LANDMARK COMMERCIAL REAL ESTATE

LANDMARK RETAIL BUILDING

210 W STATE STREET
GENEVA, IL 60134

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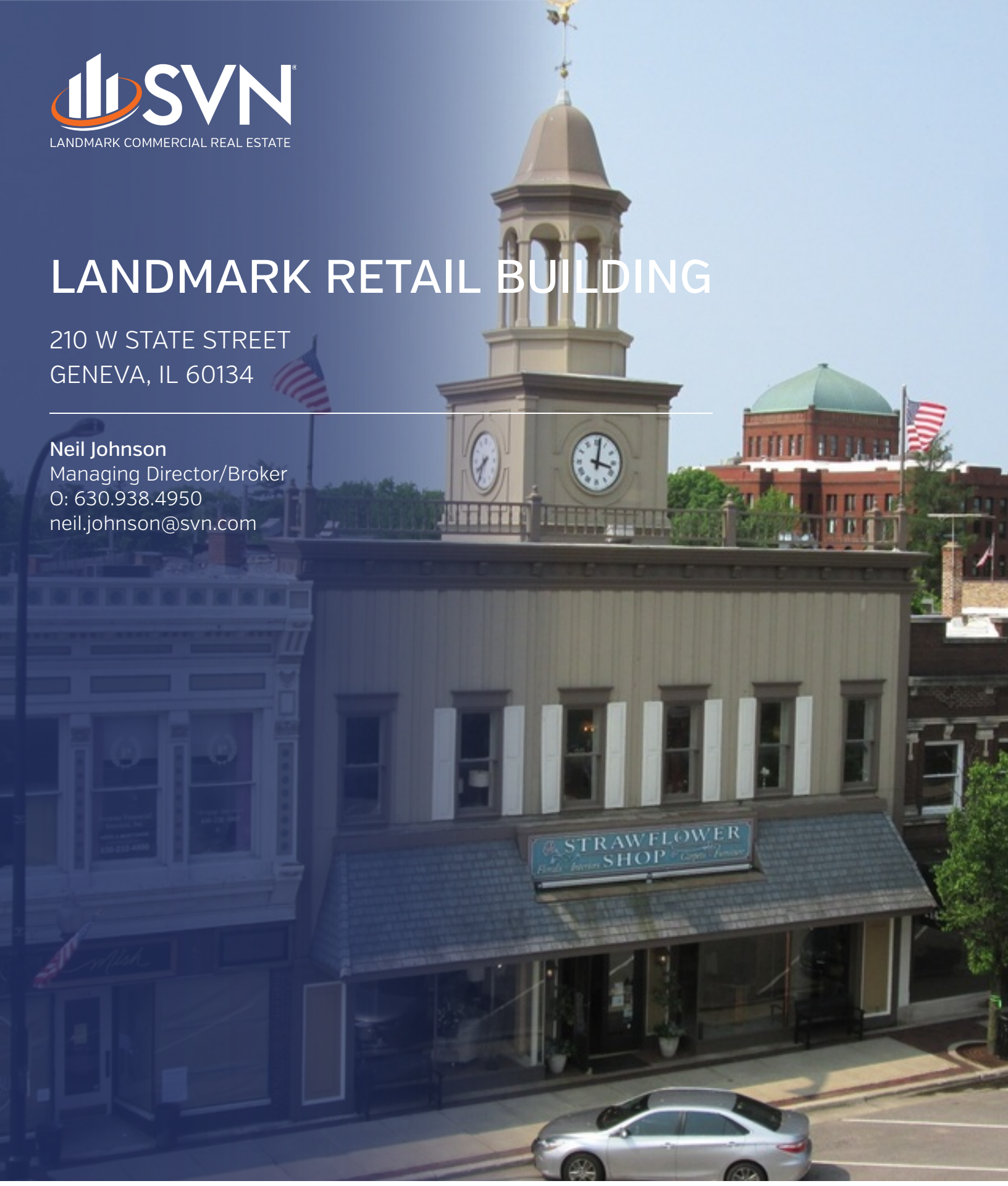

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Property Summary

OFFERING SUMMARY

Sale Price:	$2,000,000
Building Size:	16,500 SF
Price Per SF:	$121.21
Year Built:	1910
Zoning:	D-CM Downtown - Commercial Mixed Use
Market:	Chicago - Far West
Submarket:	Kane County
Traffic Count:	23,800
2018 Taxes:	$29,235

