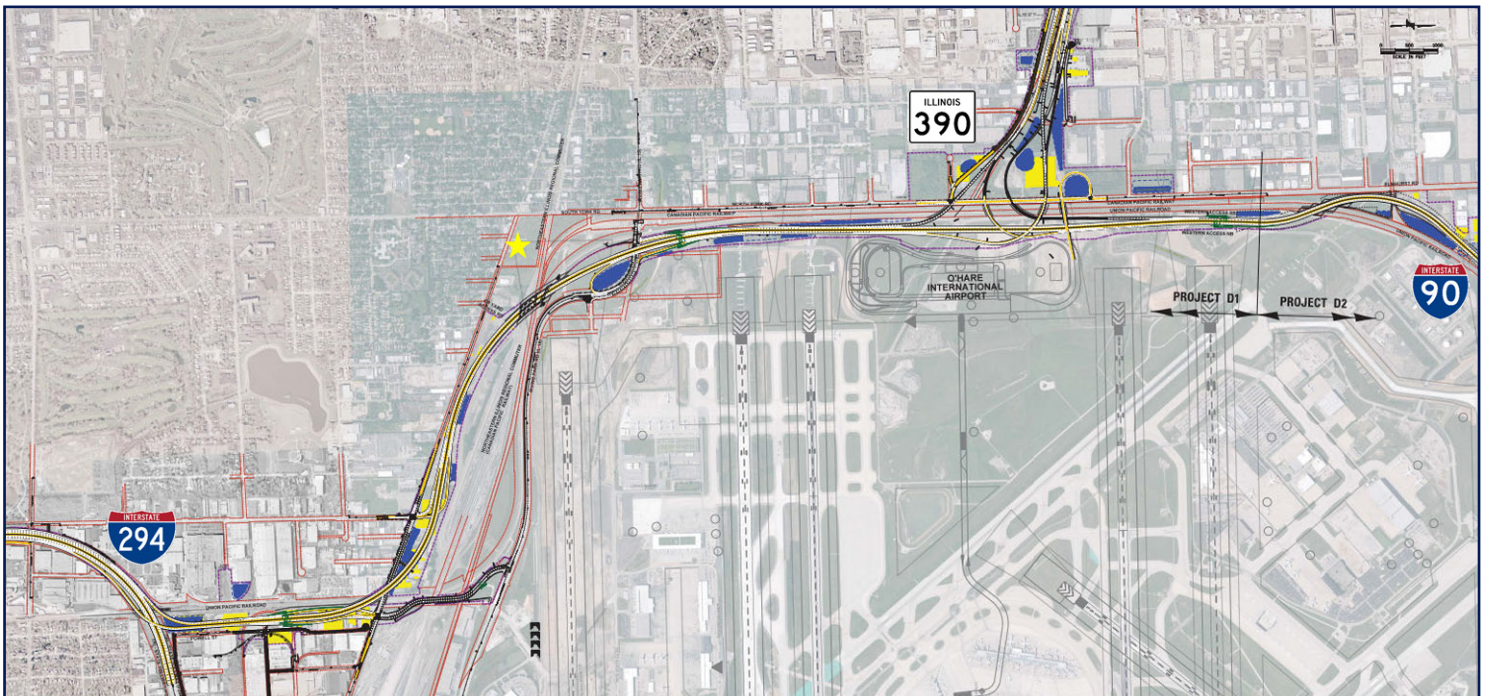
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Property Highlights

- 1.07 acre C-2 commercial site in DuPage County.
- Flexible uses including retail, medical, hotel, storage, and automotive.
- Immediate access to York Road, Irving Park Road (Route 19), and the new I-490 Tollway interchange being built directly on the Green Street/Franklin Avenue corridor where the property sits.
- New I-490 and I-294 ramps create a western gateway to O'Hare via the \$4B Elgin O'Hare Western Access project, with the full interchange opening Fall 2027.
- Franklin Avenue frontage being widened from 2 to 5 lanes with new signals and lighting, serving a trade area of 213,000+ residents.

