

# FULLY LEASED RETAIL BUILDING

219-221 W STATE STREET  
GENEVA, IL 60134

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,000,000
Building Size:	3,960 SF
Price / SF:	\$252.53
Lot Size:	4,784 SF
Cap Rate:	8.34%
NOI:	\$83,352
Year Built:	1925
Renovated:	2021
Zoning:	D-CM Downtown Commercial Mixed Use
Market:	Chicago - Far West
Submarket:	Kane County
Traffic Count:	23,800
APN:	12-03-411-012

## PROPERTY OVERVIEW

Fully-leased. Vintage 2-unit retail building located in the heart of downtown Geneva. One space is occupied by "Blinka", a high-end optical shop. The other space is occupied by "Exchange of Geneva", a children's consignment shop. Gross leases. The cap rate will be approx. 8.34% effective Oct 2022. PLEASE DO NOT DISTURB TENANTS OR CUSTOMERS

This well-built, 1925 commercial building features a brick facade and prominent display windows. The two 1,980 sf shop spaces feature large front showrooms, newer hardwood floors, and 12 ft-high original tin ceilings. Basement space provides additional storage. Rear entrances at alley for deliveries. Est. operating expenses \$7.15/sf. 2021 Taxes: \$17,534

## LOCATION OVERVIEW

Downtown Geneva IL is one of the principal suburban retail destinations in the region. 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 St, a major element of the downtown retail area. Surrounded by shops, restaurants, office uses, etc. Traffic Counts (IDOT): 23,800 VPD. Population [5 mi]: 130,182. Avg household income [5 mi]: \$108,247.



# Retailer Map





# Highlights



## BUILDING INFORMATION

Occupancy %	100.0%
Tenancy	Multiple
Ceiling Height	12 ft
Number of Floors	1
Year Built	1925
Year Last Renovated	2021
Gross Leasable Area	3,960 SF

## PROPERTY HIGHLIGHTS

- Fully Leased Retail Building
- Central Downtown Location
- Brick Facade & Large Display Windows
- Prominent Rt. 38 Exposure
- Hardwood Floors & 12 Ft-High Tin Ceilings
- Easy Access to Public Parking