PROPERTY OVERVIEW

210 W State is a large, landmark anchor retail building in downtown Geneva IL, currently occupied by the Strawflower Shop, a long-standing anchor business. (The owners plan to downsize after the sale). The entire property (original plus addition) consists of two full storefronts with two stories, plus a small mezzanine and full basement, totaling 16,500 sf. The original 1910 building is 8,575 sf above grade, plus 4,105 sf basement. The 2001 addition consists of 2,590 sf on two stories, plus 1,230 sf basement area for a total of 3,820 sf.

The main building features prominent storefront display windows, distinctive historic interior finishes, including narrow-board hardwood floors and original tin ceilings and crown moulding. The showrooms feature extensive display lighting. The second floor features additional showrooms, offices and kitchen facilities for employees. A newer elevator provides access to all three levels. All mechanical and electrical systems have been updated. The basement areas are clean & dry and have long been used for showroom display, production and storage. The building is fully sprinklered. 2020 Taxes: $32,332.

In addition, there is an optional detached 2,760 sf 1-story 1940 warehouse (18 S 2nd St) behind the main building. The warehouse building is accessed by alleys from both 2nd Street and James Street. The price of the warehouse building is $234,600 ($85/sf). 2020 Taxes: $4,199.

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Location Description

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 teaming 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.

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Highlights

SALE HIGHLIGHTS

- Large Landmark Retail Building
- Original 1910 Building Plus Addition
- Large Display Windows
- Dramatic Front Showroom
- Historic Interior Finishes
- Small Mezzanine
- Full Second Floor
- Rear Office & Work Areas
- Functional Full Basement
- Elevator Access
- Fully Sprinklered
- Newer Mechanical & Electrical
- Optional Warehouse Building

