



LARGE DOWNTOWN RETAIL SPACE

220 W STATE STREET
GENEVA, IL 60134

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Property Summary



OFFERING SUMMARY

Available SF:

Lease Rate: \$6.00 - 14.00 SF/ NNN
\$10.00/SF Gross

Year Built: 1915

Zoning: D-CM Downtown -
Commercial Mixed Use

Market: Chicago - Far West

Submarket: Kane County

PROPERTY OVERVIEW

Large retail space in vintage building on State Street in the heart of downtown Geneva IL. Features large display windows in double storefront. Tall ceilings with original tin. The 5,000 sf first floor consists of large showroom plus rear office & work areas. Optional space is available in the basement (4,500 sf) and second floor (4,500 sf) for a potential of 14,000 total sf.

There have been only three tenants in past 100+ years. The most recent was a children's store (+/- 25 years). Previously the space housed Henry's dime store.

PROPERTY HIGHLIGHTS

- Large Landmark Retail Building
- 1915 Downtown Building
- Double Storefront
- Large Display Windows
- High Ceilings with Original Tin
- Rear Office & Work Areas
- Optional Basement & 2nd Floor

Aerials



Location



LOCATION OVERVIEW

Downtown Geneva IL is one of the principal boutique retail destinations in suburban Chicago. State St [IL Rt 38] is a primary east-west corridor and the main street through town. The property is located just 2 blocks west of the Fox River bridge and 1/2 block east of Third Street, a major element of the downtown retail area. Traffic Counts [IDOT]: 23,800 VPD.

Geneva IL is an upscale suburb about an hour west of Chicago. Downtown Geneva is teeming with unique shops and restaurants, and benefits by being a stop on the Metra commuter train line. Geneva is the county seat of Kane County, which is recognized for the scenic Fox River, beautiful open spaces, a diverse economy, and comparatively low real estate taxes.

Available Spaces

LEASE RATE:	NEGOTIABLE	TOTAL SPACE:	-
LEASE TYPE:	-	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Main Floor	Street Retail	\$14.00 SF/yr	NNN	5,000 SF	Negotiable	5,000 sf. Street level space consists of large showroom plus rear office & work areas. Total rent of \$7,500/mo includes \$4.00/sf operating expenses [CAM].
Basement		\$10.00 SF/yr	Gross	4,500 SF	Negotiable	4,500 sf basement space. Consists of multiple rooms. Access via two staircases. Potential for retail customer access. Total gross rent of \$3,750/mo. May not be rented separately.
2nd Floor	Street Retail	\$6.00 SF/yr	NNN	4,500 SF	Negotiable	4,500 sf second floor space. Mostly unfinished. Would require major renovations for commercial use. Large windows overlooking State Street. Divided into two halves separated by a brick wall. Very tall ceilings with original tin over one half. May be connected to first floor retail space. Potential for direct street access. Total rent of \$3,750/mo includes \$4.00/sf operating expenses [CAM].



