



FOR LEASE: STATE ST OFFICE SUITE

724 W STATE STREET
GENEVA, IL 60134

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724 W State Street, Geneva IL



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Year Built:	1941
Building Size:	7,860 SF
Renovated:	2019
Zoning:	D-CM Commercial Mixed-Use
Market:	Chicago - Far West
Submarket:	Kane County

PROPERTY OVERVIEW

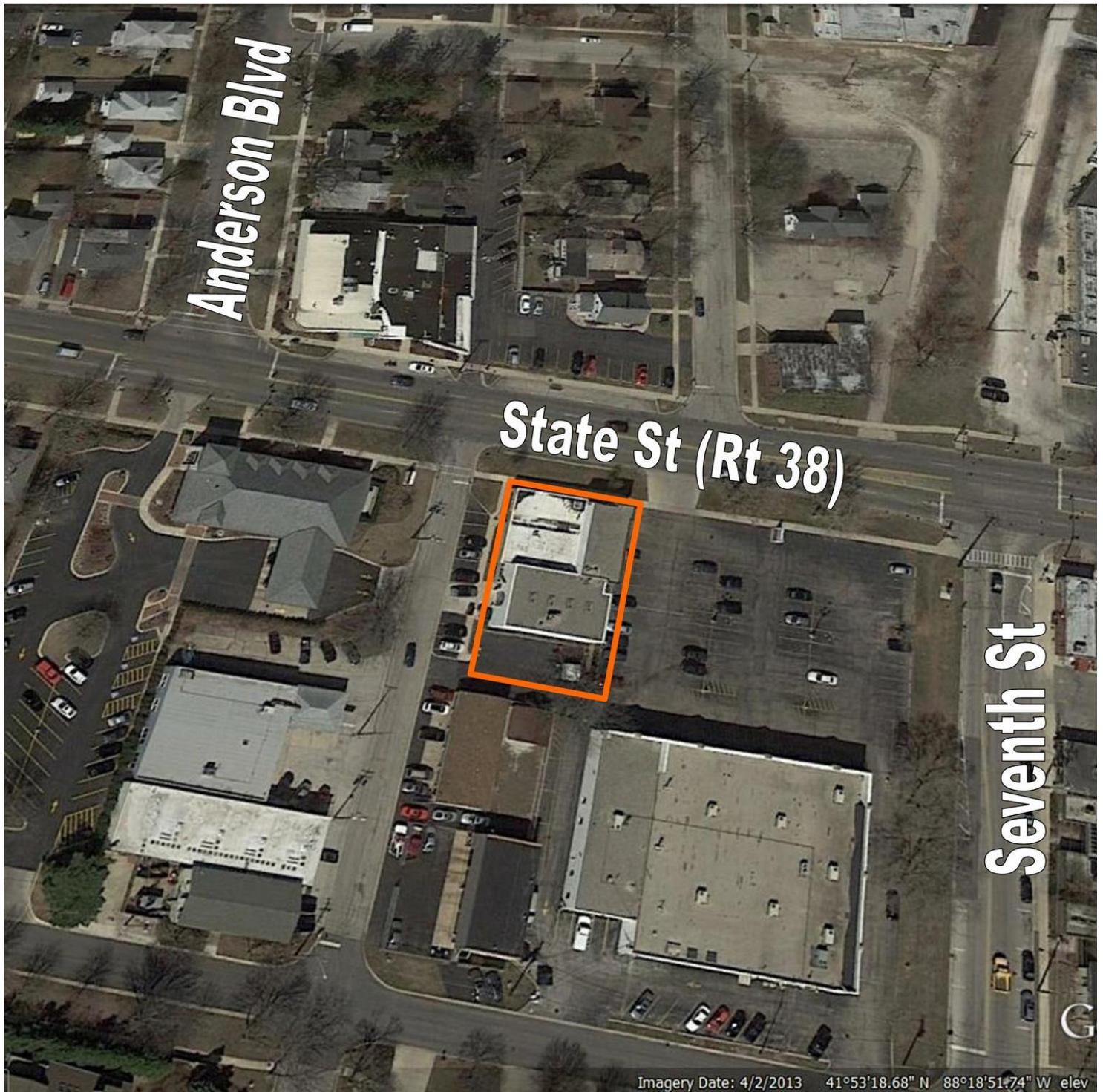
2nd floor office space in contemporary mixed-use building in downtown Geneva. Located above Carlson's Floors and Great Frame Up. Separate street-level entrance to stairs. Private parking lot shared with adjacent retail center.

