

# PEPPER VALLEY PLAZA

2401 KANEVILLE RD  
GENEVA, IL 60134

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# Executive Summary



## OFFERING SUMMARY

Available SF: 1,403 SF

Lease Rate: \$18.00 SF/yr (NNN)

Pass Thru: \$7.76/SF/yr

Year Built: 1992

Building Size: 17,315

Market: Chicago

Submarket: Far West

## PROPERTY OVERVIEW

Busy neighborhood strip center anchored by Orange Theory Fitness, Kumon, and newly opened American Bank & Trust. Additional tenants including chiropractor, cleaner, driving school and Thai restaurant drive consistent local traffic through the center. The center also offer pylon signage on Randall Rd.

## LOCATION OVERVIEW

The property is conveniently located at the signaled corner of Randall Rd & Kaneville Rd in Geneva. The property is across from Northwest Medicine's Delnor Hospital, just south of Geneva Commons, and is in surrounded by national retailers including Walmart, Dicks Sporting Goods, Bed Bath & Beyond, Marshalls, Ross, Meijer, and HH Gregg. Strong demographics with population of 119,152 [5 mile] and average income of \$108,685 [5 Mile].

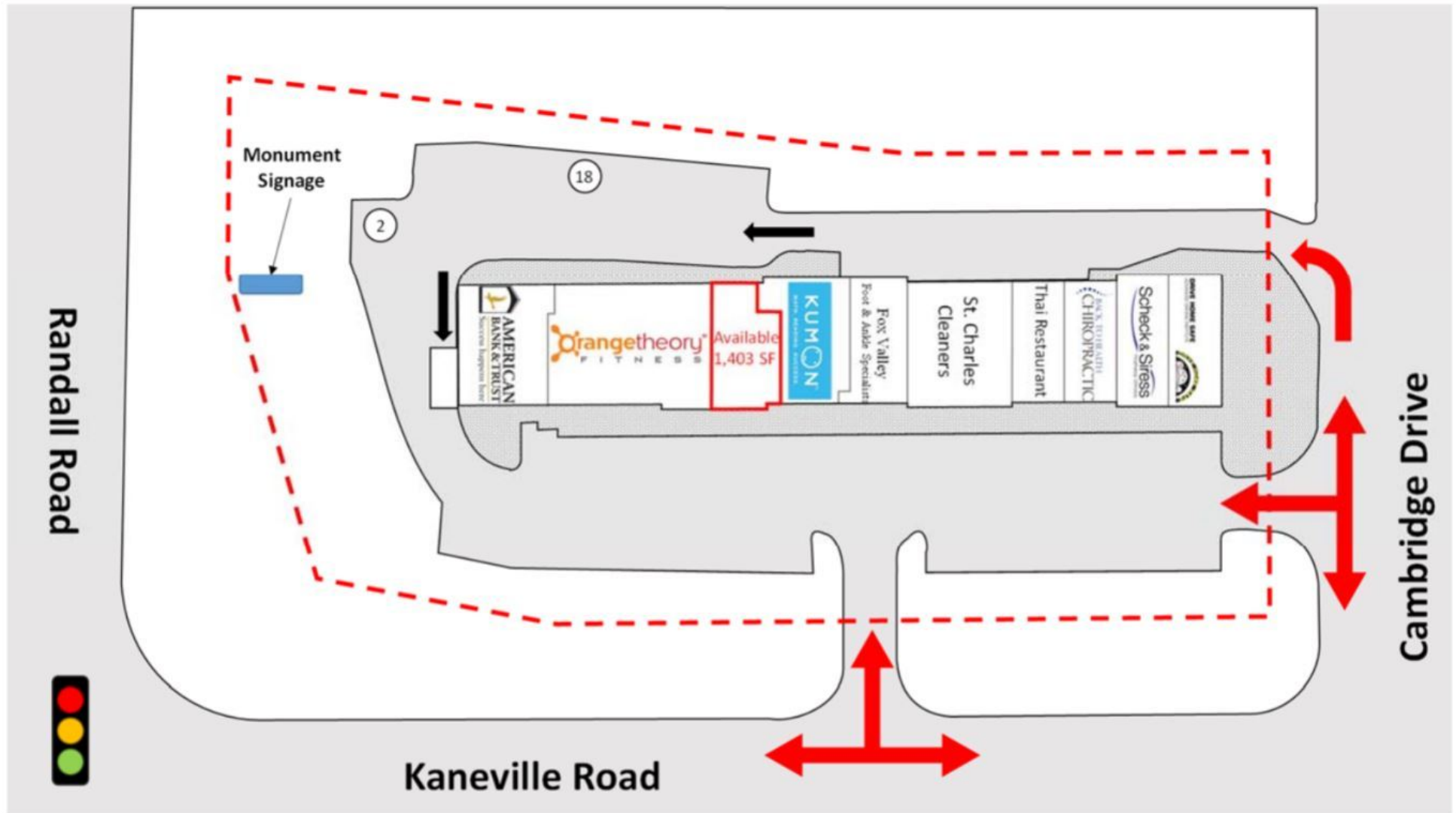
## PROPERTY HIGHLIGHTS

- Join New Orange Theory, Kumon, and American Bank & Trust
- Busy Neighborhood Strip Serving Local Community
- Across from Northwest Medicine Delnor Hospital
- Exposure to 45,000 VPD (Randall Rd & Kaneville Rd)
- Pylon Signage on Randall Rd

