

FOR LEASE: OFFICE / RETAIL SPACE

524 W STATE STREET #1
GENEVA, IL 60134

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Property Summary



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Year Built:	2005
Building Size:	23,265 SF
Zoning:	D-CM Downtown - Commercial Mixed Use
Market:	Chicago - Far West
Submarket:	Kane County
Traffic Count:	23,800

PROPERTY OVERVIEW

1,754 sq ft office/retail space. First floor of prominent corner building in downtown Geneva. Former chiropractic office. The current build-out features large display windows, waiting / reception area, 3-4 treatment rooms or offices, open area in back, restroom. \$3,508/mo rent includes est \$5.00/sf in pass thru costs.

Private onsite parking for staff. Other first floor tenants include a law office and Firewater BBQ restaurant.

LOCATION OVERVIEW

The property is located at the southeast corner of State St (Rt 38) & Sixth St on the west side of downtown Geneva. It is short walk from Third St, Kane County courthouse, and the Metra train station. The location is surrounded by convenience & specialty retail and numerous restaurants.

Average household income: \$108,000/yr [5 mile]. Traffic Counts (IDOT): 23,800 VPD

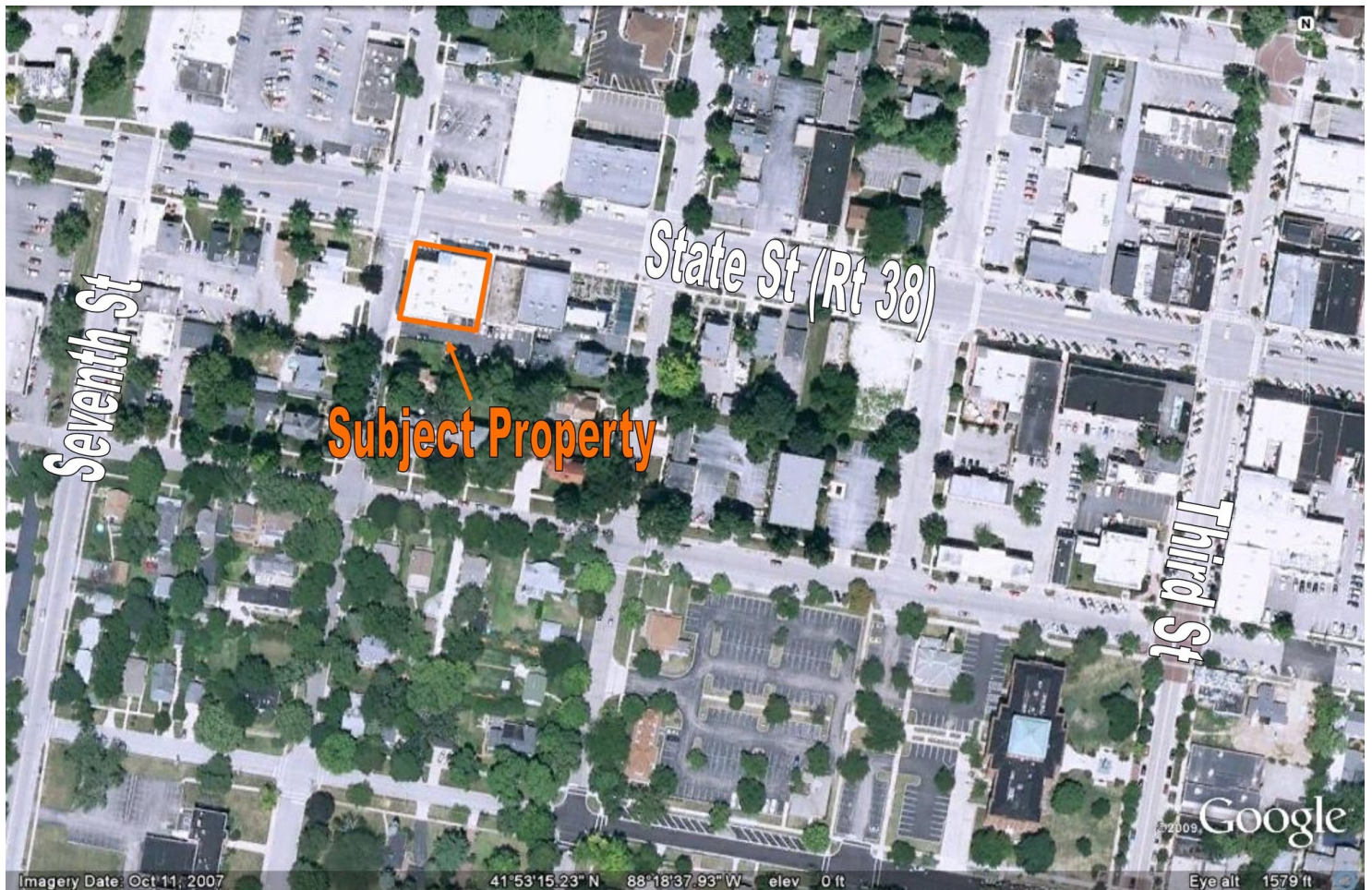
Highlights

LEASE HIGHLIGHTS

- Street-level office / retail space for lease
- Prominent State St (Rt 38) corner building
- Attractive, newer (2005) construction
- Private onsite parking for staff
- Proximity to shopping, restaurants
- Walk to commuter train