Open plan space [approx 39 x 11.5] Many windows facing east. Private restroom. Size includes some common area. \$872/month total rent includes est. \$6/sf pass thru costs [CAM].

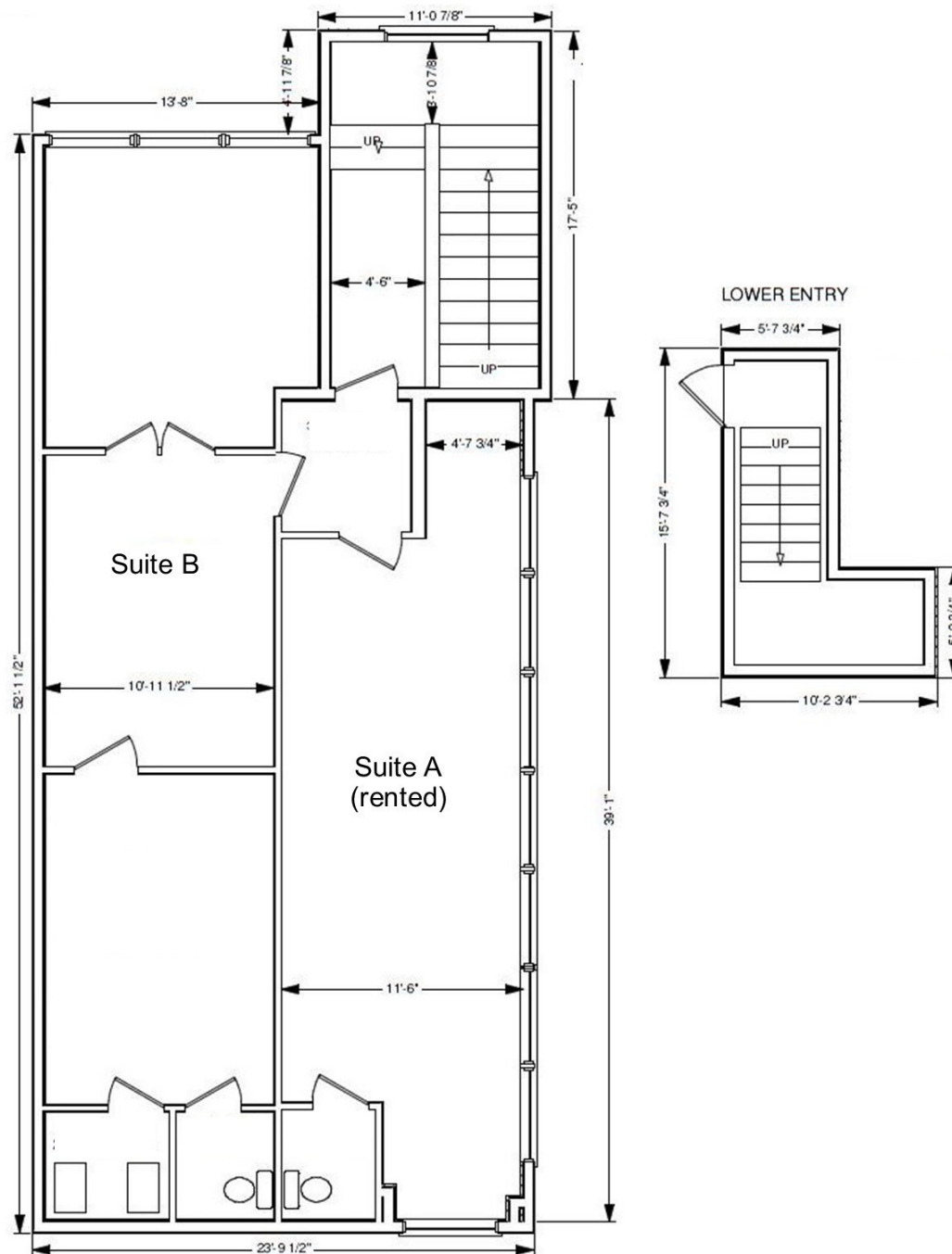
LOCATION OVERVIEW

On western edge of downtown Geneva. South side of State Street (IL Rt 38), just west of 7th Street. Walk to restaurants, shopping, courthouse & commuter train.

