

# 321 FRANKLIN STREET

GENEVA, IL 60134

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$700 - \$1,000/mo (Full Service)
Building Size:	3,041 SF
Available SF:	271 - 1,094 SF
Lot Size:	18,502 SF
Year Built:	1900
Renovated:	2021
Zoning:	D-RSCM Downtown - Residentially Scaled Mixed Use
Market:	Chicago-far west
Submarket:	Kane County
APN:	12-03-455-008

## PROPERTY OVERVIEW

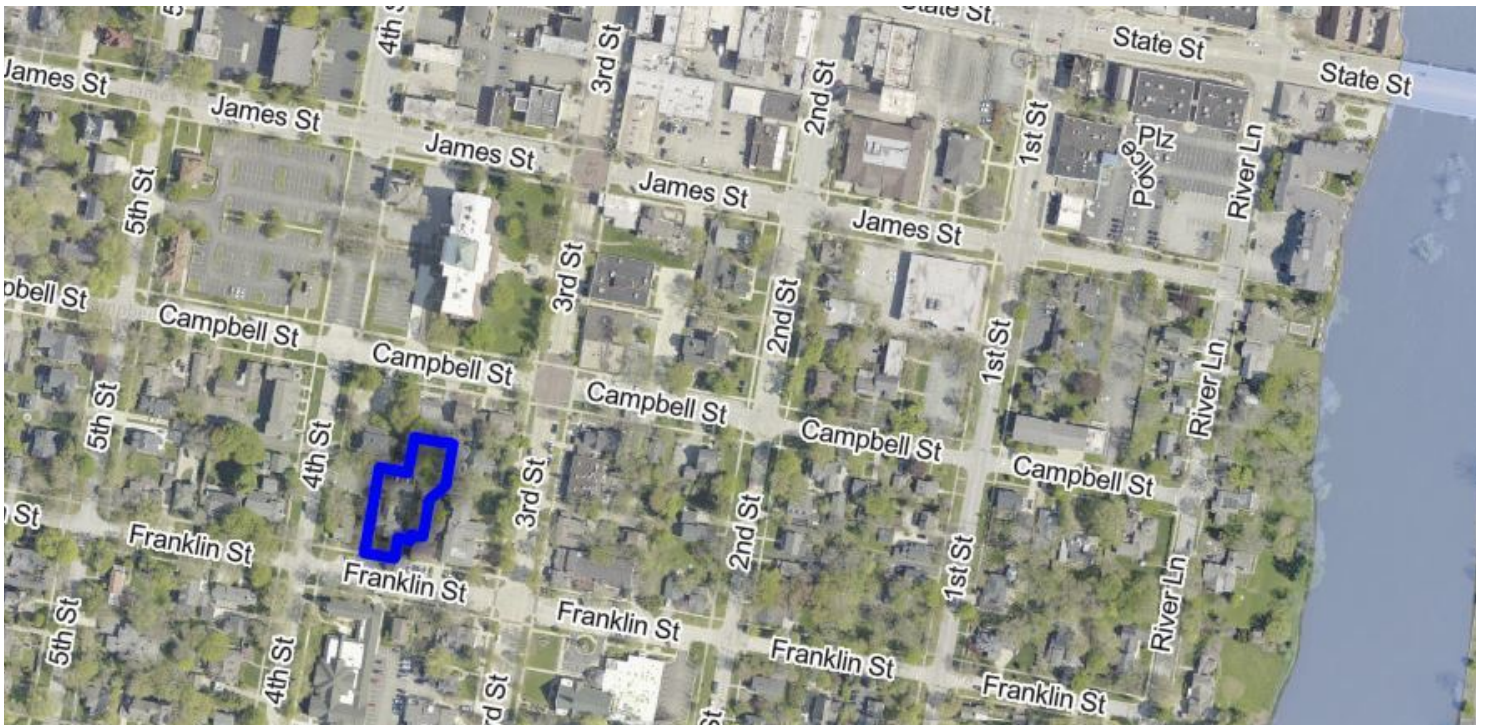
Second floor office space in converted historic residence. Hardwood floors. Lots of windows. Video virtual tour available. Suites may be combined as needed. Other office tenants include a counselor. First floor tenant is Chi-cuterie, a boutique food shop & caterer. Private parking lot behind building.

