LANDMARK COMMERCIAL REAL ESTATE

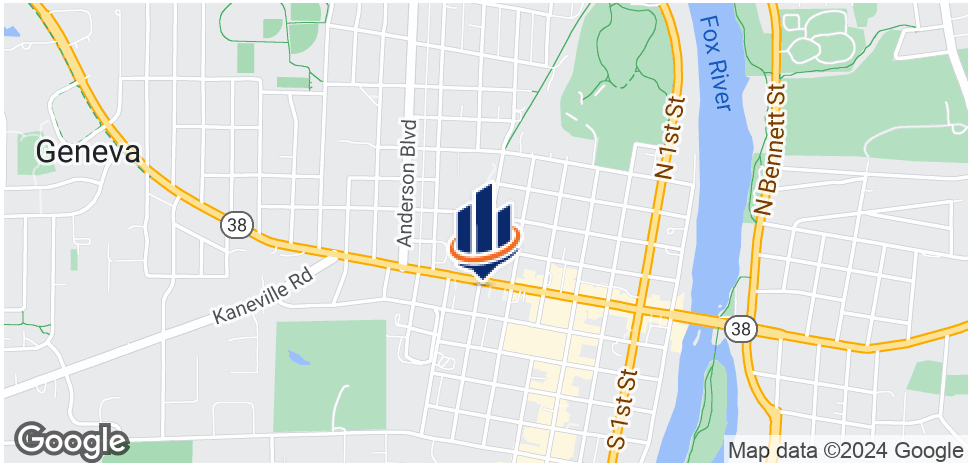
LOWER LEVEL PROFESSIONAL FITNESS / RETAIL SPACE

524 W STATE STREET
GENEVA, IL 60134

Joel Miller, CCIM
Senior Advisor, Retail Services
630.270.6949
joel.miller@svn.com

Neil Johnson
Managing Director/Broker
630.938.4950
neil.johnson@svn.com

Property Summary



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Year Built:	2005
Building Size:	23,265
Zoning:	D-CM Downtown - Commercial Mixed Use
Market:	Chicago - far west
Submarket:	Kane County

PROPERTY OVERVIEW

2,233 SF lower level professional / fitness / retail space. Open layout with 2 private ADA restrooms. Ideal for fitness and entertainment uses. The space offers elevator access and features a fireplace and men's & women's restrooms.

LOCATION OVERVIEW

The property is located at the southeast corner of State St (Rt 38) & Sixth St on the west side of downtown Geneva. It is short walk from Third St, Kane County courthouse, and the Metra train station. The location is surrounded by convenience & specialty retail and successful restaurants including Bien Trucha, Josef's Meats, Aurelio's Pizza, Cocoa Bean Cafe, and Nobel House. Traffic Counts (CoStar 2015): 29,000 VPD.

PROPERTY HIGHLIGHTS

- Lower Level space with Elevator Access
- 2 Private ADA Restrooms
- Ideal for Fitness, Entertainment, and Professional Uses
- State Street Entrance with Elevator Access
- Upscale 2006 Construction & Build Out

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Available Spaces

LEASE TYPE	-
TOTAL SPACE	Fully Leased
LEASE TERM	Negotiable
LEASE RATE	Negotiable

