



DOWNTOWN GENEVA RETAIL/OFFICE

316 FRANKLIN ST.
GENEVA, IL 60134

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316 Franklin Street, Geneva IL



OFFERING SUMMARY

Available SF: 1,510 SF

Lease Rate: Negotiable

Year Built: 1920

Building Size: 2,440 SF

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

Market: Chicago - far west

Submarket: Kane County

PROPERTY OVERVIEW

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.

PROPERTY HIGHLIGHTS

- Downtown Geneva Just Off Third Street
- Walk to Metra Train
- Public Parking Behind Building

Available Spaces

LEASE RATE:	NEGOTIABLE	TOTAL SPACE:	FULLY LEASED
LEASE TYPE:	-	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
1 - Main Level	Street Retail	\$13.00 SF/yr	NNN	1,510 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.

Aerial





View from Street



Southwest Exposure

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SVN | Landmark Commercial Real Estate

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.

Main Floor



Front Room



Front Room



View to Rear



Side Entry



Back Room



Side Rooms

Main Floor



Front Room



Entrance



Kitchen

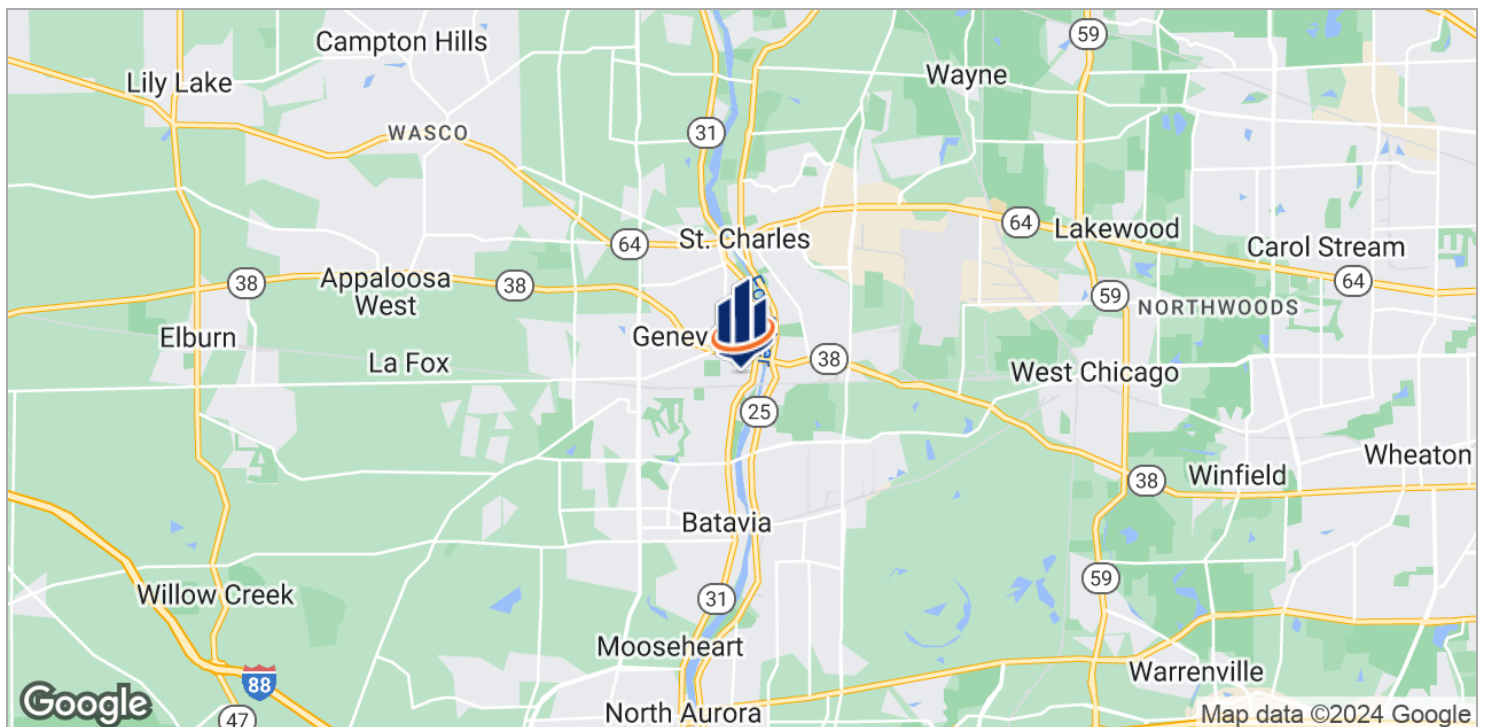


Storage

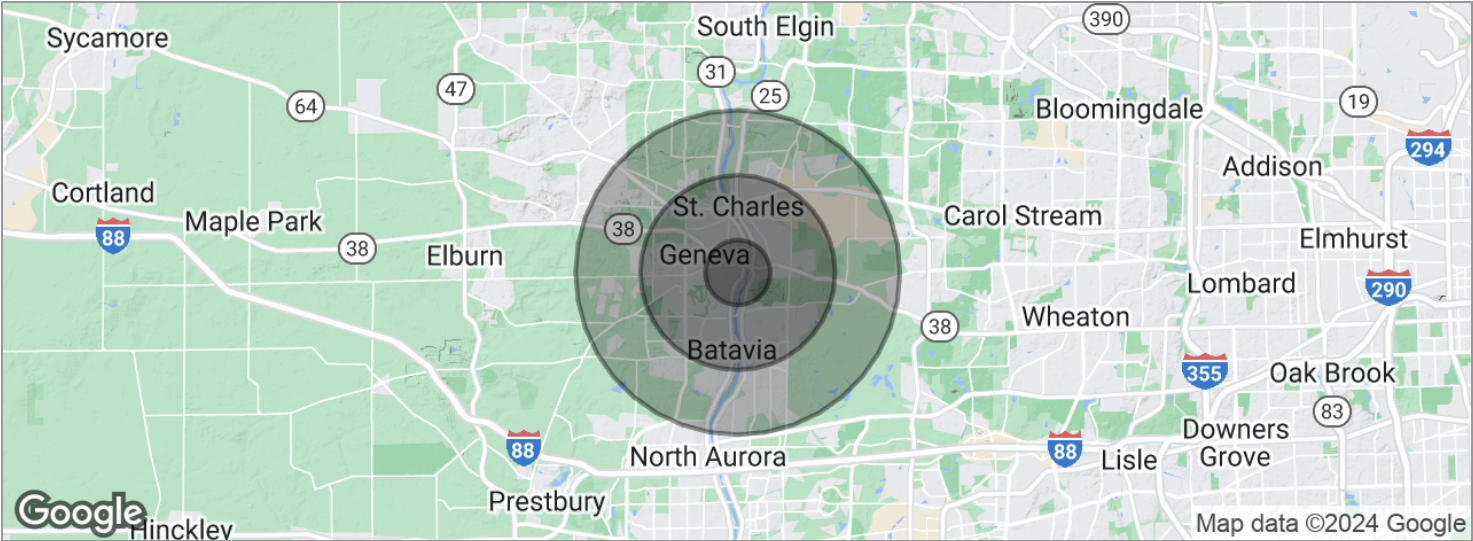
Lower Level



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,290	61,385	131,833
Median age	42.3	39.9	38.8
Median age [Male]	41.6	38.6	37.9
Median age [Female]	43.4	41.9	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,791	23,495	47,212
# of persons per HH	2.6	2.6	2.8
Average HH income	\$109,676	\$99,798	\$107,765
Average house value	\$378,535	\$340,842	\$362,353

* Demographic data derived from 2020 ACS - US Census

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.