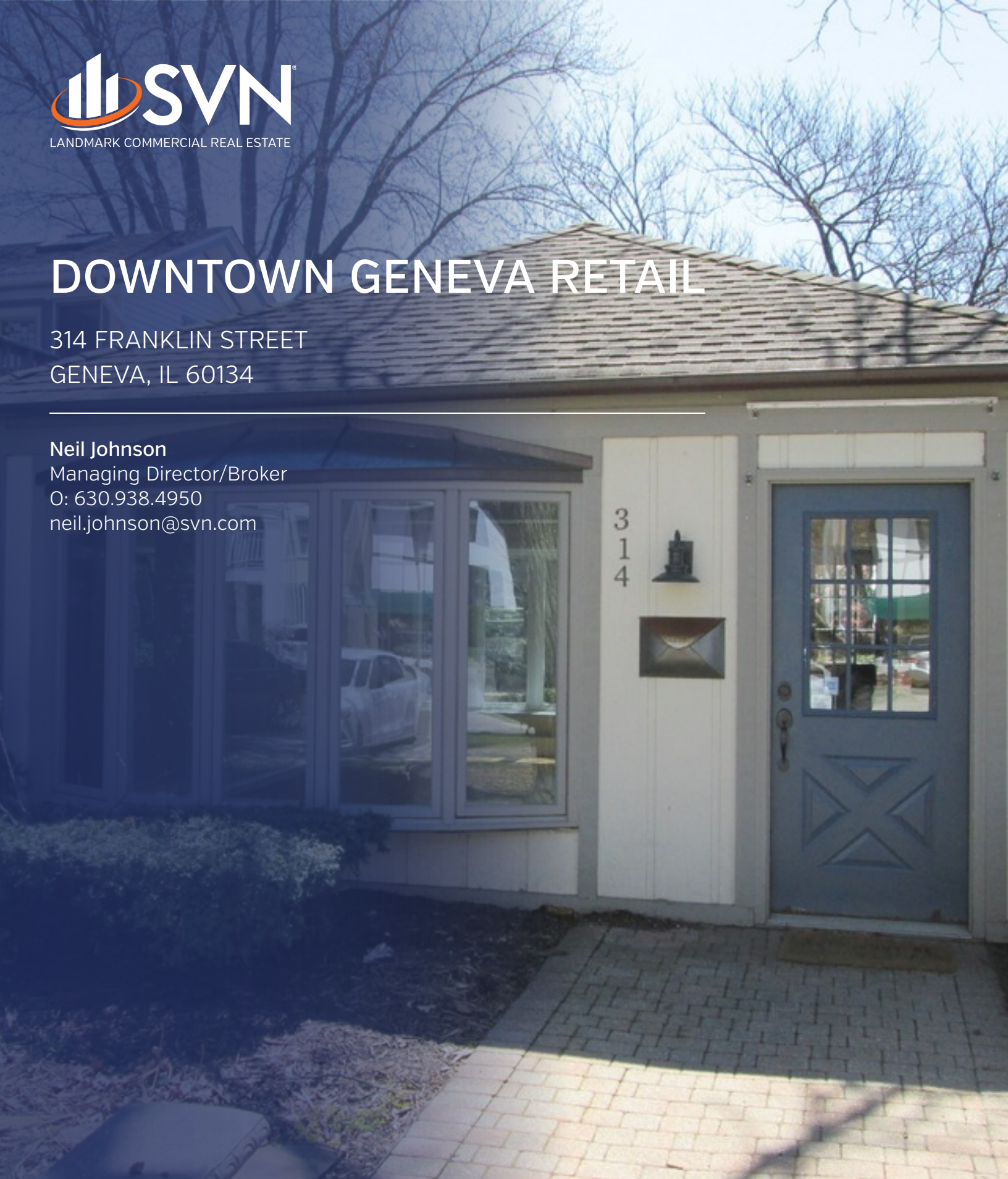




DOWNTOWN GENEVA RETAIL

314 FRANKLIN STREET
GENEVA, IL 60134

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



314 Franklin Street [Annex], Geneva IL



OFFERING SUMMARY

Available SF: Fully Leased

Lease Rate: Negotiable

Year Built: 1920

Zoning: B3

Market: Chicago - far west

Submarket: Kane County

PROPERTY OVERVIEW

Unique 380 sf retail space. Small, freestanding retail shop. Large front yard. Lots of windows in front and back. On-street parking and adjacent public lot. NOTE: This space does not have a restroom or other plumbing within the space. Tenant employees may use shared or public restrooms nearby.