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Aerials

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Retailer Map

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First Floor

Mezzanine

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Street View

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2nd Floor

2nd Floor Office

2nd Floor Windows

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Addition

Main Floor

Basement

Ceiling

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Basement

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Rear / Addition

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Finishes

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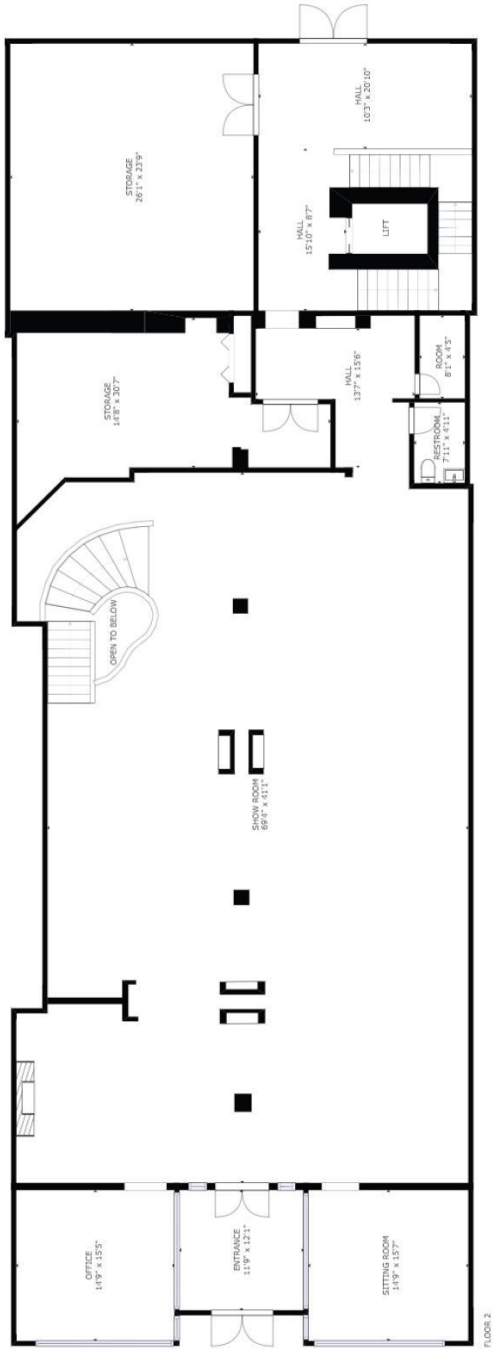
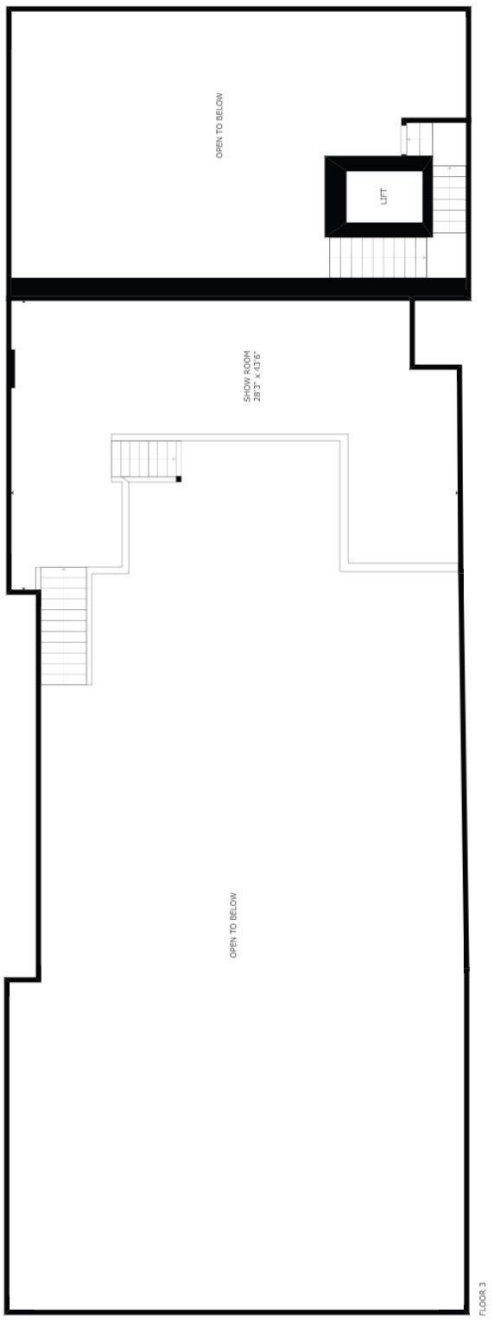
1st Floor & Mezzanine