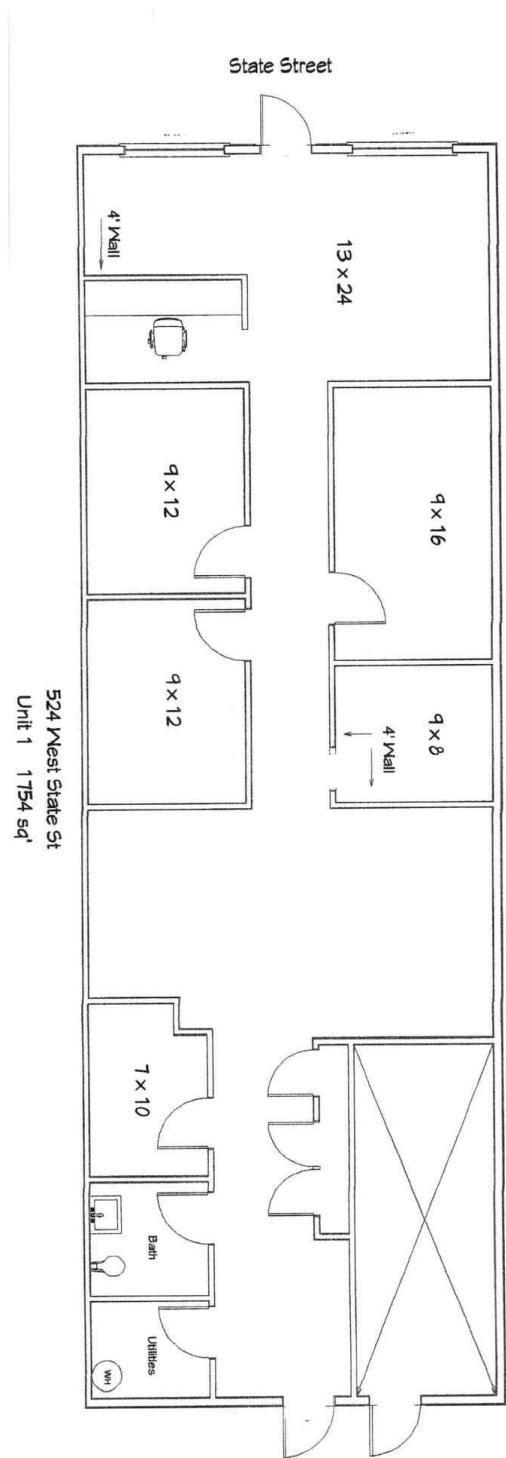


Aerial





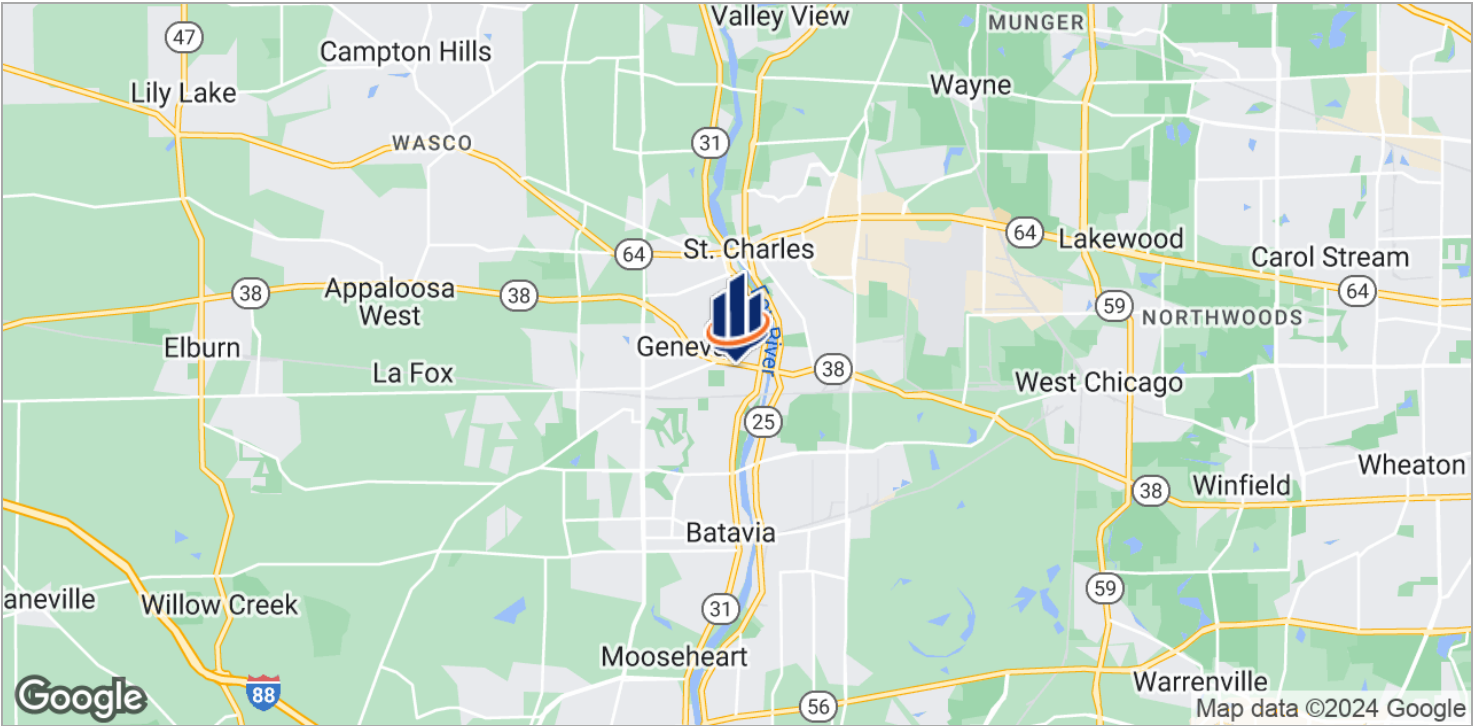