LOCATION OVERVIEW

Just off of Third Street in the historic shopping district in downtown Geneva. Immediately west of Graham's Chocolates. State Street [Rt. 38] to Third Street, south to Franklin, then west. This is the small "annex" building, just east of the 2-story, 316 Franklin building. 3 blocks to Metra train. Public parking lot behind building.

Aerial



Exterior



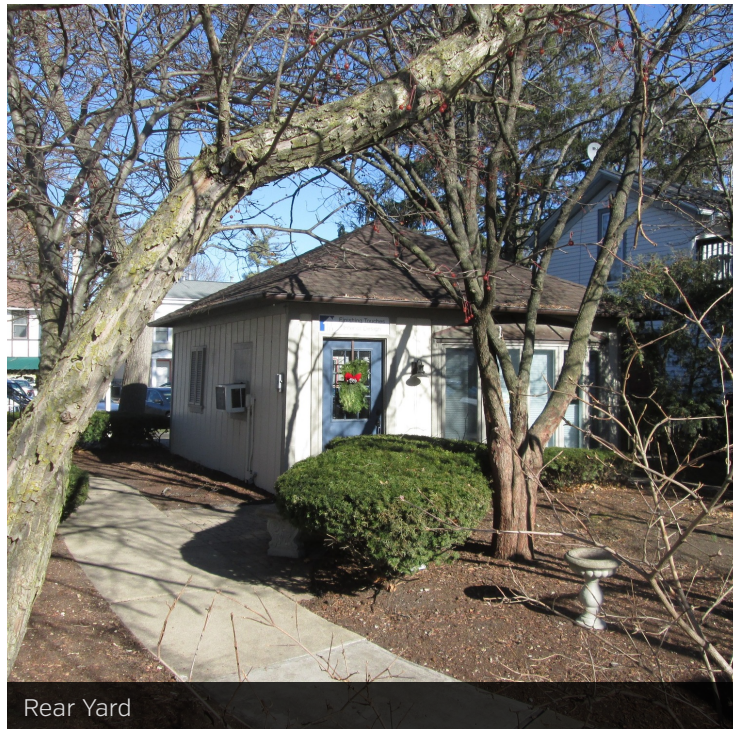
Front Entrance



Front Yard



Rear Entrance



Rear Yard

Interior



Front of Shop