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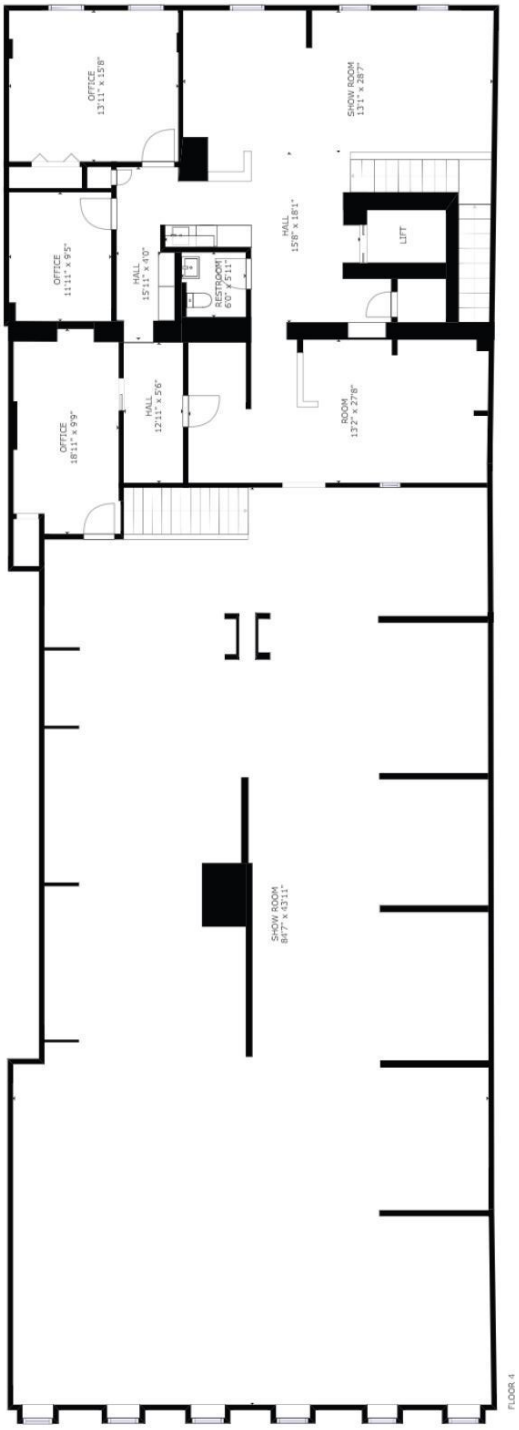
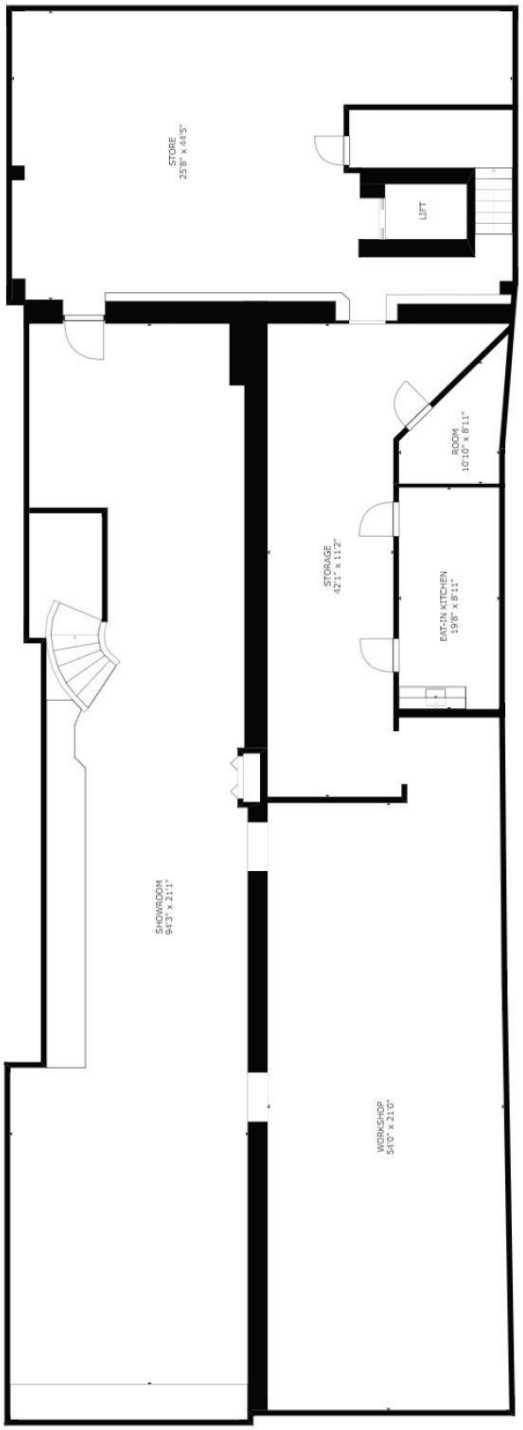
2nd Floor & Basement





