

Executive Summary



LEASE OVERVIEW

AVAILABLE SF: Fully Leased

LEASE RATE: Negotiable

BUILDING SIZE: 2,440 SF

YEAR BUILT: 1920

ZONING: D-RSCM Downtown -
Residentially Scaled
Commercial Mixed Use

MARKET: Chicago - Far West

SUB MARKET: Kane County

CROSS STREETS: Third Street

PROPERTY DESCRIPTION

Main floor retail/office location in the heart of Geneva's unique downtown shopping district. In refurbished historic building. Second floor was recently converted into an apartment.

LOCATION OVERVIEW

In the Third Street shopping district in downtown Geneva. Just west of Graham's Chocolates. State Street [Rt. 38] to Third Street, south to Franklin, 100 ft west to 316 on south side of street. 3 1/2 blocks to Metra train. Public parking lot behind building.

Available Spaces

Lease Rate:

NEGOTIABLE

Total Space

FULLY LEASED

Lease Type:

Lease Term:

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|------------------|-----------------|---------------|------------|------------------|------------|---|
| 1 - Main Level | Street Retail | \$13.00 SF/YR | NNN | 1,510 - 2,440 SF | Negotiable | \$2,255/mo rent includes est \$4.92/sf in pass thru costs. Front, side and rear entrances. Fireplace. Unit size Includes approx. 450 sf of storage/workroom and restroom in basement. |
| 2 - Second Floor | Office Building | \$15.00 SF/YR | NNN | 930 SF | Negotiable | \$1,413/mo rent includes est \$3.23/sf in pass thru costs. 5+ rooms with lots of windows. Wired for PC network & high speed internet. |