## LOCATION OVERVIEW

In the heart of the historic Third Street shopping district in downtown Geneva. Just west of Third Street. State Street (Rt. 38) to Third Street, south to Franklin, then west. On north side of street. 3 1/2 blocks to Metra train.



# Aerials





# Highlights



## PROPERTY HIGHLIGHTS

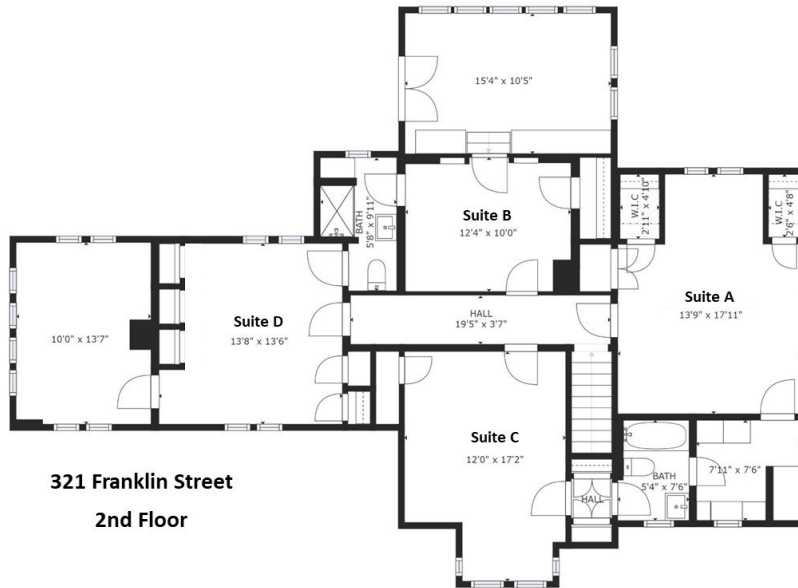
- Downtown Geneva Just Off Third Street
- Second Floor Offices
- Hardwood Floors
- Lots of Windows
- Video Virtual Tour Available
- Private Parking Behind Building
- Walk to Metra Train







# Lease Spaces



## LEASE INFORMATION

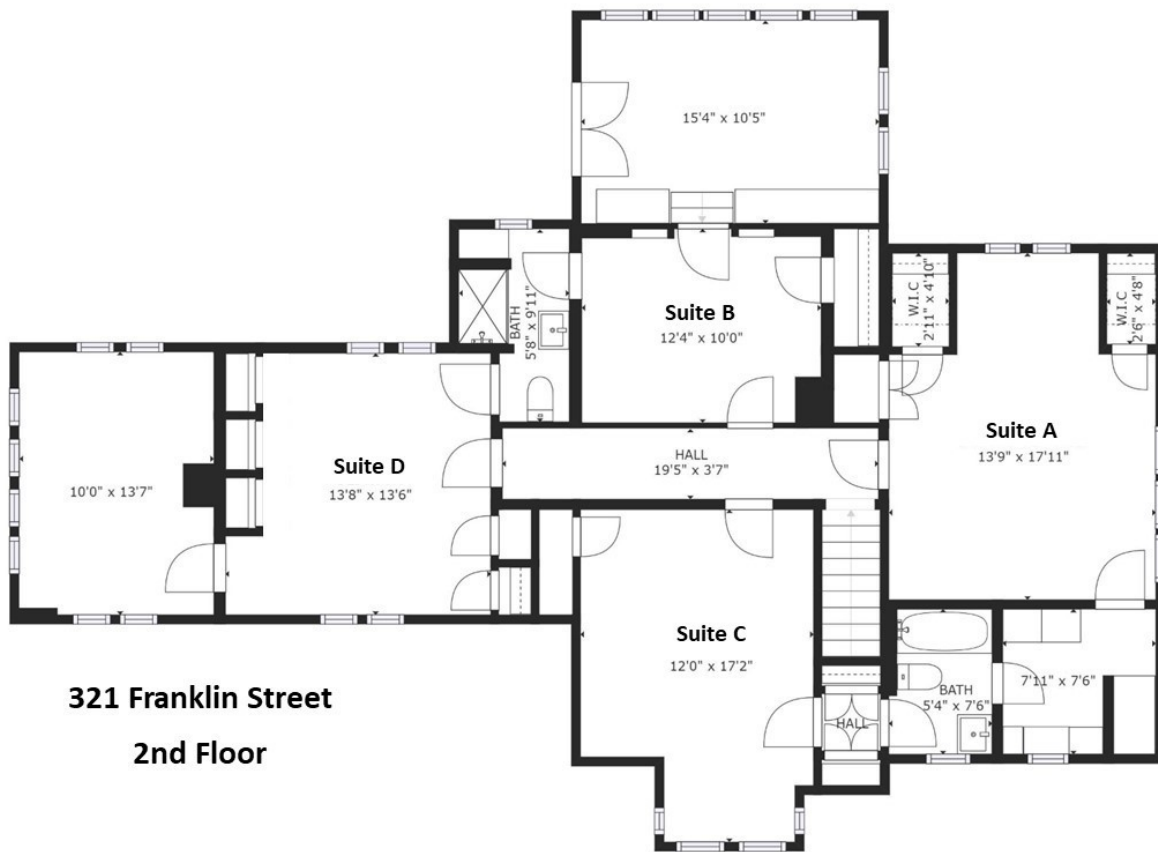
Lease Type:	-	Lease Term:	Negotiable
Available Space:	271 - 1,094 SF	Lease Rate:	\$28/SF Full Service

