



DOWNTOWN STREET RETAIL

214 W STATE STREET
GENEVA, IL 60134

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A white rectangular sign with blue and orange accents is placed in the window. It reads 'FOR LEASE' in large blue letters, followed by 'RETAIL SPACE' in smaller blue letters, then the phone number '630.938.4950' in large blue letters, and 'Neil Johnson' in smaller blue letters. At the bottom is the SVN logo and the website 'www.svnlandmark.com'.

**FOR
LEASE**
RETAIL SPACE
630.938.4950
Neil Johnson
SVN
LANDMARK COMMERCIAL REAL ESTATE
www.svnlandmark.com

214 W State Street, Geneva IL



OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Year Built: 1915

Building Size: 4,710 SF

Zoning: D-CM Downtown -
Commercial Mixed-Use

Market: West Suburban Chicago

Submarket: Kane County

PROPERTY OVERVIEW

2,160 sq ft retail storefront with exceptional interior finishes. Former State Street Jewelers. Located in the heart of downtown Geneva, this classic 1915 commercial building features a brick facade and prominent display windows.

12 ft high tin ceiling and architectural soffits in outer showroom, lots of display lighting, wood trim & crown molding. Rear area includes office / production / storage rooms & kitchenette. Full basement is available for storage. Rear entrance for deliveries.

\$18.00/sf base rent, plus estimated \$4.00/sf taxes & operating expenses = \$3,960/month total rent.

LOCATION OVERVIEW

Downtown Geneva IL is one of the principal retail centers in the region. State St [IL Rt 38] is a primary east-west corridor and the main street through town. The property is located just 2 blocks west of the Fox River bridge and 1/2 block east of Third Street, a major element of the downtown retail area. Next door to Town & Country Florist. Traffic Counts [IDOT]: 23,800 VPD

Complete Highlights

LEASE HIGHLIGHTS

- Downtown Retail Space
- Large Display Windows
- Dramatic Front Showroom
- Rear Office & Work Areas
- Full Basement



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Aerials



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Exterior



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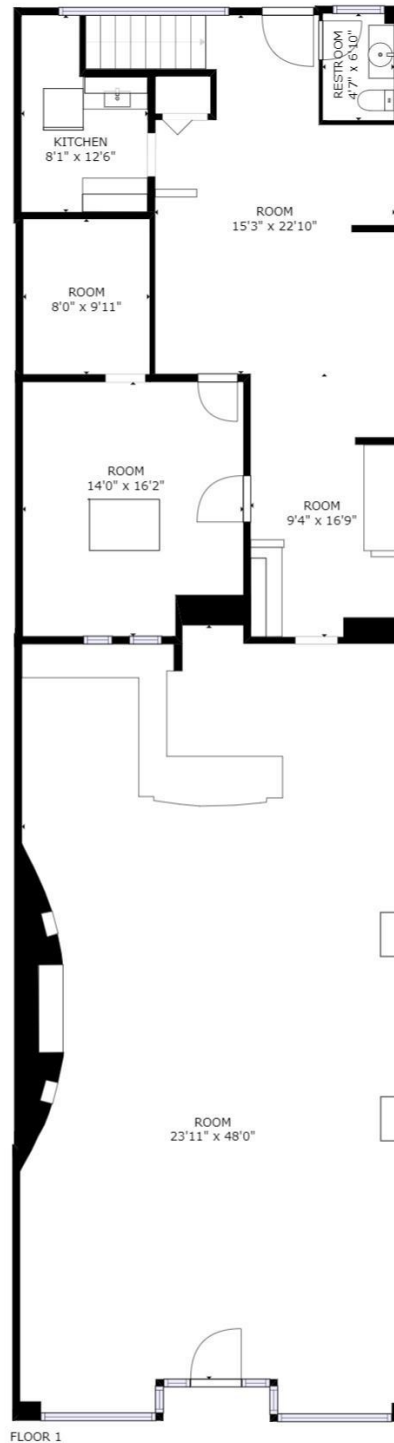