Main Level



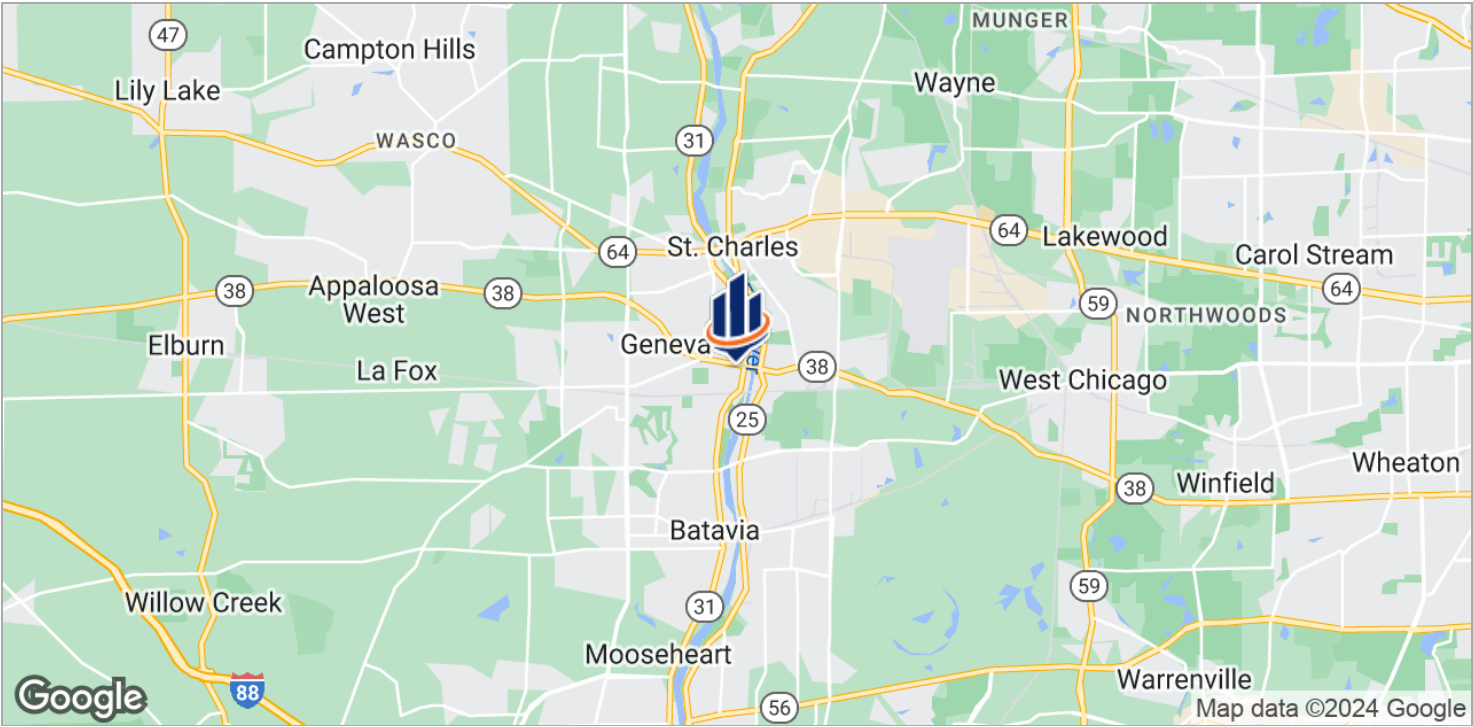
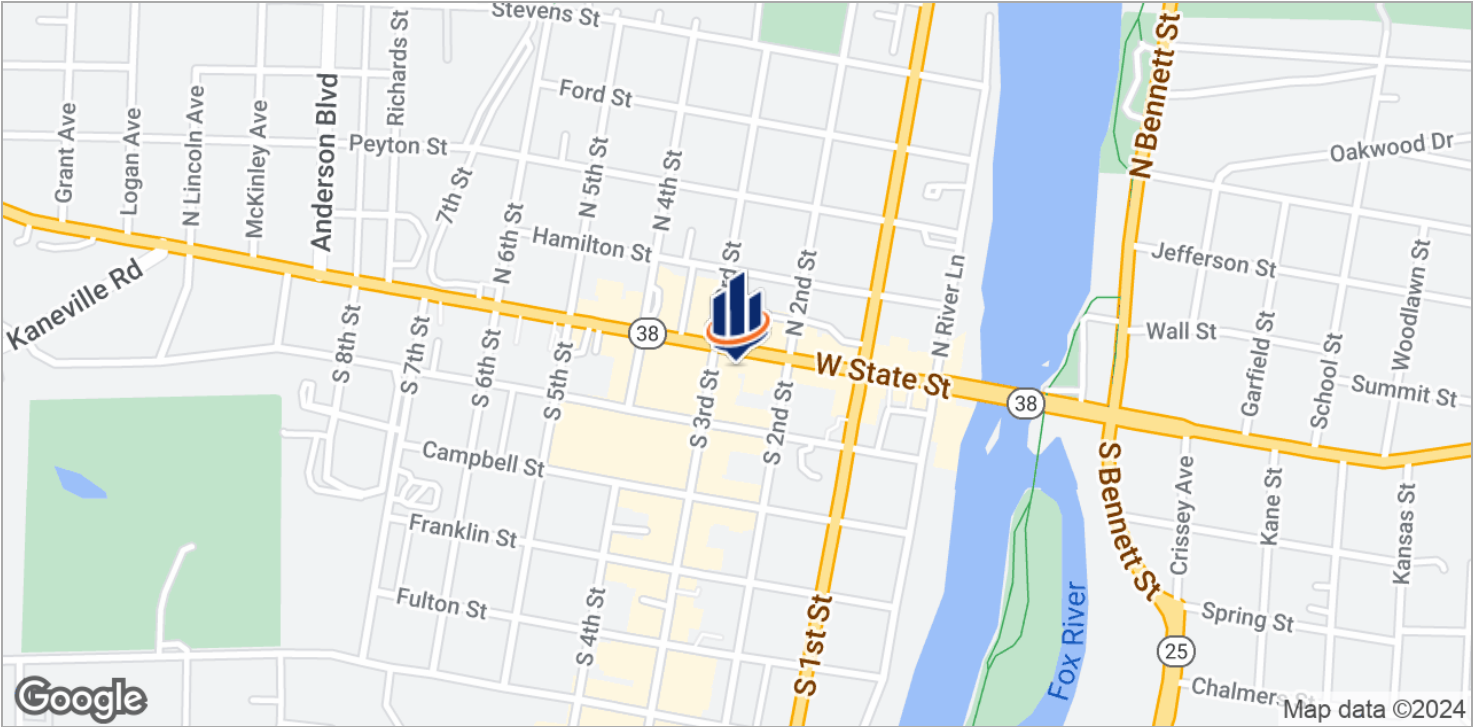
Lower Level