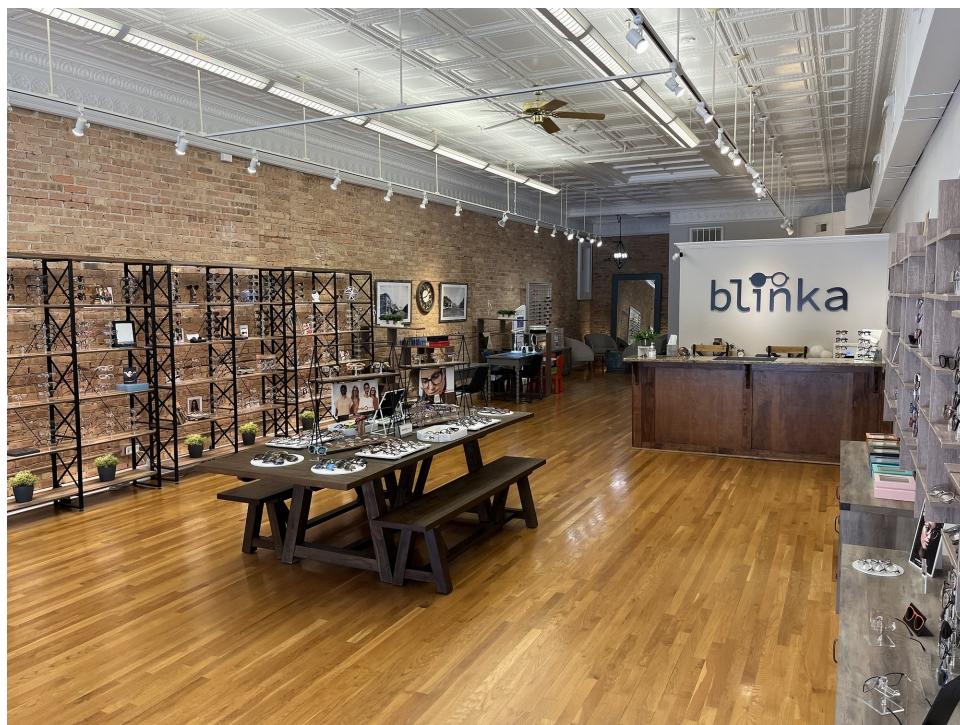


# Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	GROSS RENT/MO	GROSS RENT/SF	ANNUAL RENT	% OF GLA	SECURITY DEPOSIT
Exchange of Geneva	219	1,980	6/1/22	9/30/27	\$4,810	\$29.15	\$57,717	50%	\$5,000
Blinka Optical	221	1,980	9/1/21	9/30/25	\$4,495	\$27.24	\$53,935	50%	\$5,000
TOTALS/AVERAGES		3,960			\$9,305	\$28.20	\$111,652		\$10,000