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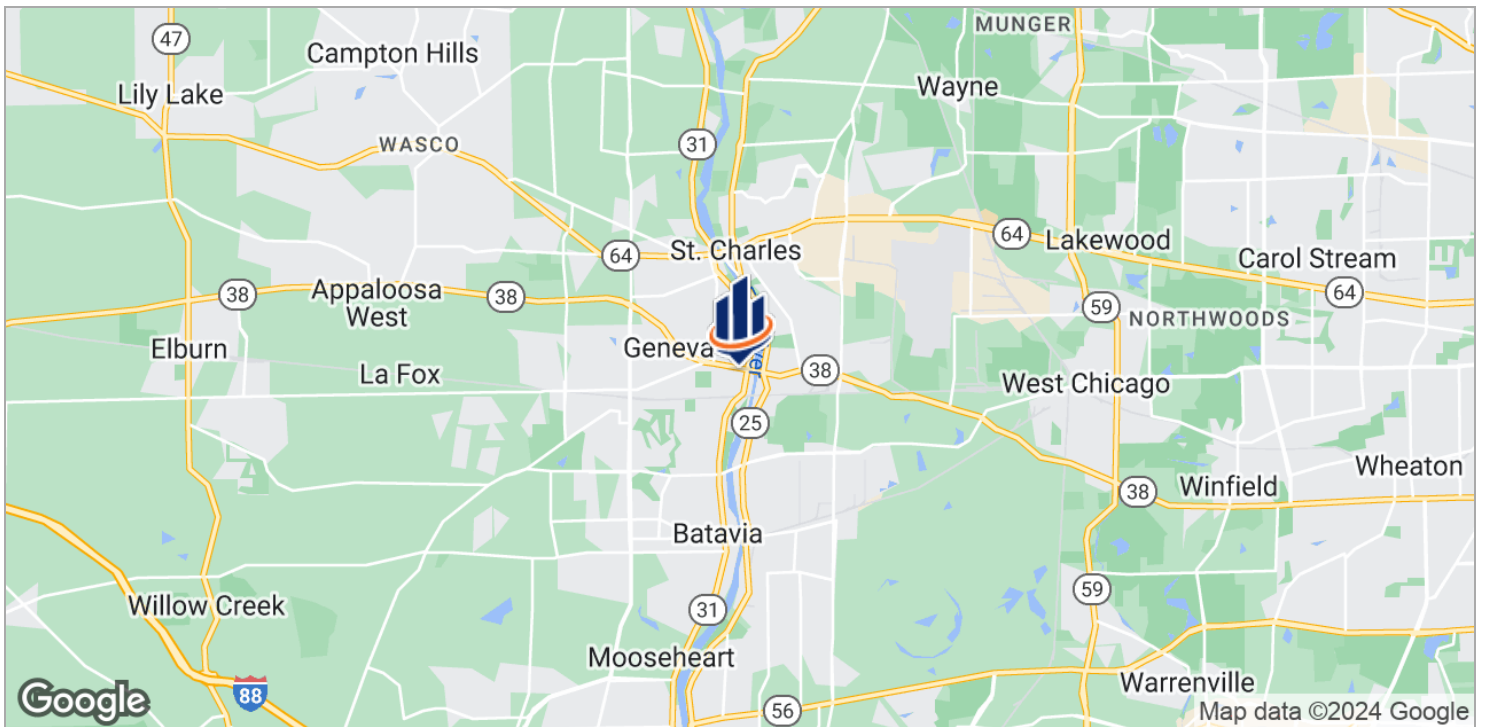