Aerial



Floor Plan



Common Area

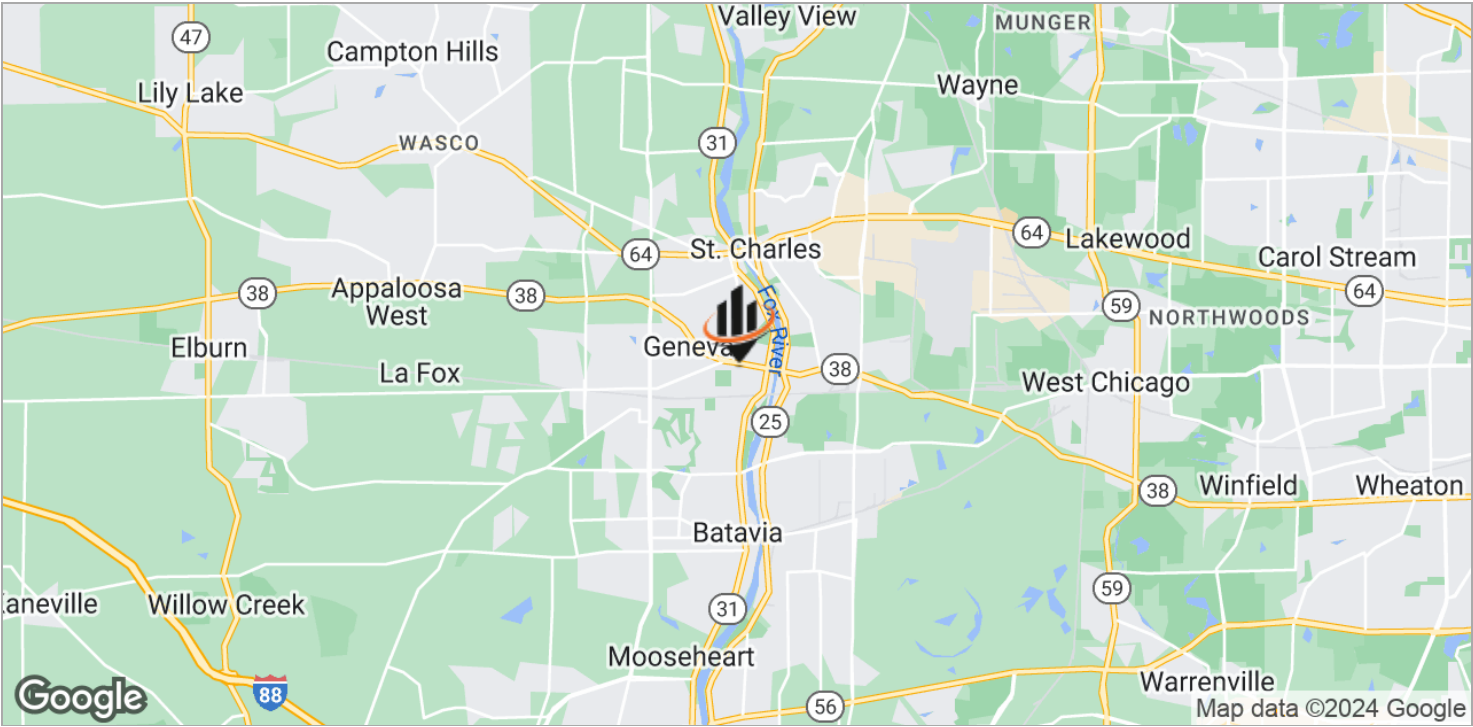