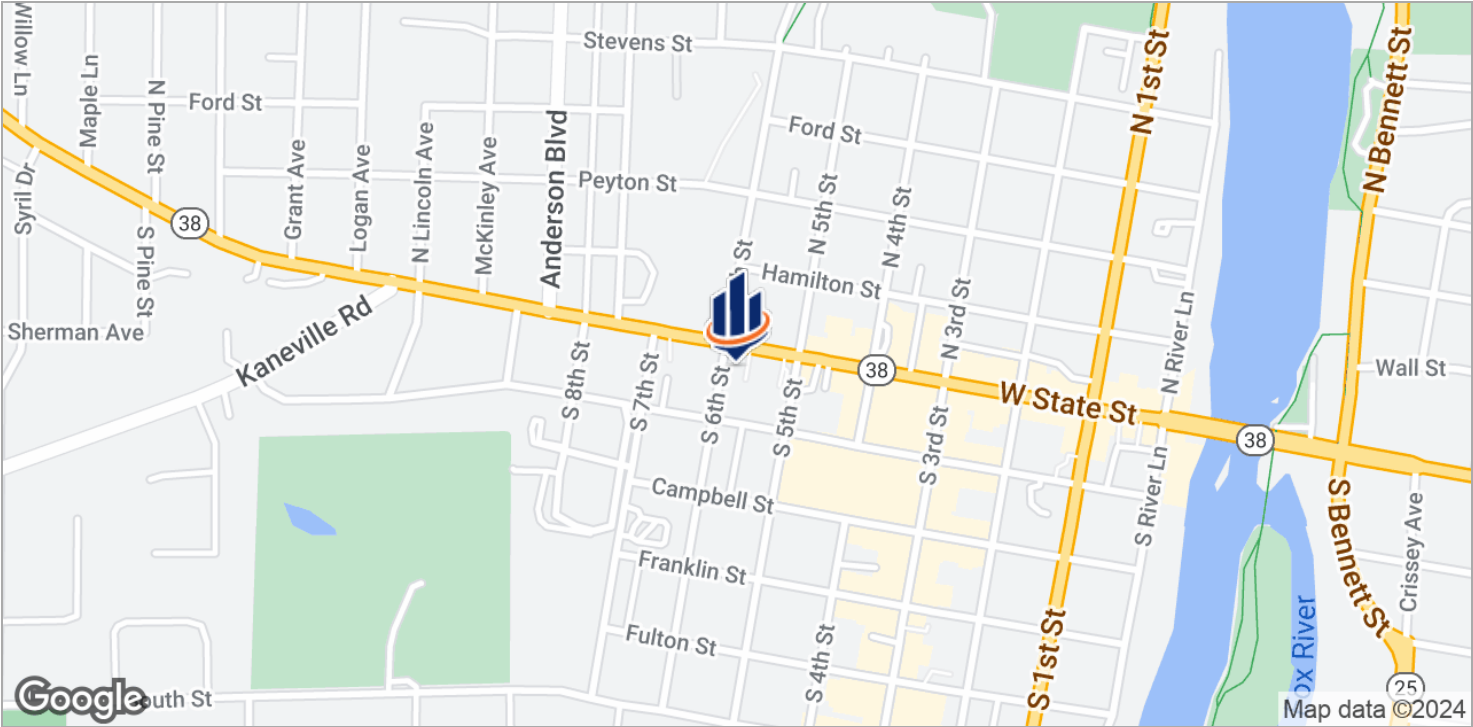
Floor Plan