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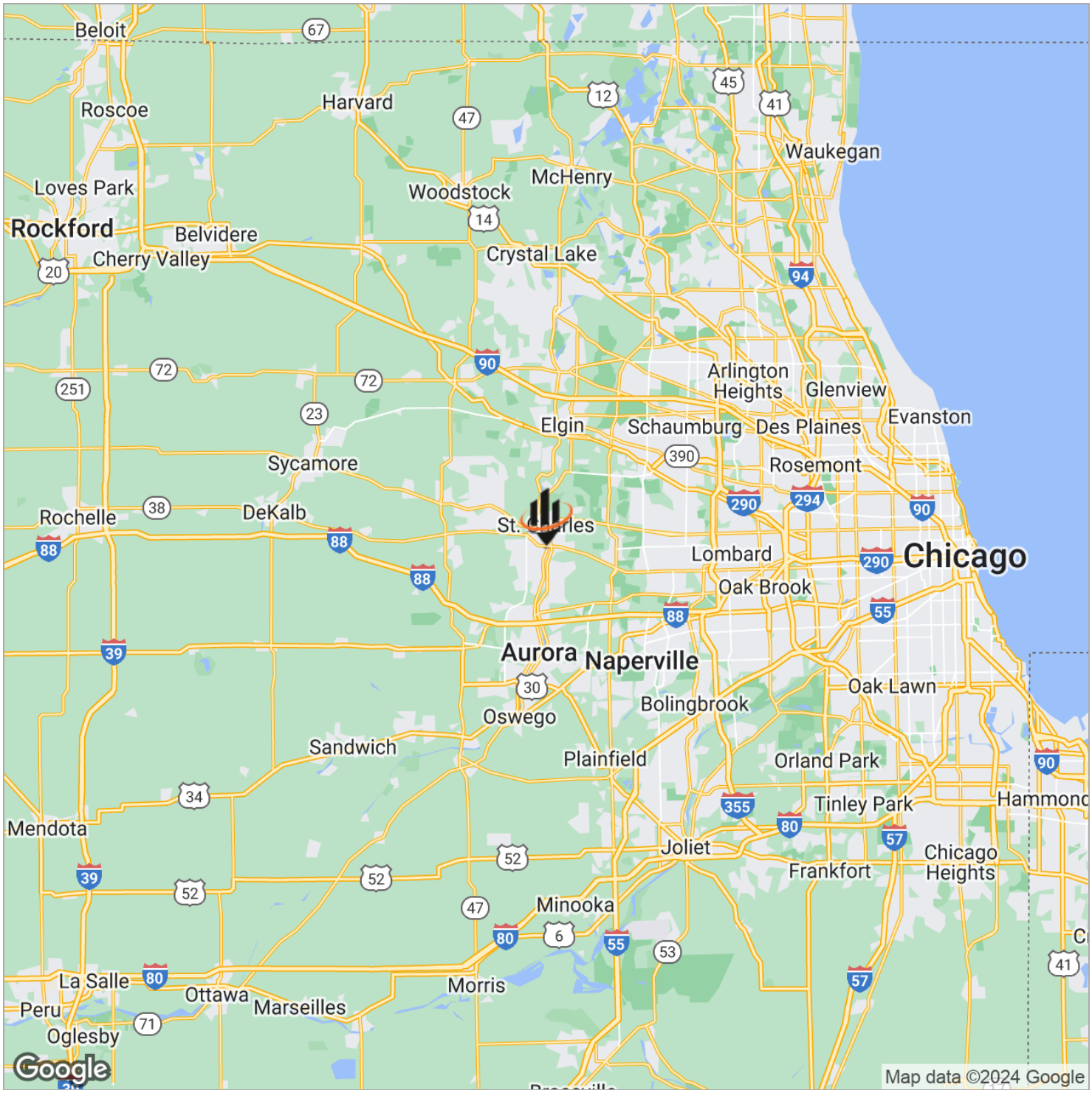
Regional Map