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	SPACE DESCRIPTION

Banquet Room / Professional Space

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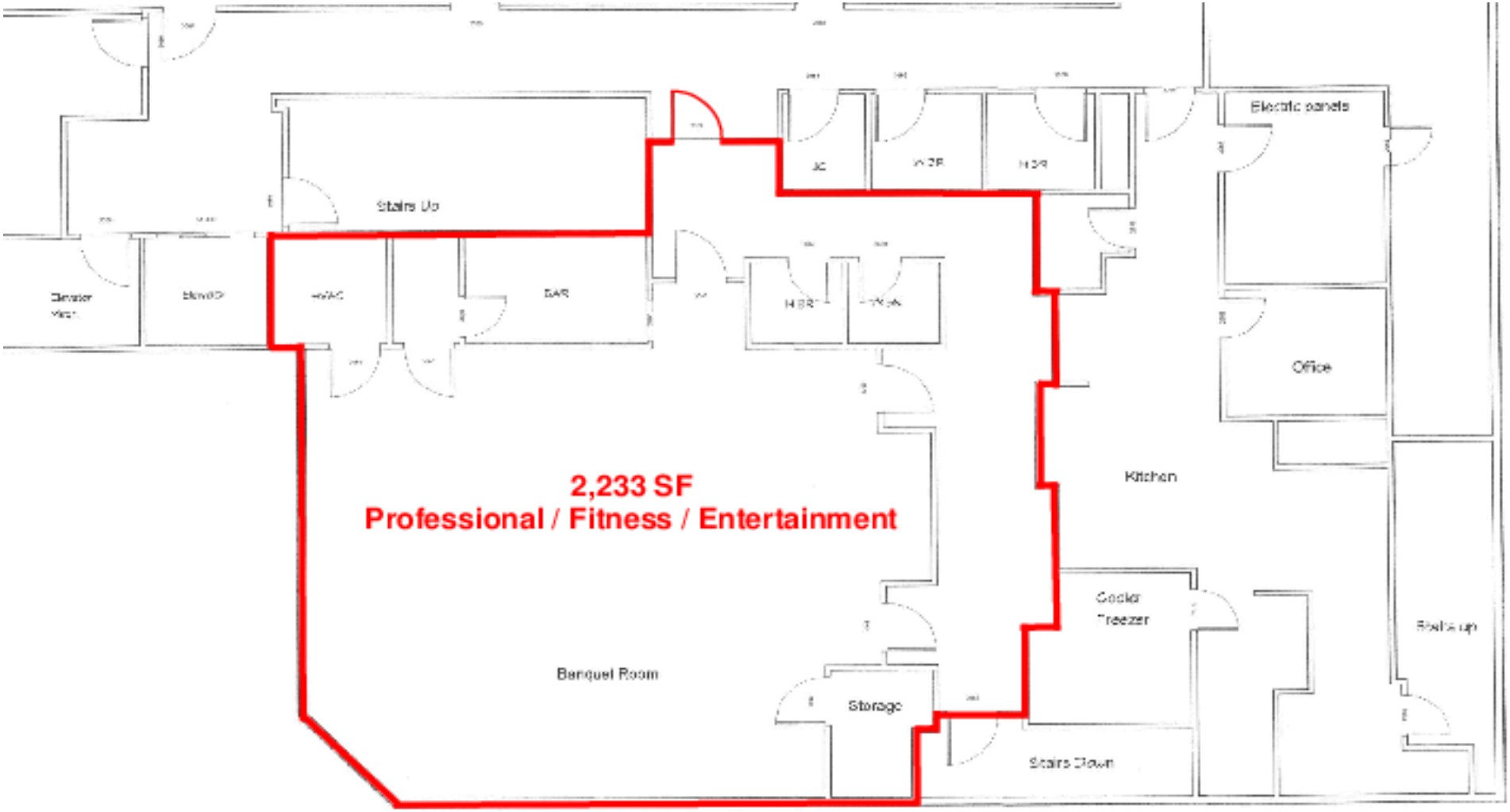
Floor Plans