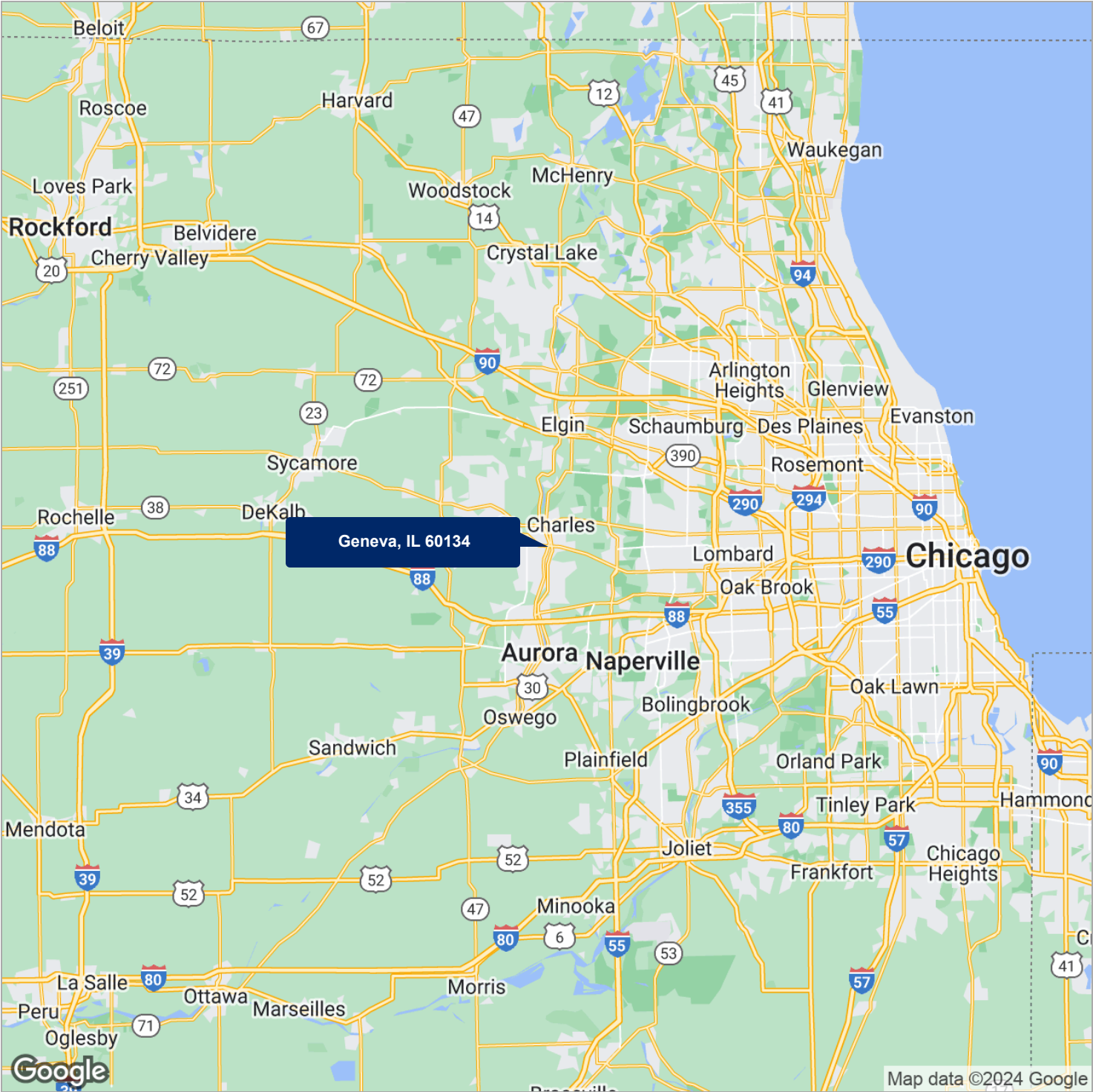
Retailer Map



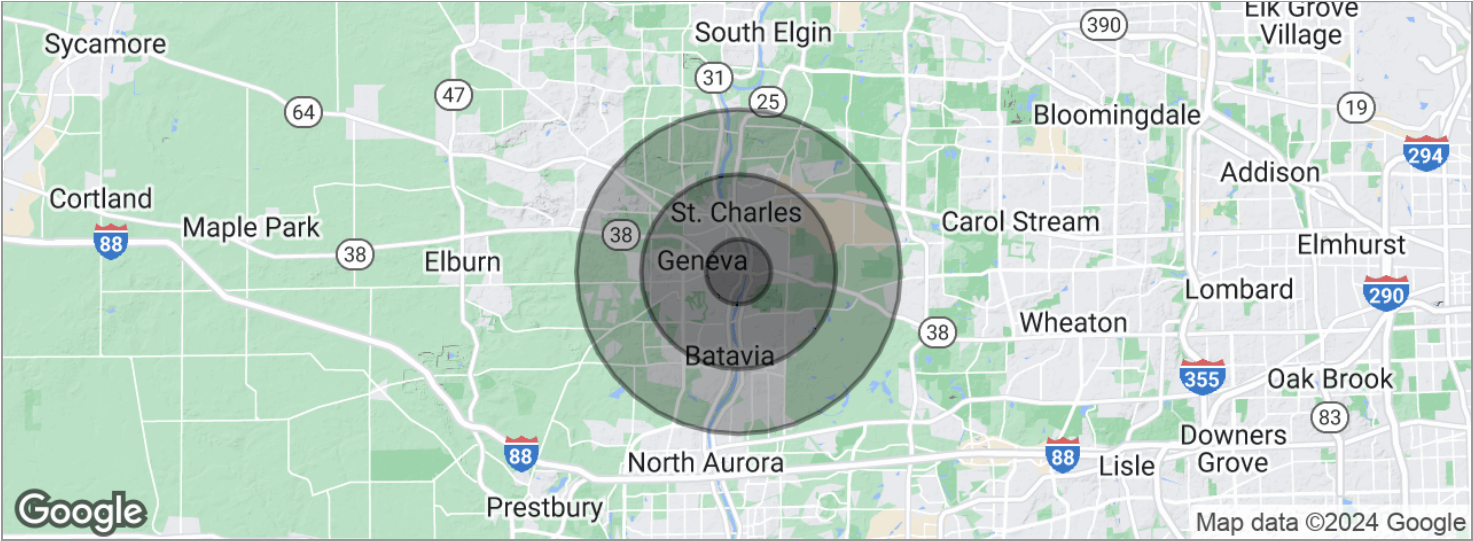
Location Maps



Regional Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,533	60,989	130,433
Median age	41.7	40.0	38.8
Median age [Male]	40.7	38.5	37.9
Median age [Female]	43.1	42.0	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,921	23,334	46,705
# of persons per HH	2.6	2.6	2.8
Average HH income	\$103,938	\$100,789	\$107,884
Average house value	\$364,760	\$345,737	\$363,765

* Demographic data derived from 2020 ACS - US Census

Geneva City Info



HIGHLIGHTS

Kane County Seat
Festivals
Shopping
Recreation
Arts
Dining

Airports: O'Hare, Midway, DuPage
Rail: Geneva Metra Station, Union Pacific West Line
Pace Bus Routes

Interstates: I-90, I-88, I-355
State Highways: IL 25, IL 31, IL 38
County Thoroughfares: Randall Rd, Kirk Rd

Home of Northwestern Medicine-Delnor Hospital

Location of over 1,000 businesses

GENEVA, IL

35 miles west of downtown Chicago. Known for its historic downtown business district and Geneva Commons Lifestyle Shopping Center on Randall Road. Home to Geneva Business Park (adjacent to DuPage Airport), Kane County Cougars Baseball, festivals, bike trails and restaurants. Intersected by the Fox River.

Character found in historic architecture, adaptive use of historic buildings, graceful trees and attention to landscaping.