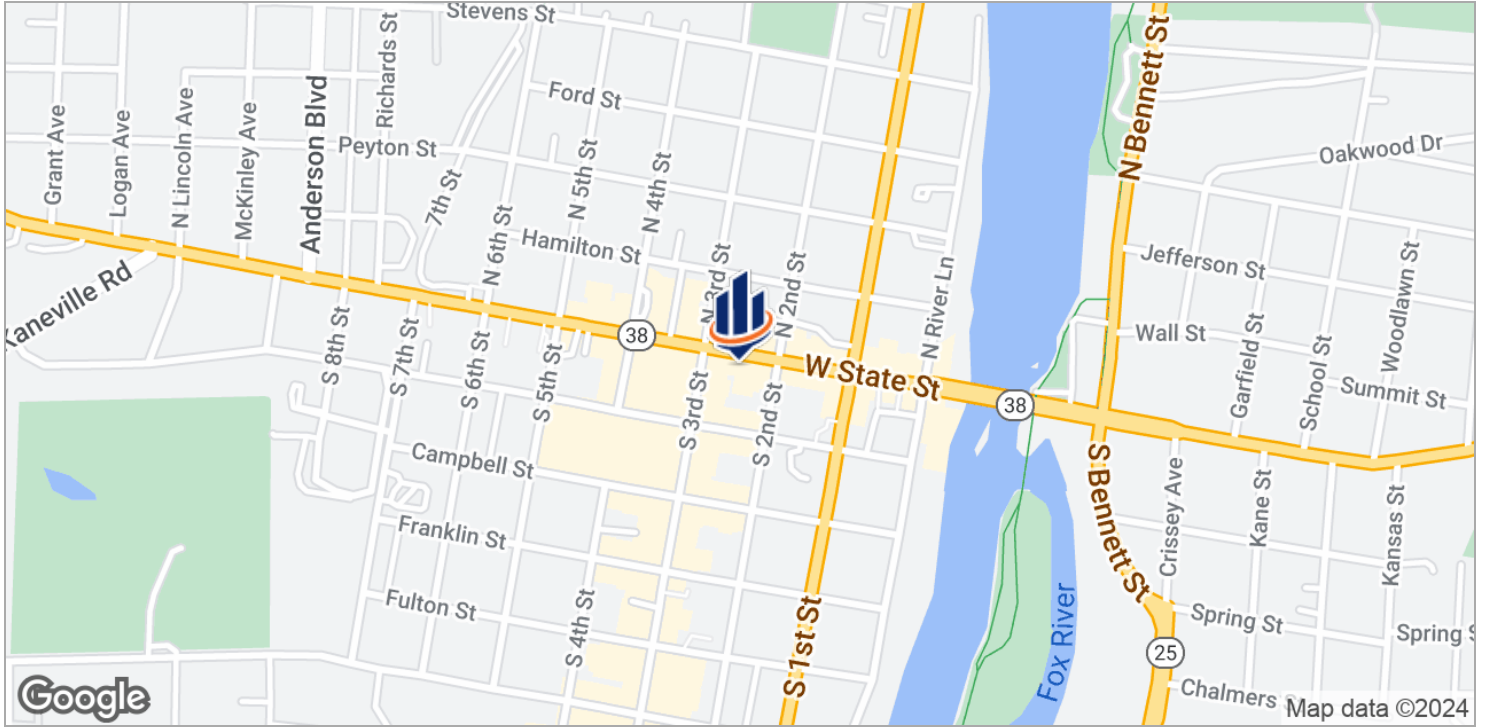
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Floor Plan