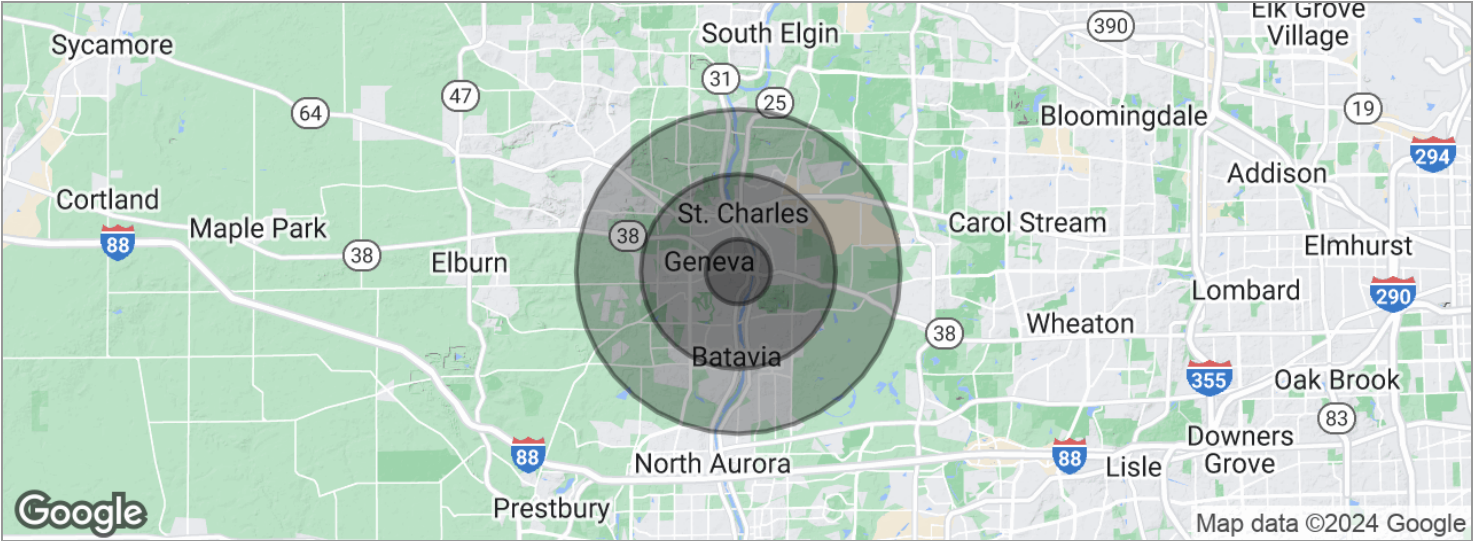




Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,560	60,848	130,005
Median age	42.7	40.0	38.8
Median age [Male]	41.8	38.6	38.0
Median age [Female]	43.7	41.9	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,352	23,239	46,544
# of persons per HH	2.6	2.6	2.8
Average HH income	\$105,295	\$101,404	\$108,540
Average house value	\$364,409	\$346,183	\$366,333

* 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.