221 W State St





219 W State St



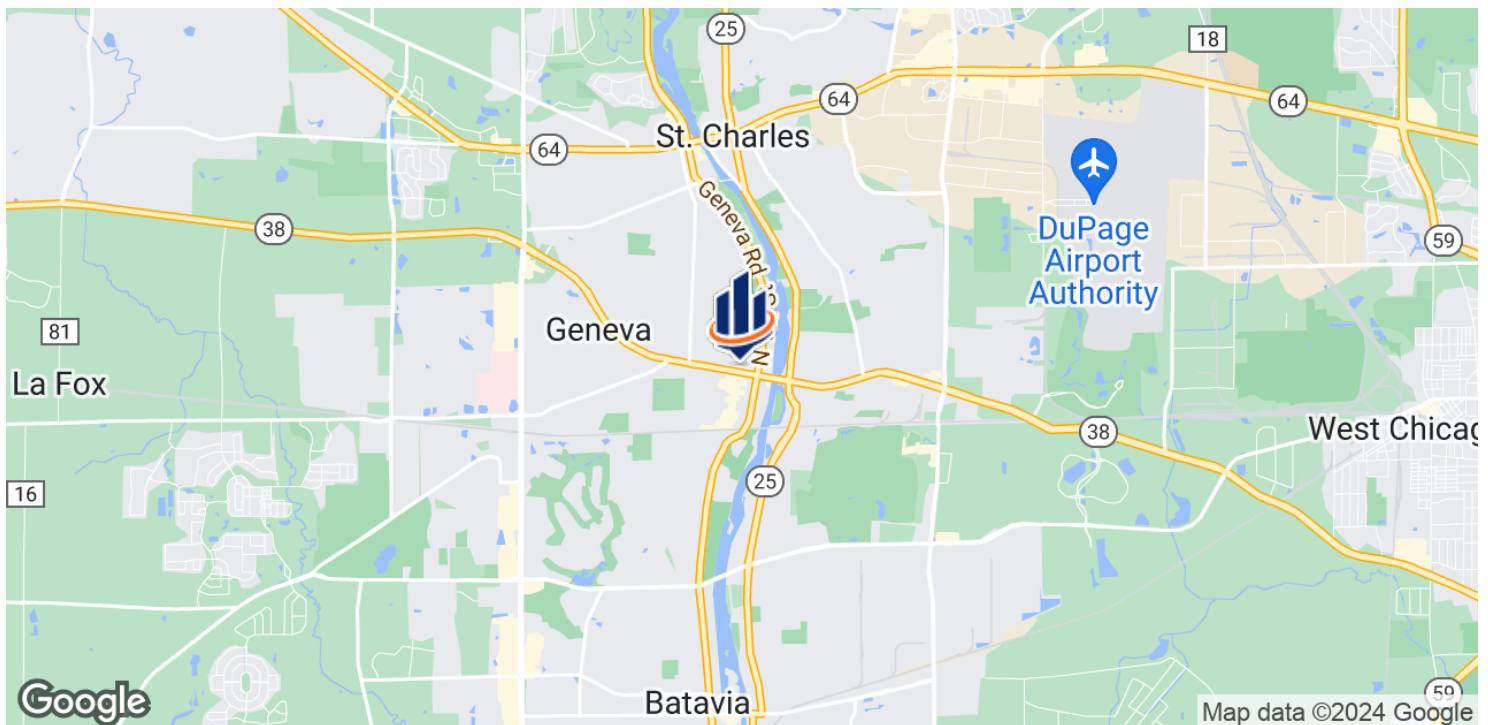
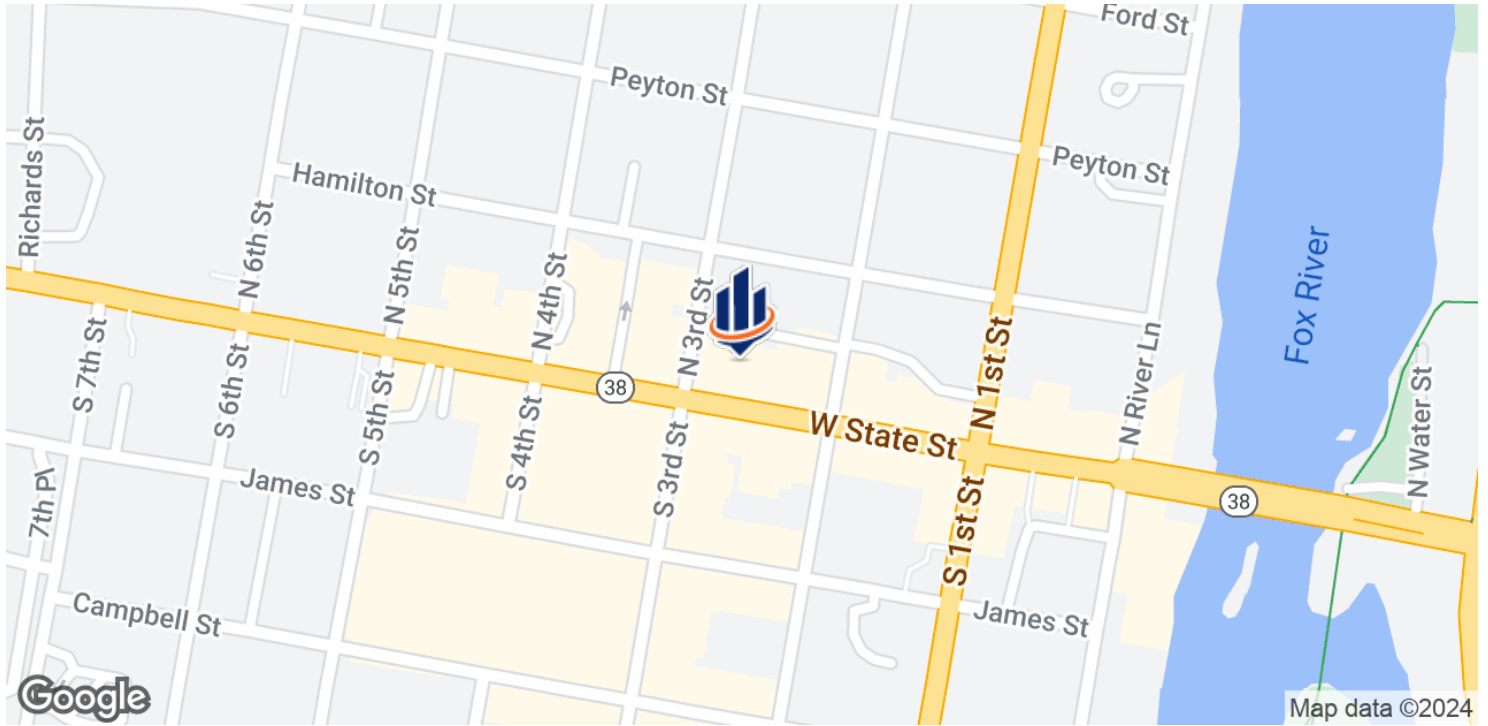