Location Maps

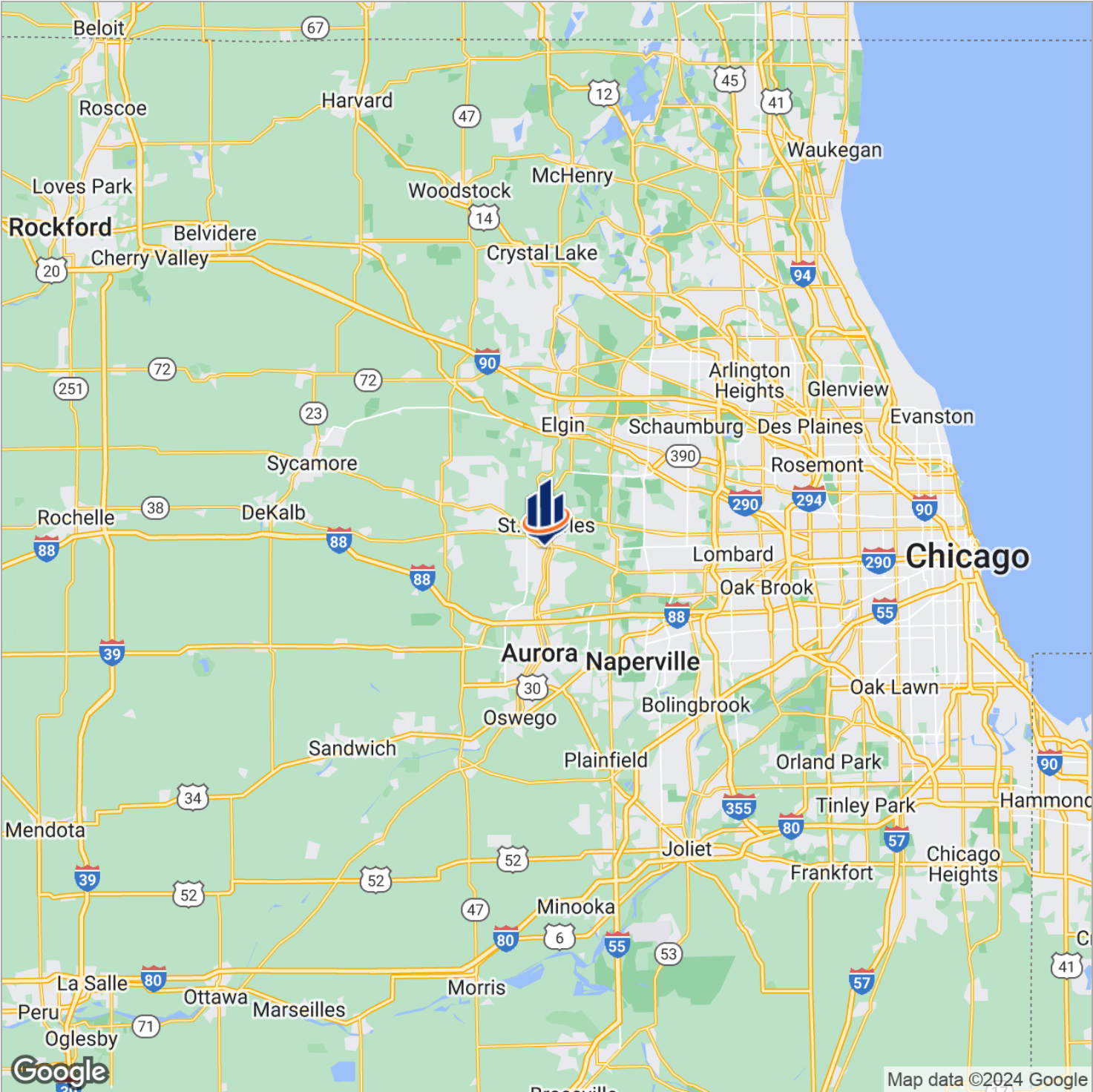


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Regional Map

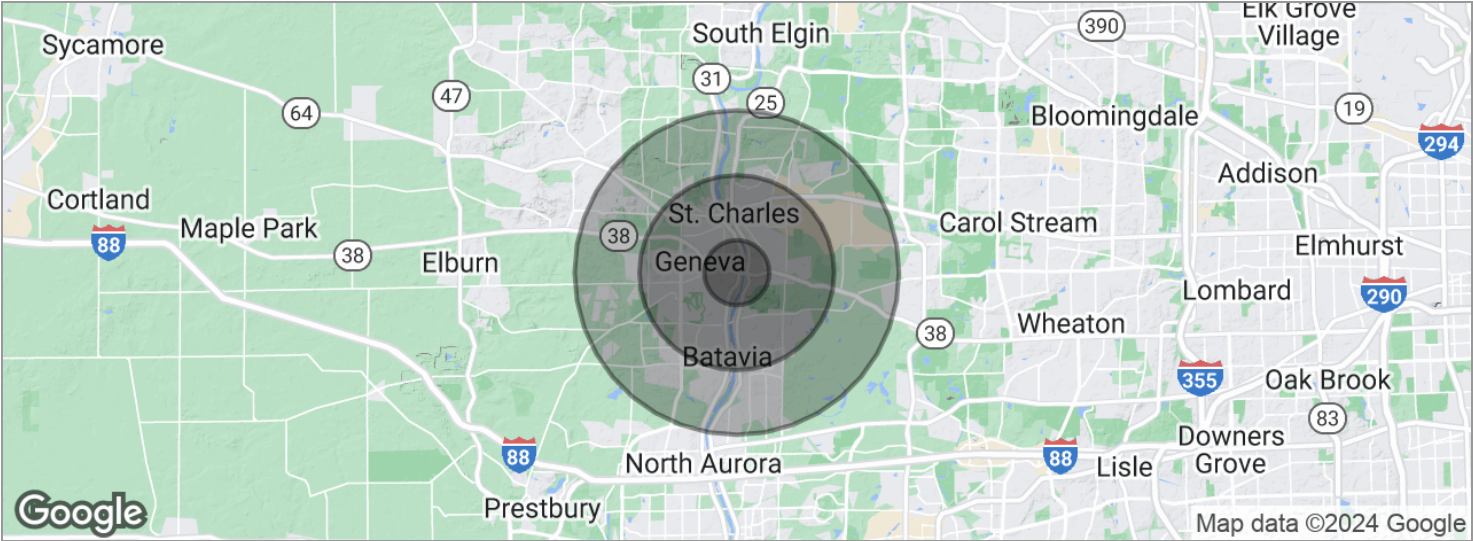


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,475	60,777	130,450
Median age	41.6	40.0	38.8
Median age [Male]	40.6	38.5	37.9
Median age [Female]	43.1	42.0	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,896	23,245	46,733
# of persons per HH	2.6	2.6	2.8
Average HH income	\$103,750	\$100,839	\$107,891
Average house value	\$364,349	\$346,291	\$364,167

* 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.