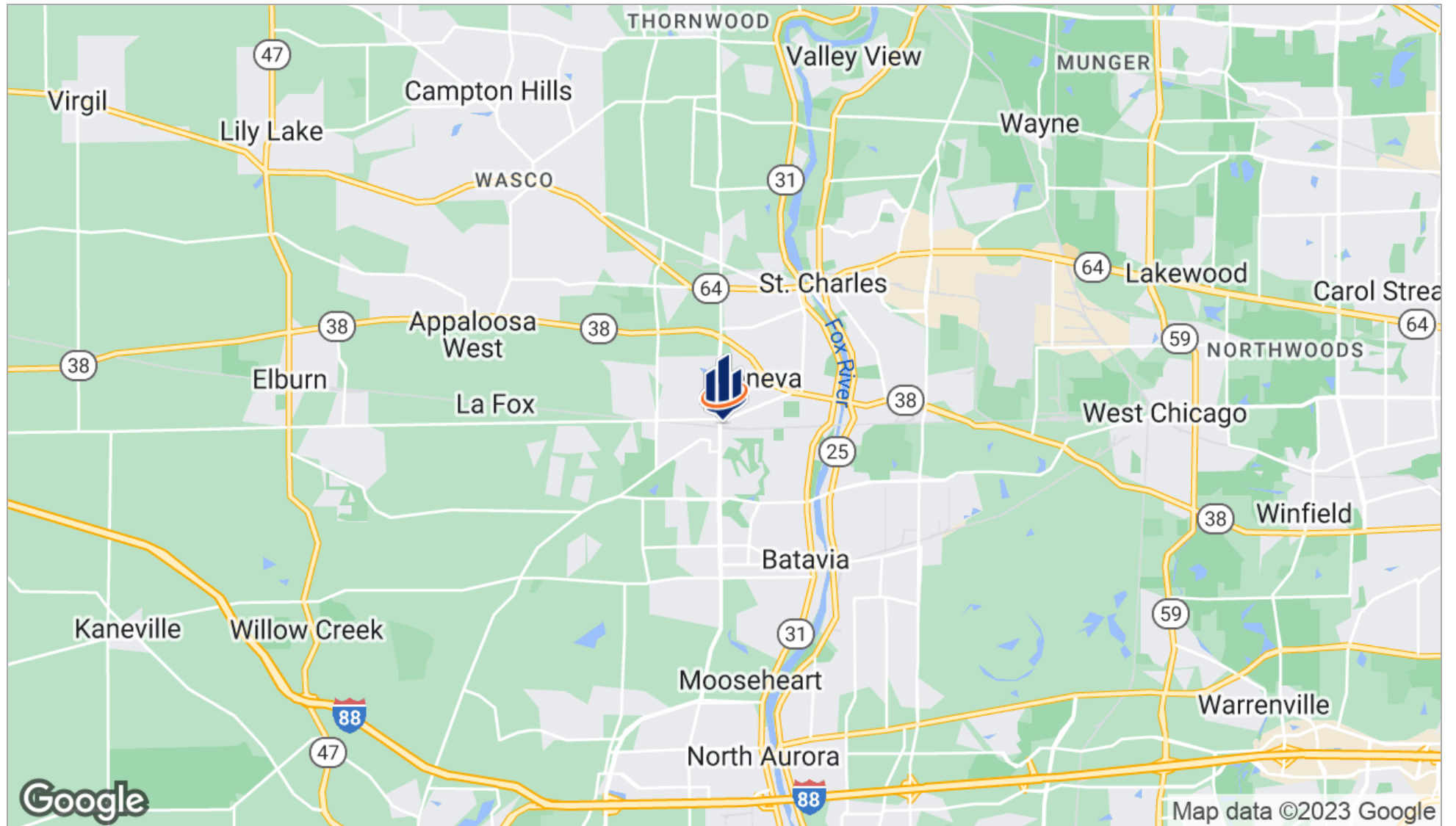
# Additional Photos



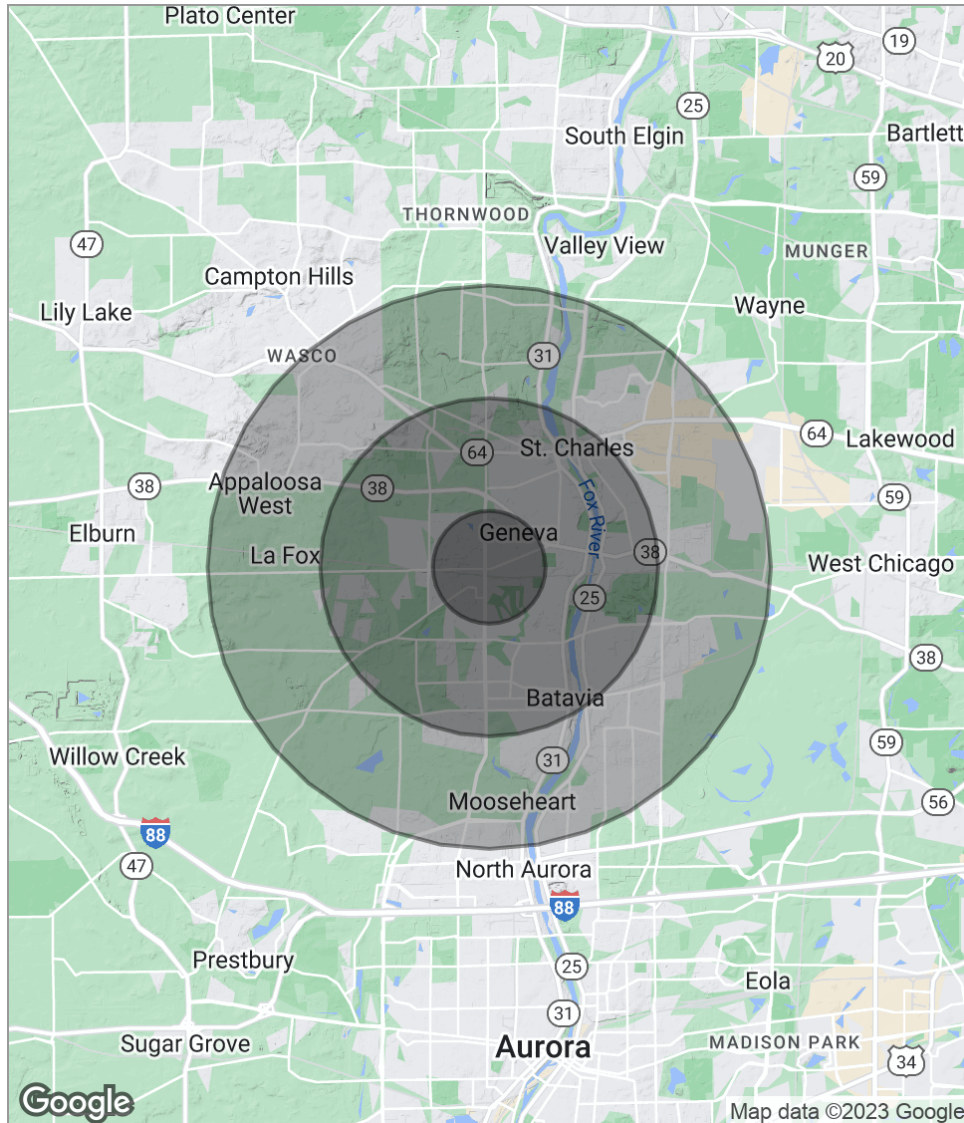
# Site Plan



# Location Maps



# Demographics Map



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,347	57,094	118,834
Median age	42.8	40.1	38.9
Median age (male)	42.0	39.1	38.2
Median age (Female)	43.2	41.0	40.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,312	21,240	42,392
# of persons per HH	2.7	2.7	2.8
Average HH income	\$122,159	\$105,254	\$110,648
Average house value	\$388,219	\$345,952	\$366,421

## ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	2.0%	7.0%	7.0%

## RACE (%)

	1 MILE	3 MILES	5 MILES
White	96.4%	93.5%	91.4%
Black	0.5%	1.9%	2.3%
Asian	1.7%	1.6%	2.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.0%	0.0%
Other	0.8%	2.3%	3.0%

\* Demographic data derived from 2020 ACS - US Census