# Streetscapes



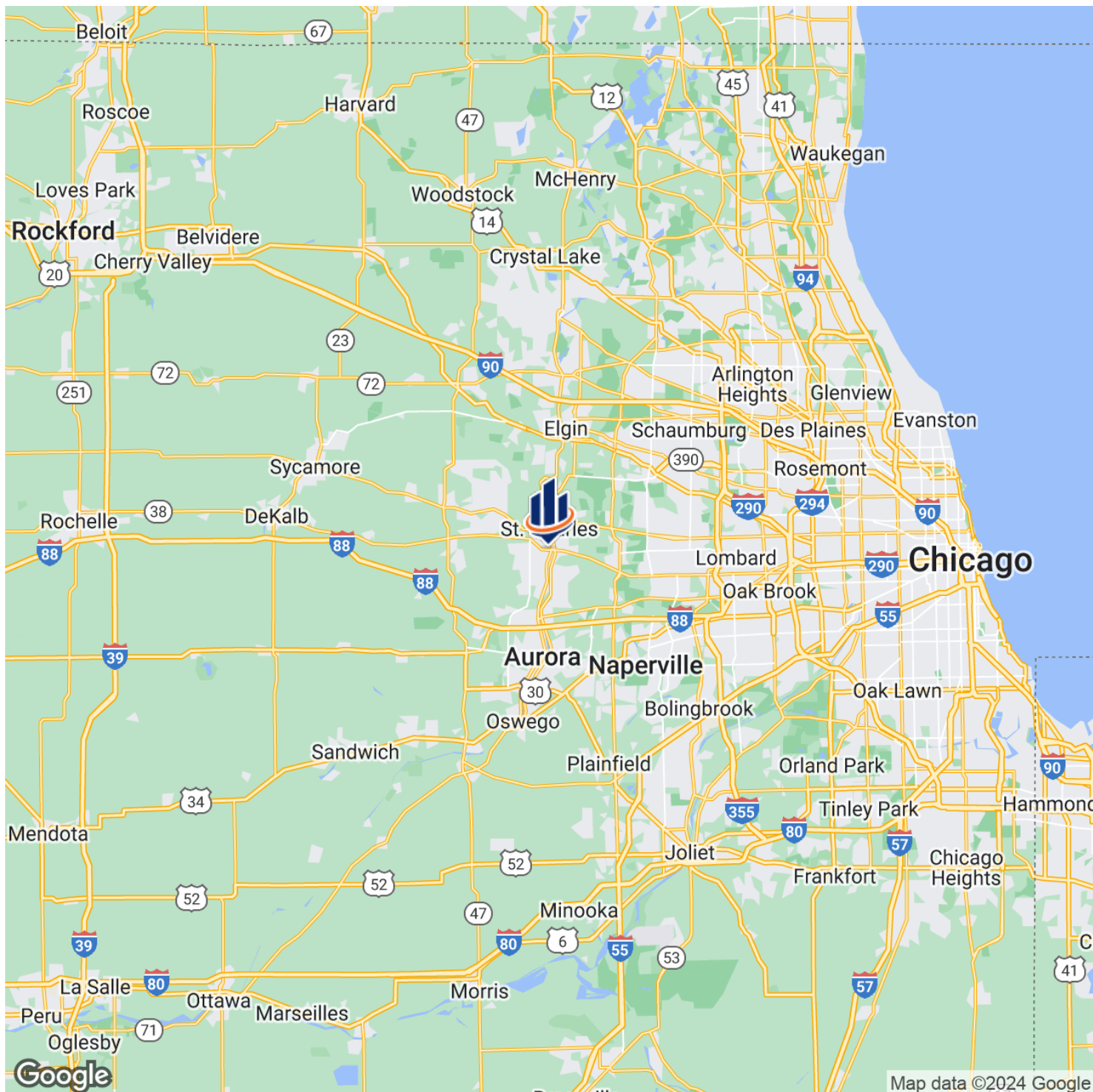


# Location Map



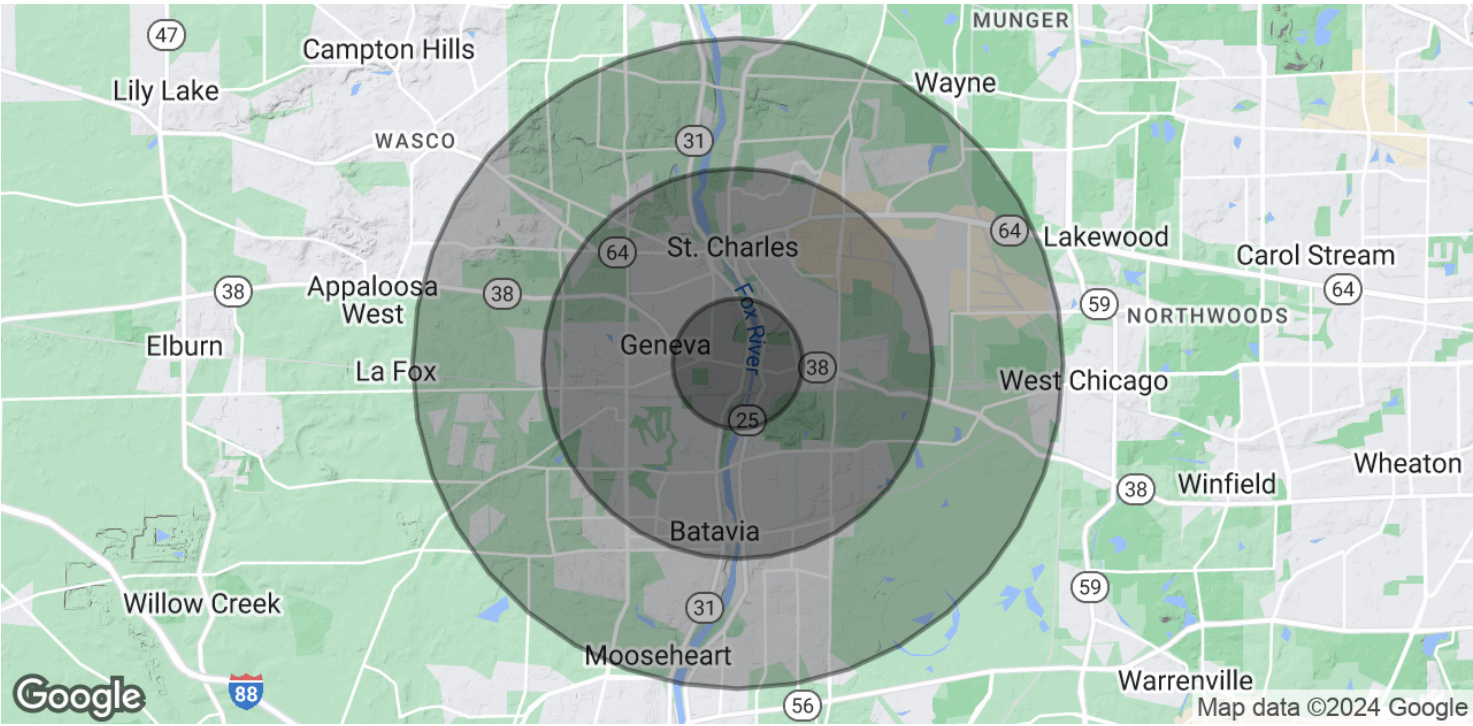


# Regional Map





# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,612	60,915	130,182
Average Age	41.6	40.0	38.8
Average Age [Male]	40.6	38.5	38.0
Average Age [Female]	43.1	42.0	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,959	23,294	46,614
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$103,053	\$100,968	\$108,247
Average House Value	\$362,180	\$346,733	\$365,560

\* 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.