524 West State Street Lower Level

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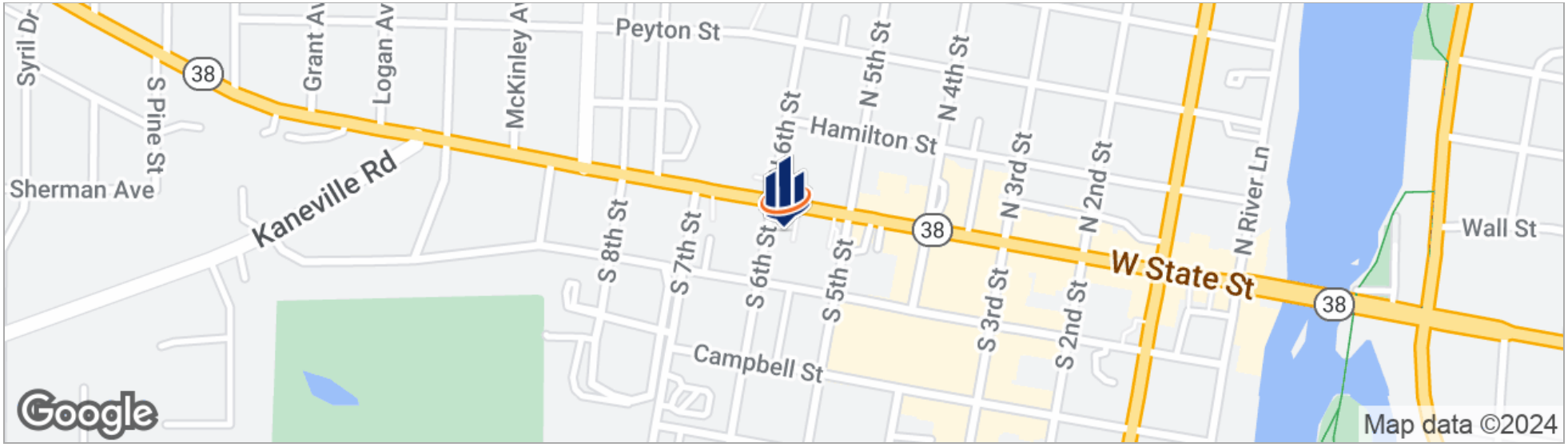