Open space and recreation opportunities for residents of all age groups and abilities. 700 acres of park land, 580 acre Prairie Green Preserve, 2 golf courses. Bike/walking trails, playgrounds, outdoor aquatic center, recreation centers, fitness centers, skate park.

Excellent schools , parks, and library

Kane County Info



HIGHLIGHTS

County seat is Geneva

Comprised of 16 townships

Accessible Airports: O'Hare, Midway, DuPage, Aurora Municipal

Rail: Metra stops in Elgin, Aurora, Geneva, LaFox, Elburn

Pace Bus Routes

Extensive biking and hiking trail system

Interstates: I-88, I-90
US Highways: 20, 30, 34

Higher Education: Aurora University, Judson University, Elgin Community College, Waubesa Community College

KANE COUNTY, IL

2016 Population: Over 526,000

Land Area: 524 square miles

Notable feature is the Fox River. Largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia.

The 2030 Land Resource Management Plan divides the county into 3 areas: Urban Corridor - eastern portion, Critical Growth Corridor - middle portion, Agricultural Corridor - western portion.

Thriving commercial base. Farming has long been a way of life and an important economic activity in Kane County. Some farmland has been converted to accommodate increased growth. Official efforts are being made to preserve & protect farmland.

Forest Preserves: Approximately 20,000 acres.