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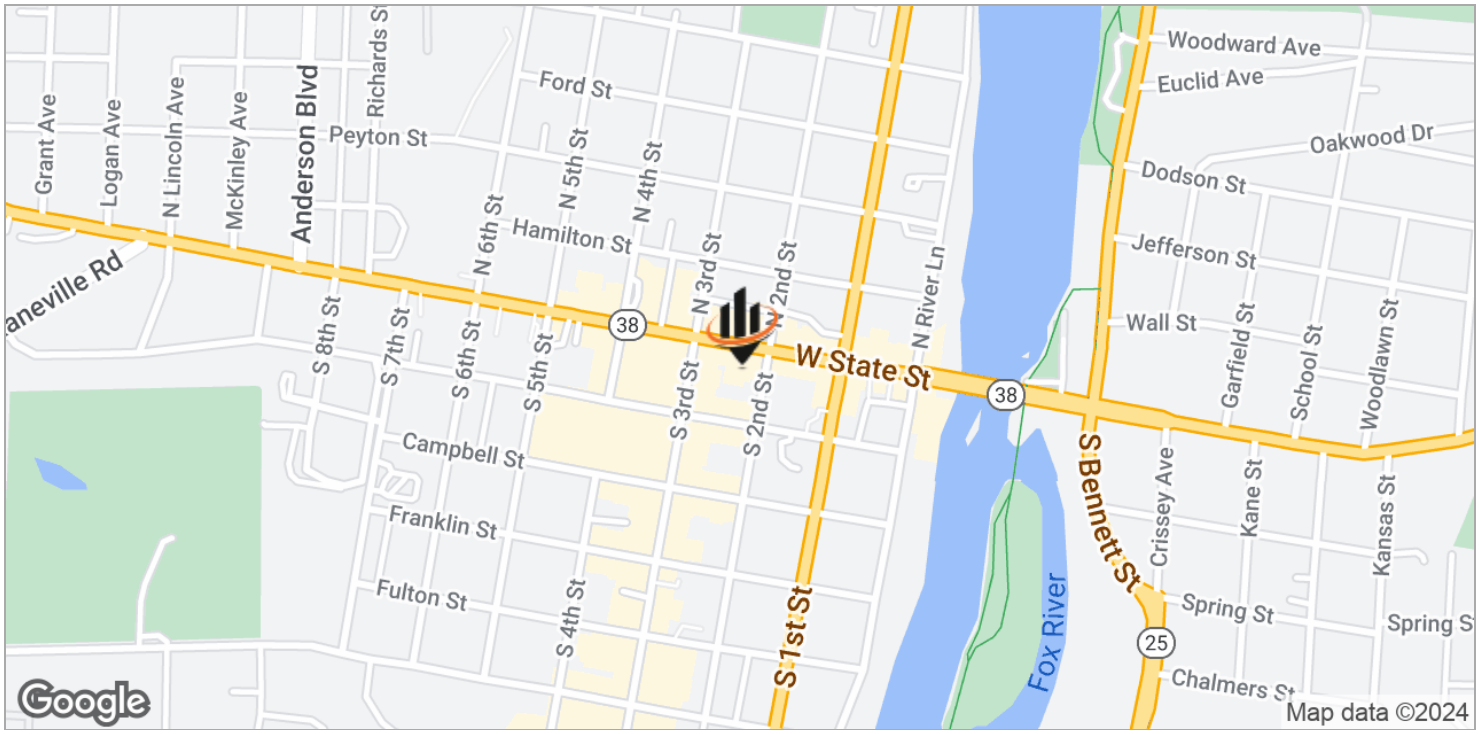
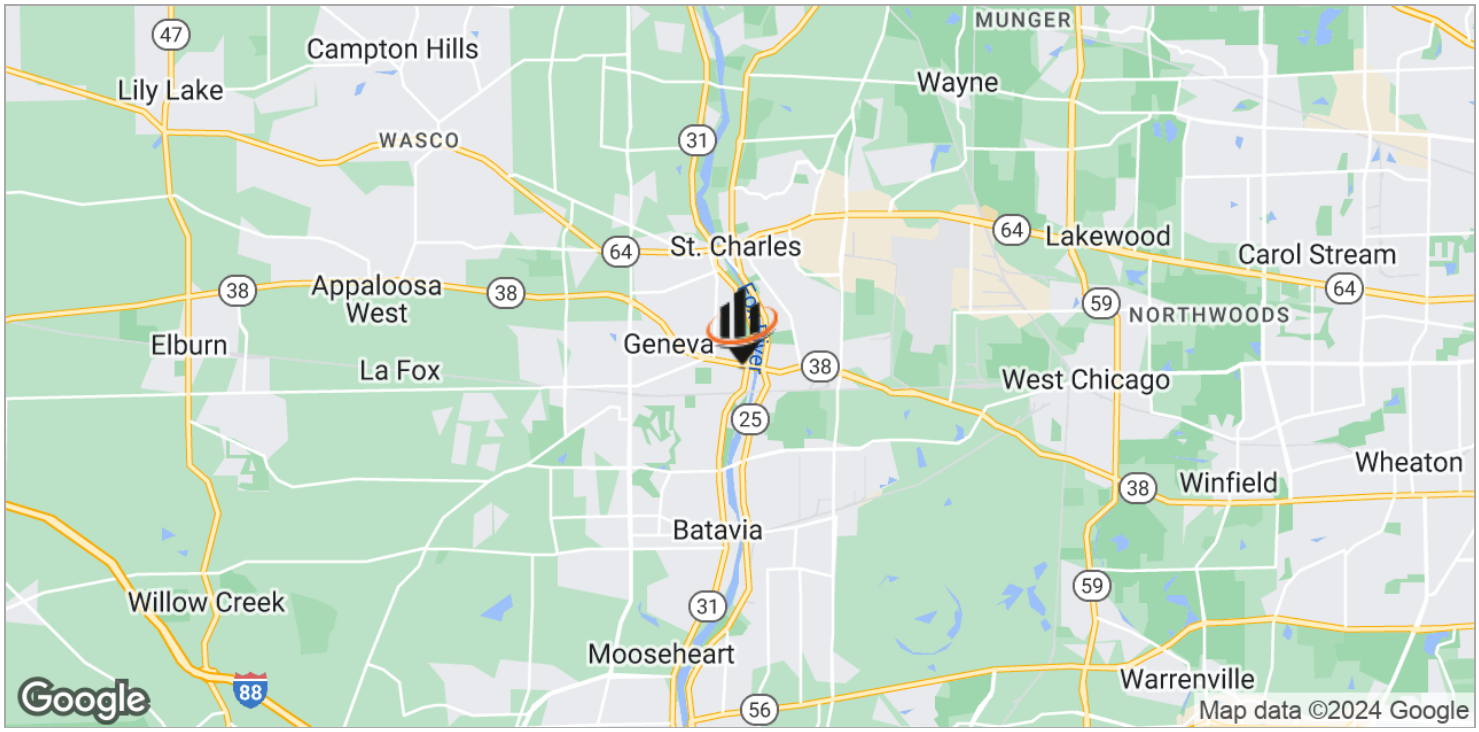
Location Maps





