

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:

LEASE RATE: Negotiable

BUILDING SIZE: 4,700 SF

BUILDING CLASS: B

YEAR BUILT: 1951

ZONING: I-1

MARKET: Chicago - Far West

SUB MARKET: Kane County

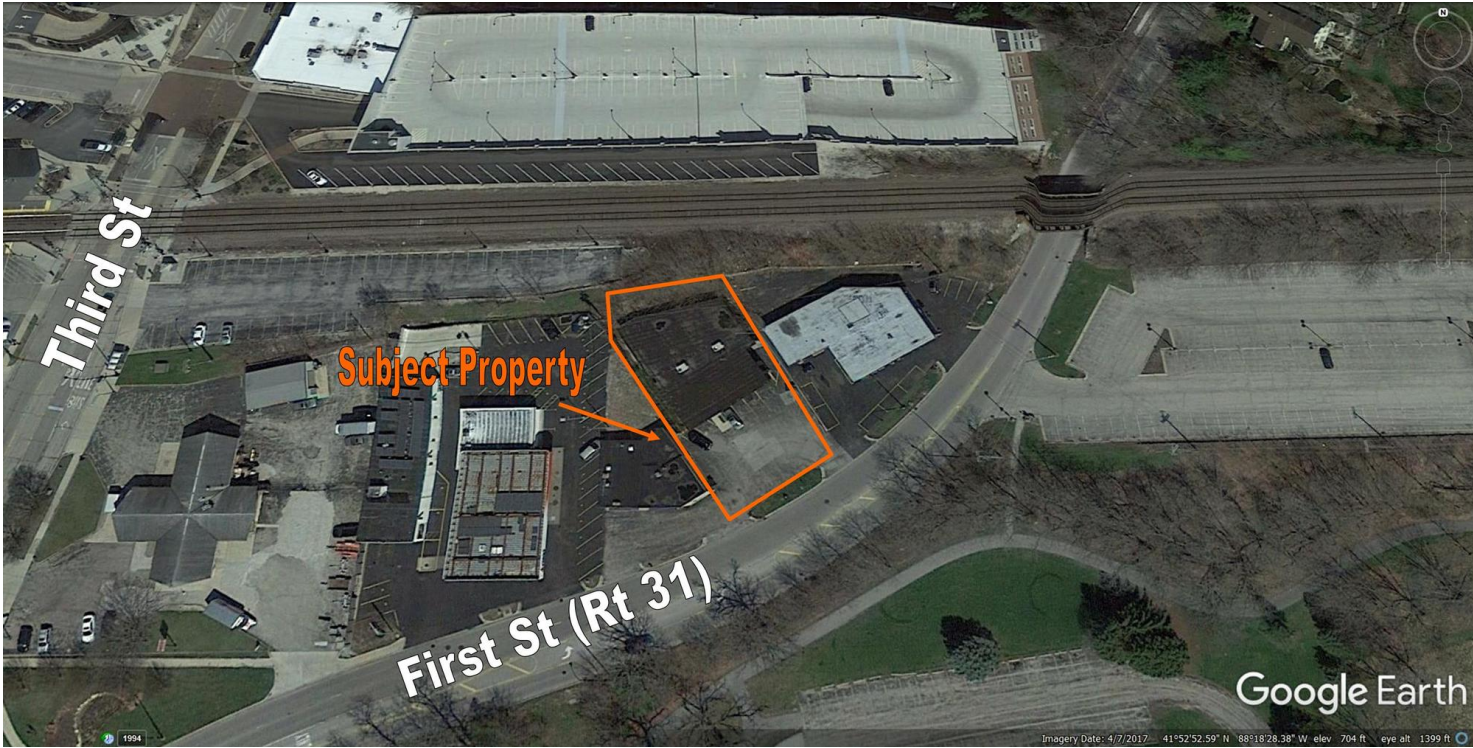
PROPERTY DESCRIPTION

Unique single story brick commercial building with great visibility on Rt 31. Open floor plan with loft-style character. Large display window. Suitable for a variety of uses. Great Rt 31 exposure. Private parking lot. \$12.00/sq ft base rent + \$7.24/sf in CAM, taxes & utilities = \$1,140/mo rent.