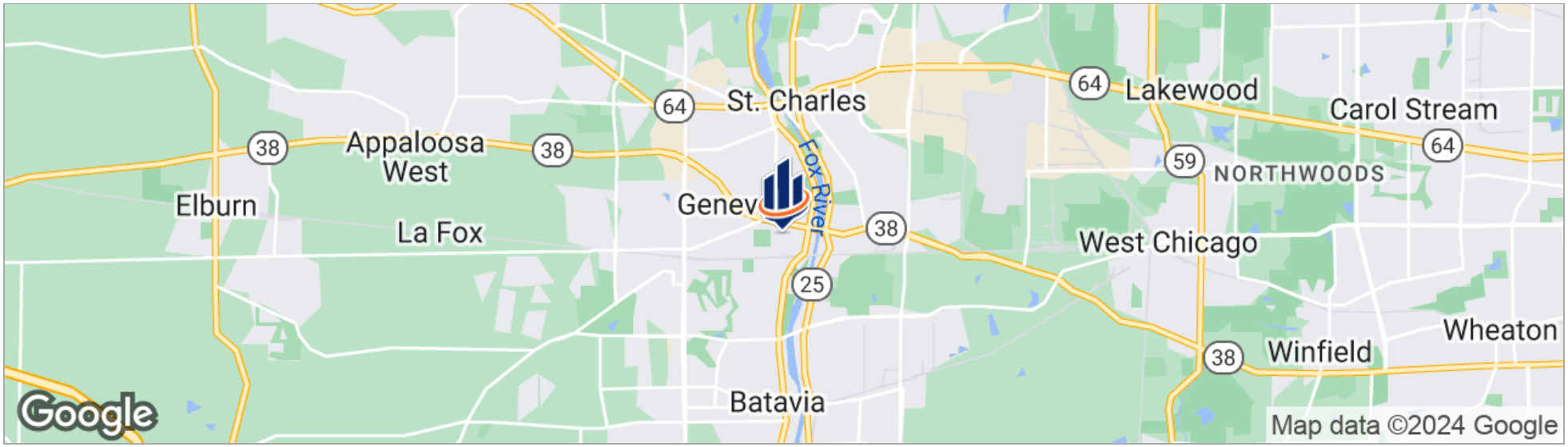
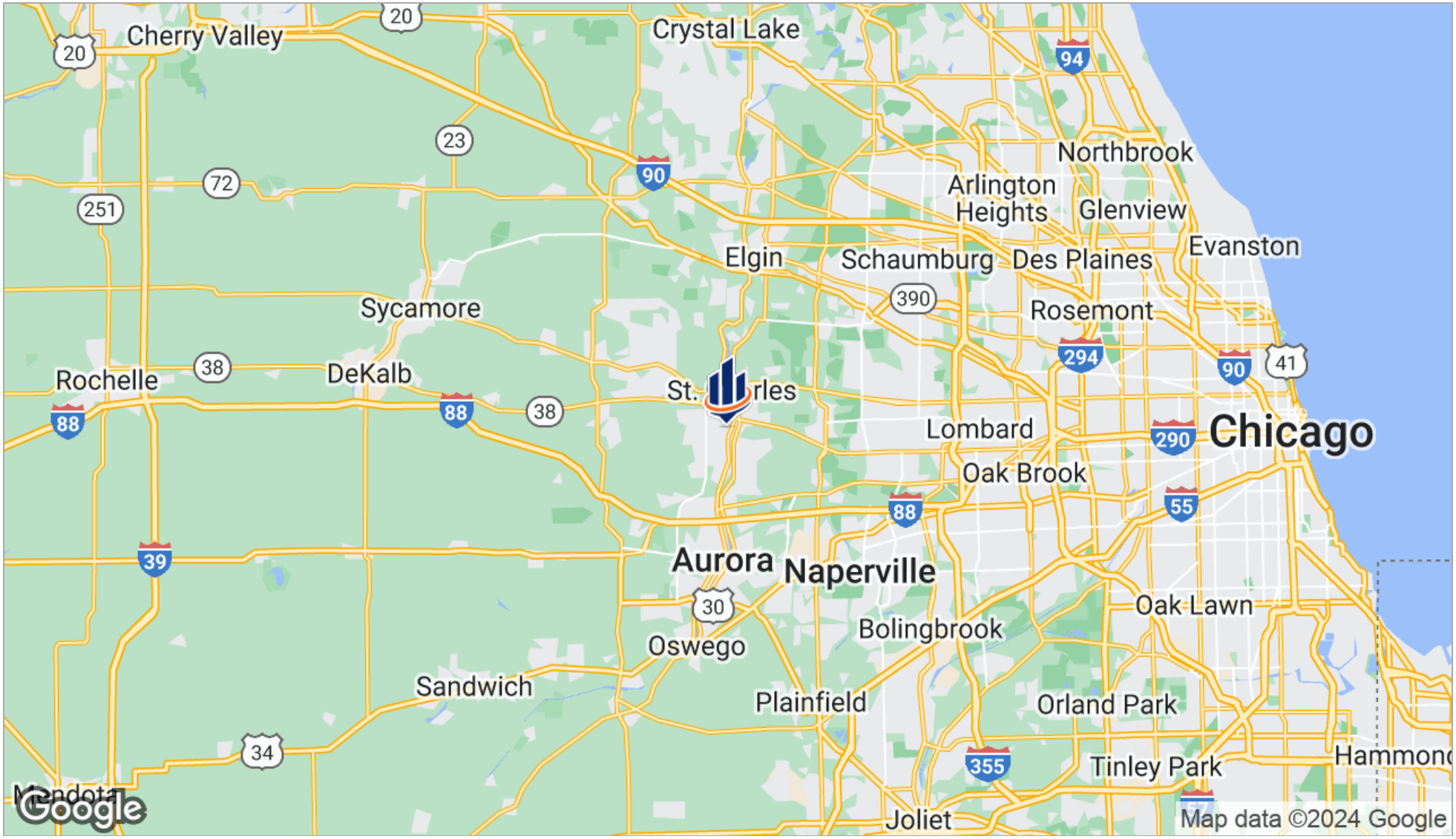
Location Maps