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2A	-	402 SF	Full Service	\$900 per month	\$900/mo. One large room with side room with multiple built-in storage cabinets. Direct access to restroom which is shared with Suite C. Space size includes common areas. 306 usable sf. Rent includes utilities.
2C	-	271 SF	Full Service	\$700 per month	\$700/mo. One large room with closet & storage cabinets. Direct access to restroom which is shared with Suite A. Space size includes common areas. 206 usable sf. Rent includes utilities.
2D	-	421 SF	Full Service	\$1,000 per month	\$1,000/mo. Two rooms. Direct access to restroom which is shared with Suite B. Space size includes common areas. 320 usable sf. Rent includes utilities



# Floor Plan



# Suite A

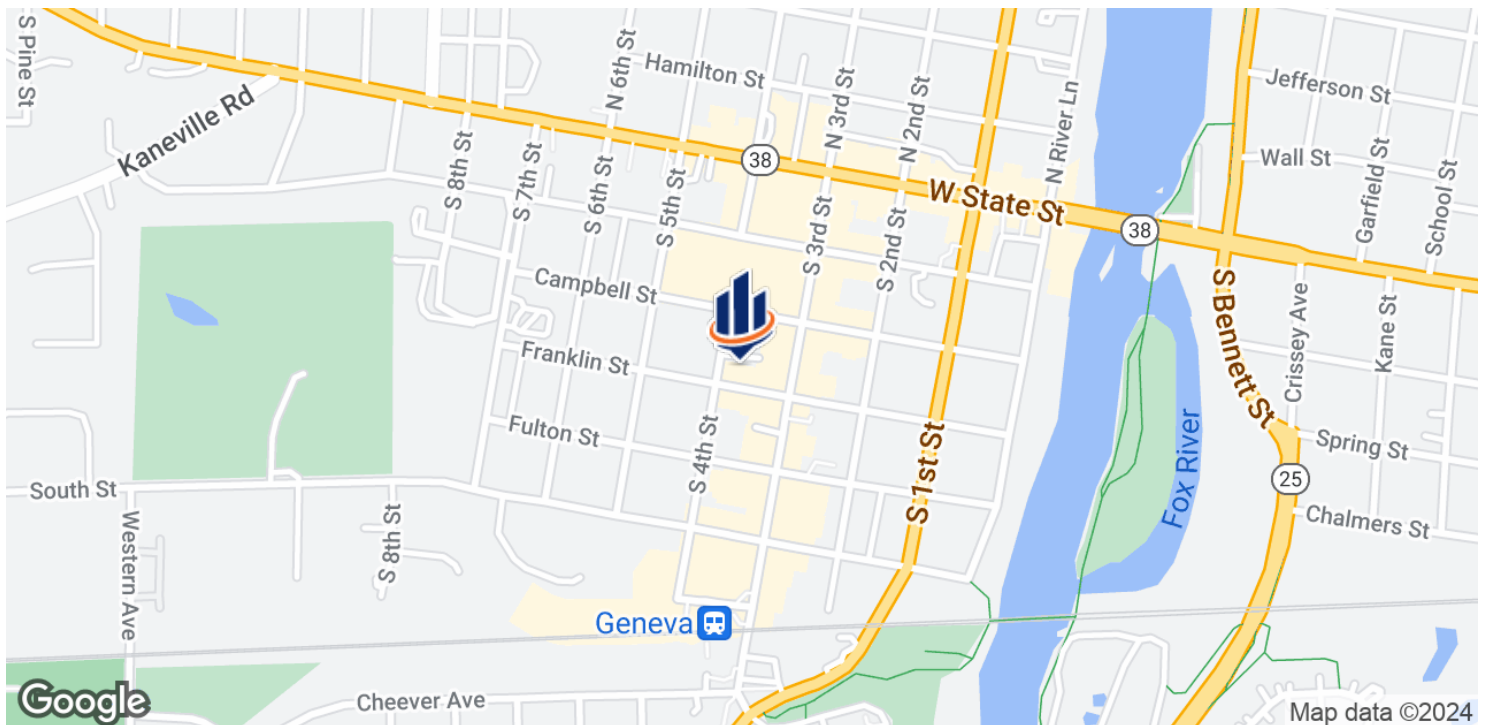
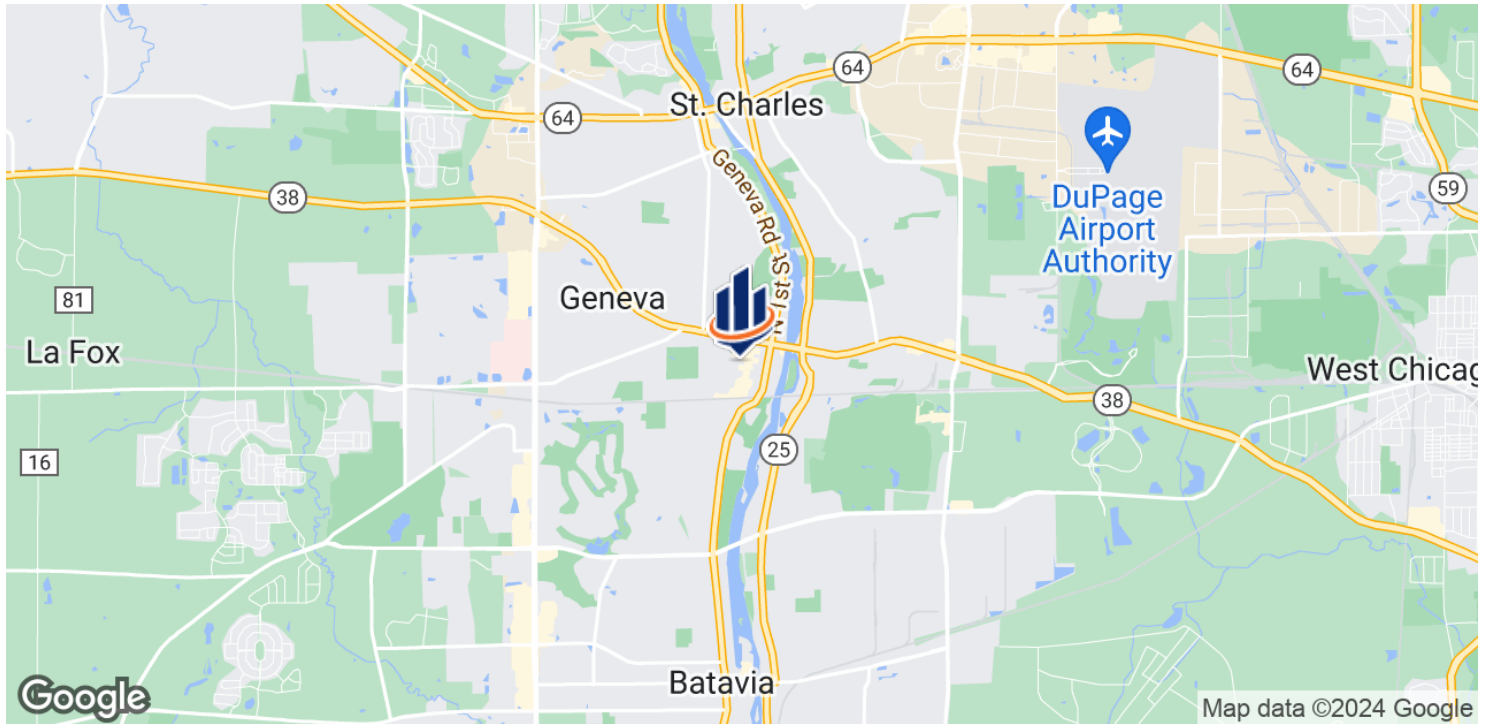