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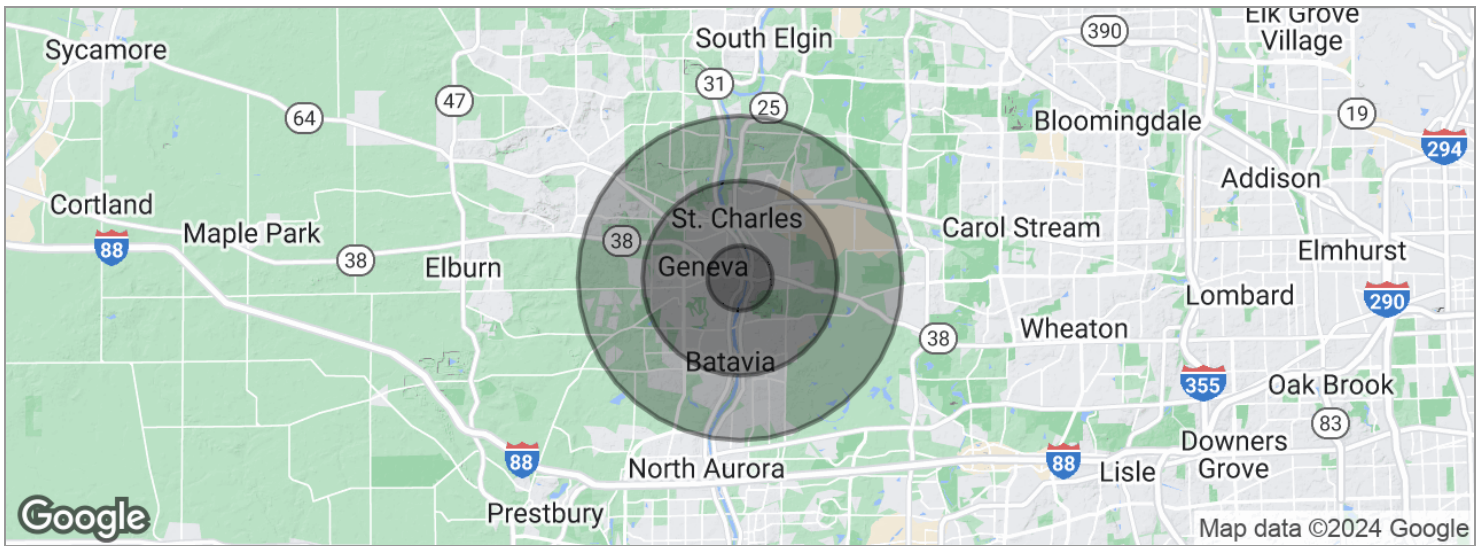
Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,400	60,854	130,574
Median age	41.6	39.9	38.8
Median age (Male)	40.6	38.5	38.0
Median age (Female)	43.1	42.0	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,864	23,283	46,787
# of persons per HH	2.6	2.6	2.8
Average HH income	$103,953	$100,599	$107,868
Average house value	$365,349	$345,632	$364,041

** Demographic data derived from 2020 ACS - US Census*

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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, Waubonsee 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.