Aerial



Exterior Photos



View from Street



Front Elevation



Southeast Exposure



East Side Entrance



Rear Entrance

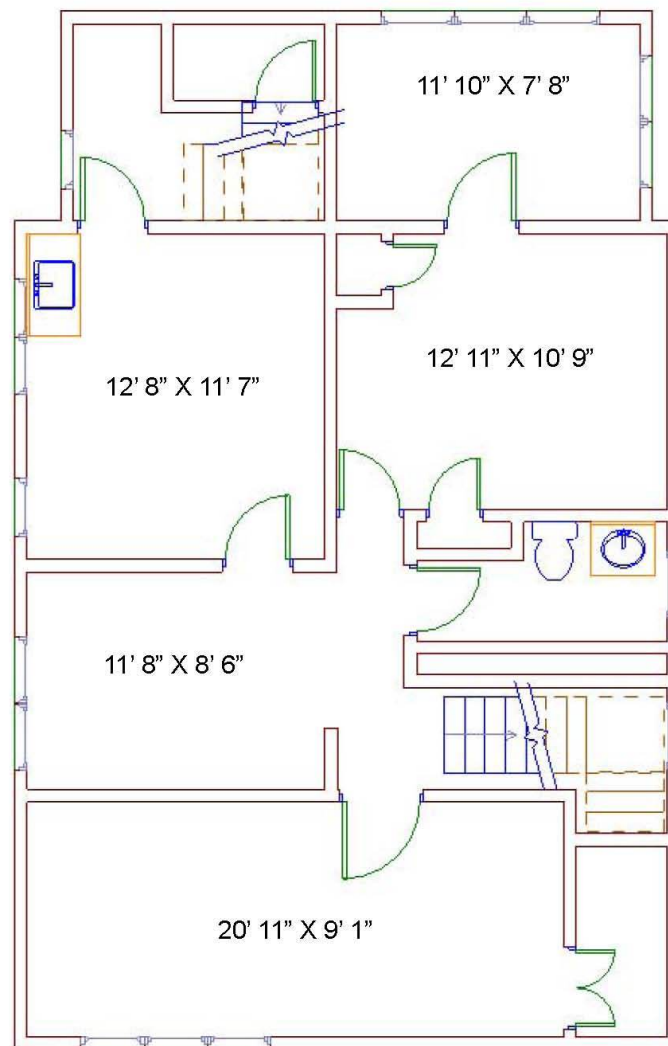


Southwest Exposure

2nd Floor Plan

316 Franklin Street
Geneva IL

930 sq ft



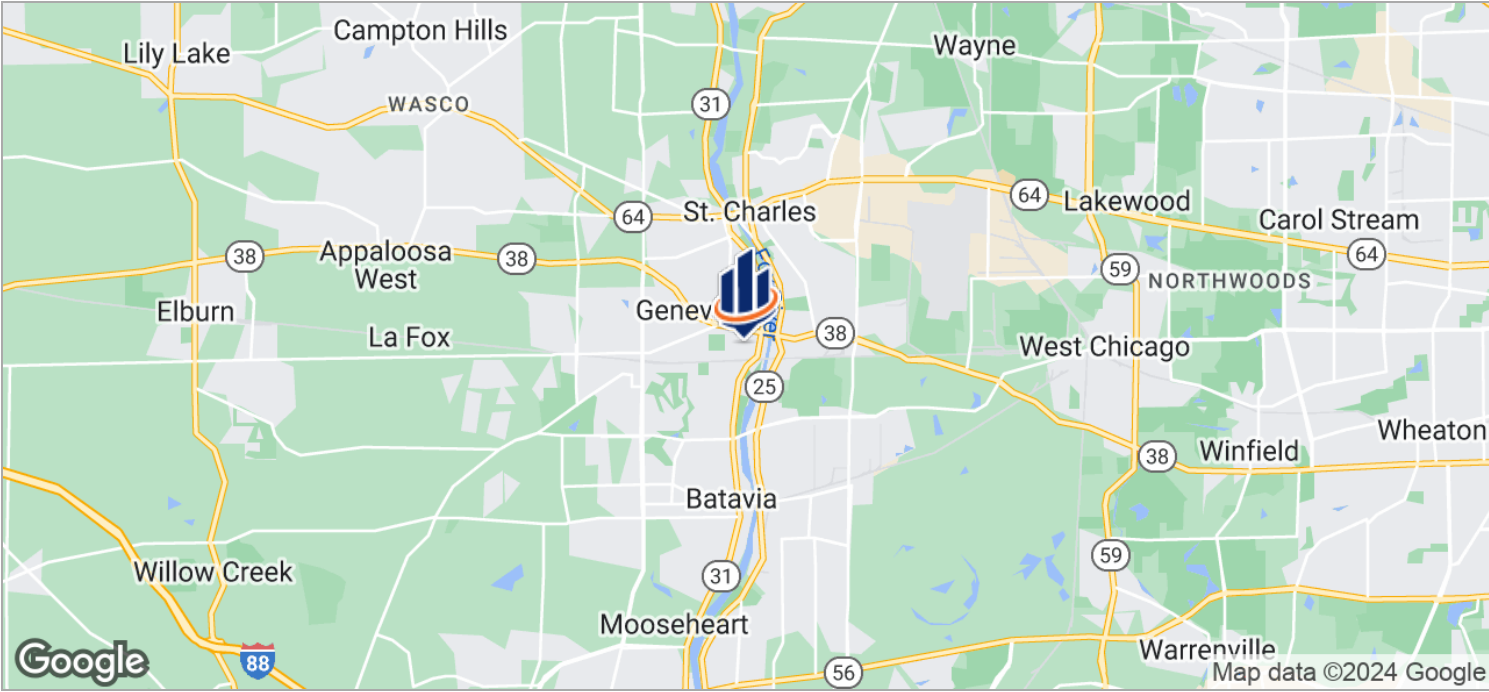
2nd Floor Photos



2nd Floor Photos



Location Maps





City Information



City 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: 529, 801, 802

Interstates: I-90, I-88, I-355

State Highways: IL 25, IL 31, IL 38

County Thoroughfares: Randall Rd, Kirk Rd

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 the Geneva Business Park (adjacent to DuPage Airport), Kane County Cougars baseball, festivals, bike trails and fun. Intersected by the Fox River.

Over 1,000 businesses located in Geneva enjoy the lower cost municipal electric utility.

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, and two golf courses. Bike/walking trails, playgrounds, outdoor aquatic center, recreation centers, fitness centers, skate park.

Downtown Geneva is a great place to connect with others - whether for a cup of coffee, fine dining, unique shopping, festivals or special events. Excellent schools, parks, and library.

Northwestern Medicine - Delnor Hospital is located in Geneva.



County Information



Kane County

Population 2013: 523,643 - 94% urban, 6% rural

Land Area: 524 square miles

Most notable natural feature is the Fox River. The largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia

The 2030 Land Resource Management Plan divides the county into three areas:

Urban Corridor - eastern portion of county

Critical Growth Corridor - middle portion of county

Agricultural/Rural Corridor - western portion of county

The county seat is Geneva.

Comprised of 16 townships

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. However, official efforts are being made to preserve and protect farmland.

The Forest Preserve District serves to preserve and protect the natural heritage of Kane County. 2012 - approximately 19,932 acres.

Extensive biking and hiking trail system

Accessible Airports:

O'Hare - Chicago

Midway - Chicago

DuPage - West Chicago

Aurora Municipal - Sugar Grove

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

Pace Bus Routes

Interstates: I-88, I-90

US Highways: 20, 30, 34

Higher Education:

Aurora University

Judson University

Elgin Community College

Waubonsee Community College



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