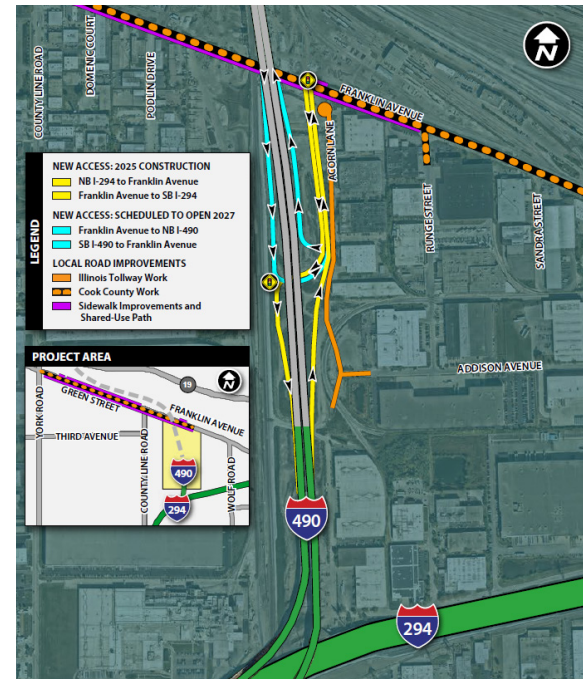
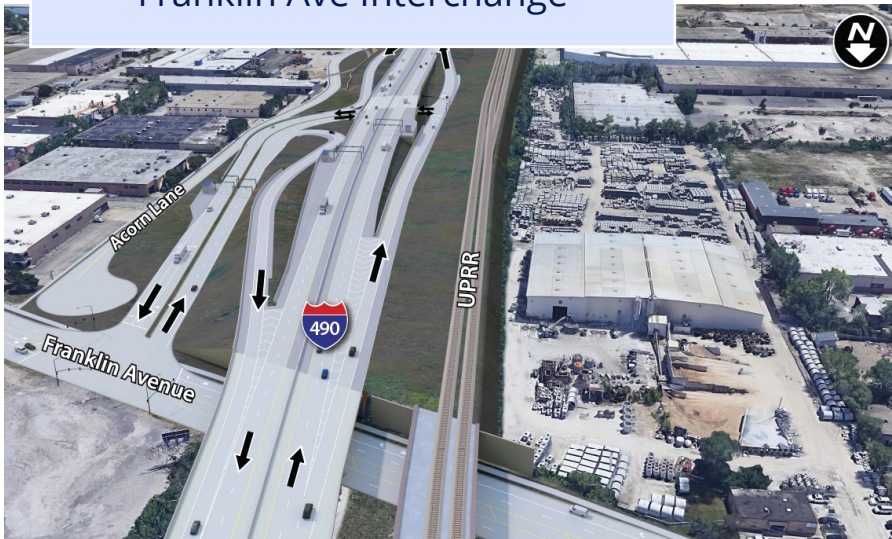
I-490 Access - 115 Green St



Retail Impact

Factor	Current Condition	Post - 2027 Outlook
Highway Access	Local/arterial only	Direct I-490 & I-294 full interchange
Daily Corridor Traffic	Low-moderate	~120,000 vehicles/day (regional)
O'Hare Proximity	Near but no western access	Western gateway address to O'Hare
Retail Demand Drivers	Limited; local residential	Airport workers, logistics employees, business travelers
Economic Development	Industrial/logistics dominant	Corporate HQ, tech, back-office, retail & restaurants
Street Infrastructure	Existing local road	Reconstructed arterial, interchange-grade

Franklin Ave Interchange



Demographics Snapshot

Space Available

1.07 Acres

Traffic Counts

17,400 VPD

Uses

Retail, Industrial, Medical, Storage, Automotive, Hotel

1 Mile

3 Miles

5 Miles

Population

11,712

49,337

213,121

Average HHI

\$92,189

\$111,689

\$118,931

Households

4,341

17,916

78,869

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Retail Map