LOCATION OVERVIEW

Downtown Geneva. Just northeast of intersection of First St. (Rt. 31) and Third St. Across from Metra parking and Kane County Government Center. Near restaurants, and shopping. Short walk to Metra train.

Aerial



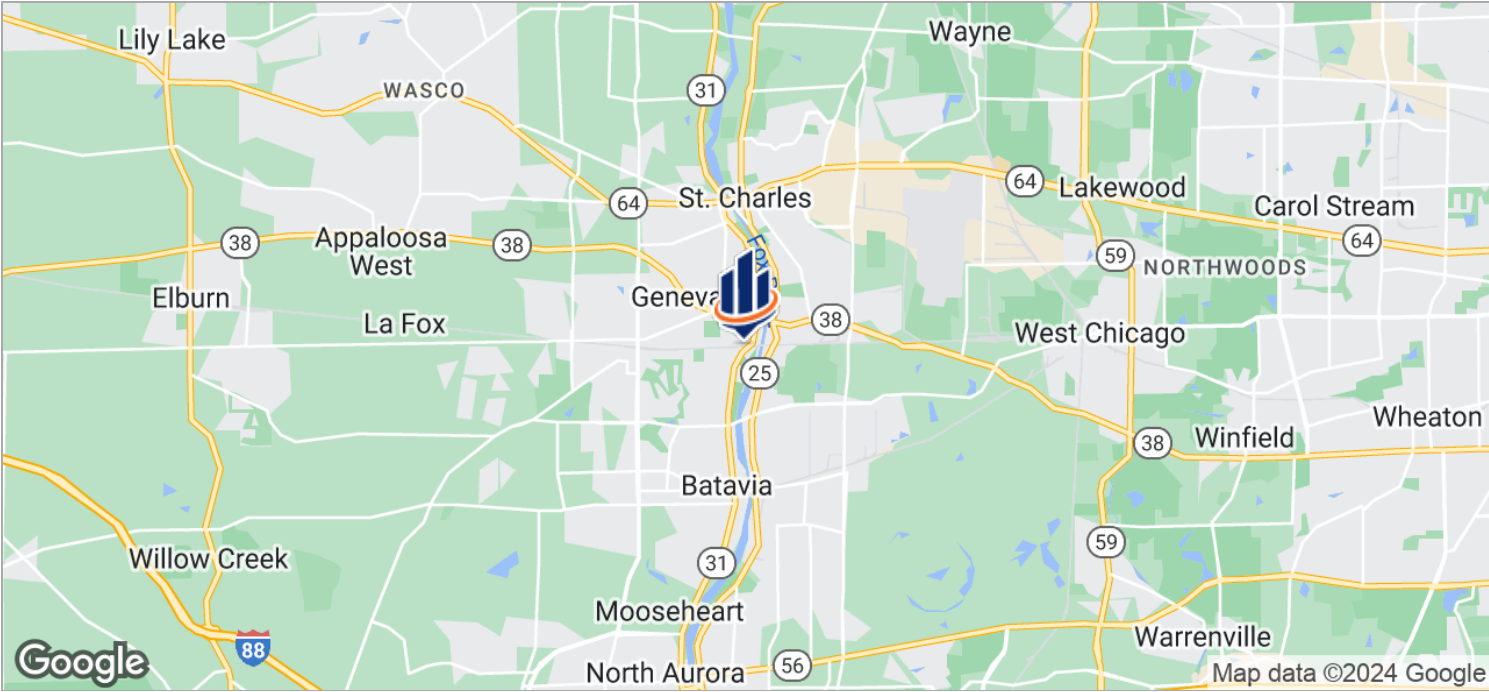
Interior Photos



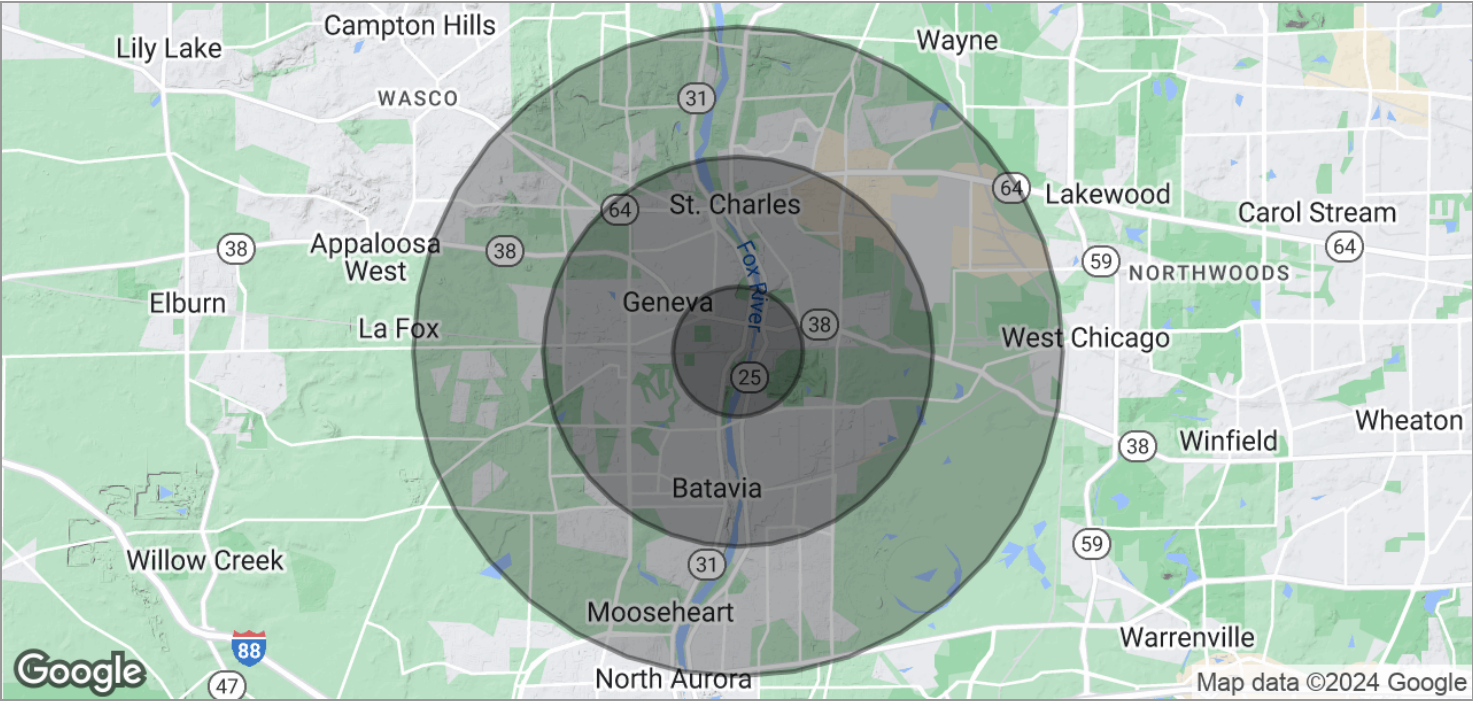
Exterior Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,592	61,718	131,775
MEDIAN AGE	41.9	39.9	38.7
MEDIAN AGE (MALE)	41.0	38.6	37.9
MEDIAN AGE (FEMALE)	43.2	41.7	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,480	23,625	47,106
# OF PERSONS PER HH	2.7	2.6	2.8
AVERAGE HH INCOME	\$111,957	\$98,652	\$107,549
AVERAGE HOUSE VALUE	\$387,006	\$336,407	\$361,128



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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