# Suite D

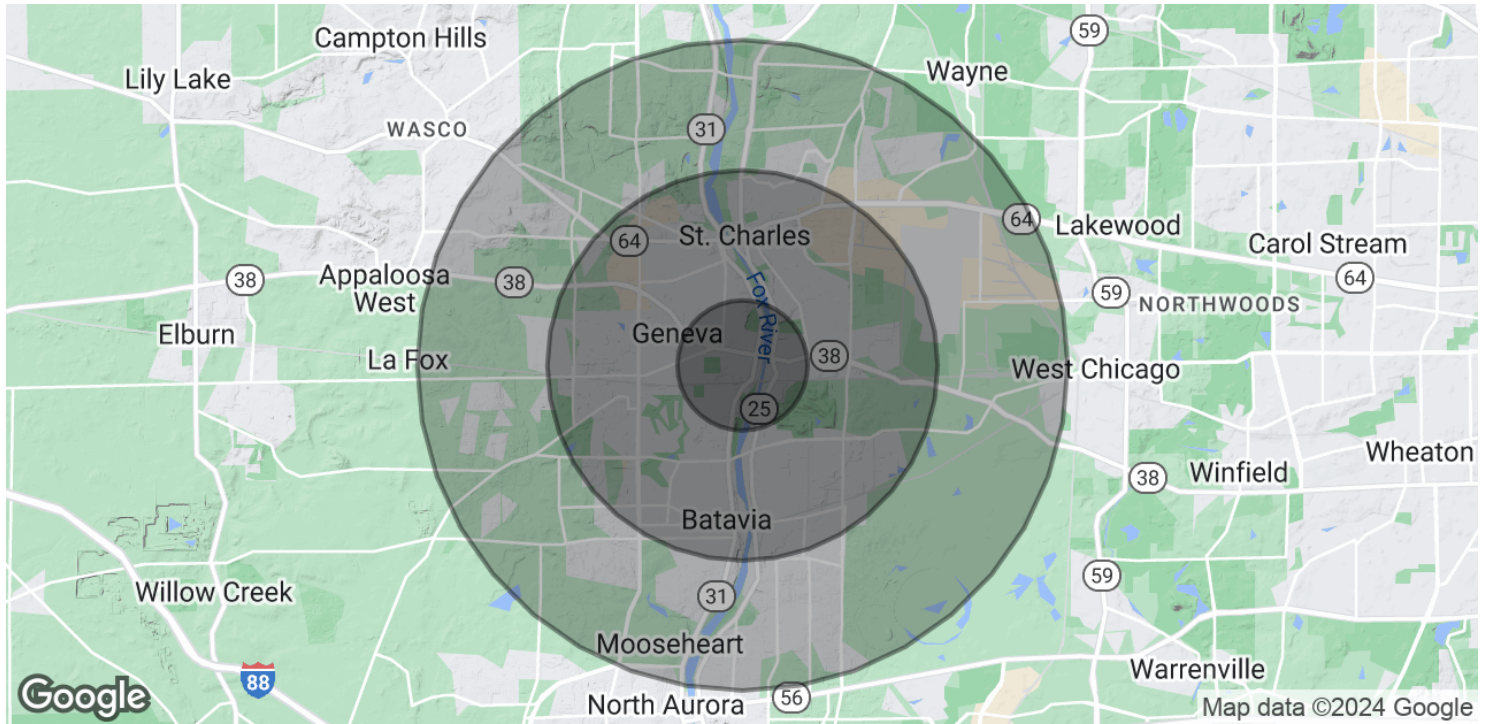


# Location Map





# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,419	61,299	130,805
Average Age	42.4	40.0	38.8
Average Age (Male)	41.7	38.6	37.9
Average Age (Female)	43.4	41.9	39.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,848	23,464	46,747
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$109,146	\$100,043	\$108,245
Average House Value	\$376,517	\$341,577	\$364,201

\* 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.