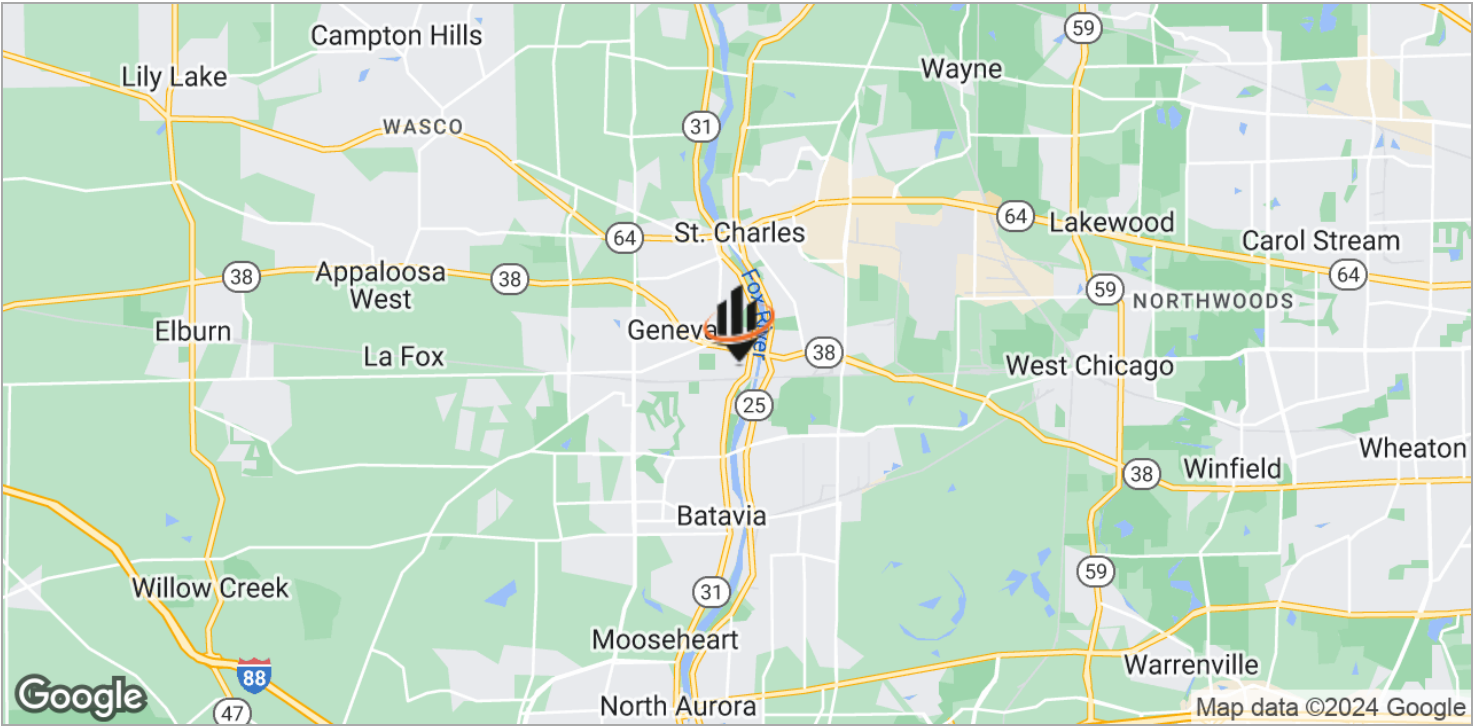


Back of Shop

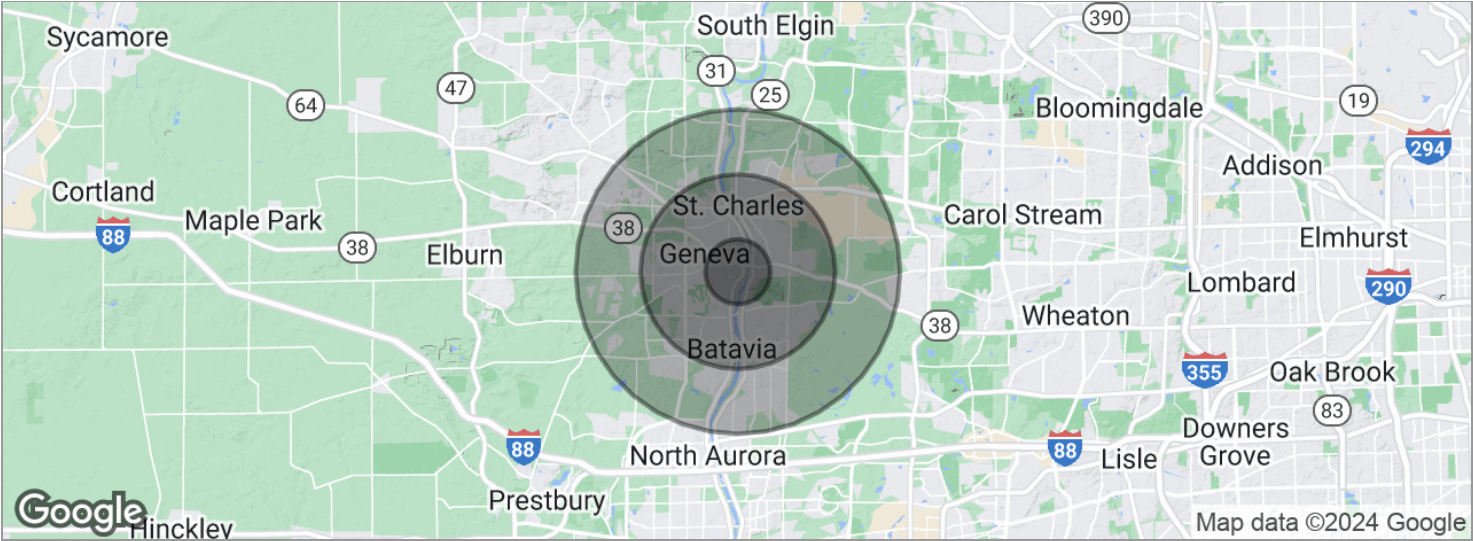


Front and Storage Loft

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,285	61,372	131,523
Median age	42.4	39.9	38.8
Median age [Male]	41.7	38.6	37.9
Median age [Female]	43.4	41.9	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,790	23,488	47,082
# of persons per HH	2.6	2.6	2.8
Average HH income	\$109,787	\$99,813	\$107,735
Average house value	\$378,841	\$340,846	\$362,051

* 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.