Regional Map



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

GENEVA IL

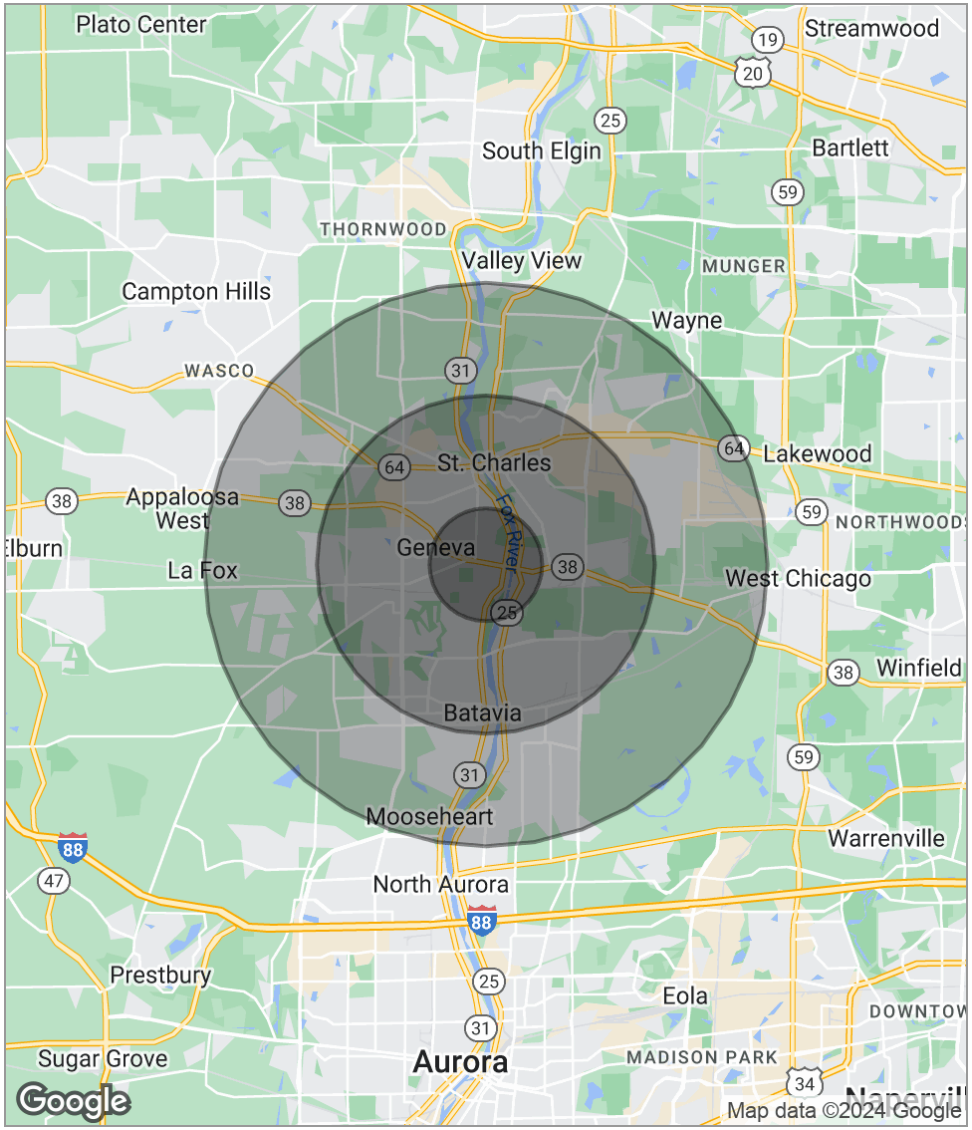
35 miles west of downtown Chicago. Known for its historic downtown business district and Geneva Commons Lifestyle Shopping Center on Randall Road. Home to Geneva Business Park (adjacent to DuPage Airport), Kane County Cougars Baseball, festivals, bike trails and restaurants. Intersected by the Fox River.

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

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,547	60,831	130,064
Median age	42.6	40.0	38.8
Median age (male)	41.8	38.6	38.0
Median age (Female)	43.6	41.9	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,345	23,229	46,556
# of persons per HH	2.6	2.6	2.8
Average HH income	$105,288	$101,451	$108,582
Average house value	$364,407	$346,355	$366,371

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	2.4%	5.5%	8.4%

RACE (%)			
White	96.9%	93.6%	90.5%
Black	0.7%	1.8%	2.5%
Asian	0.7%	1.6%	2.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.1%	0.0%
Other	1.3%	2.4%	3.4%

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