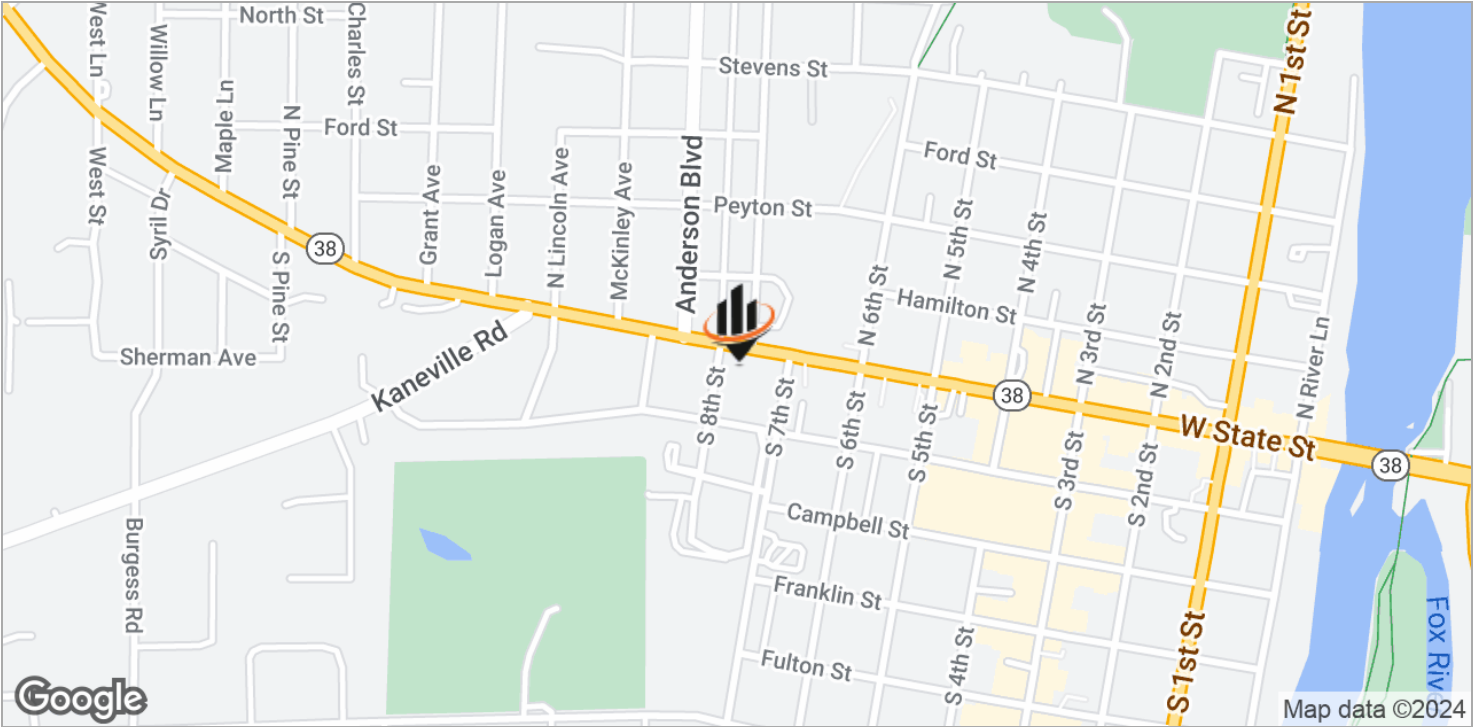


Additional Photos

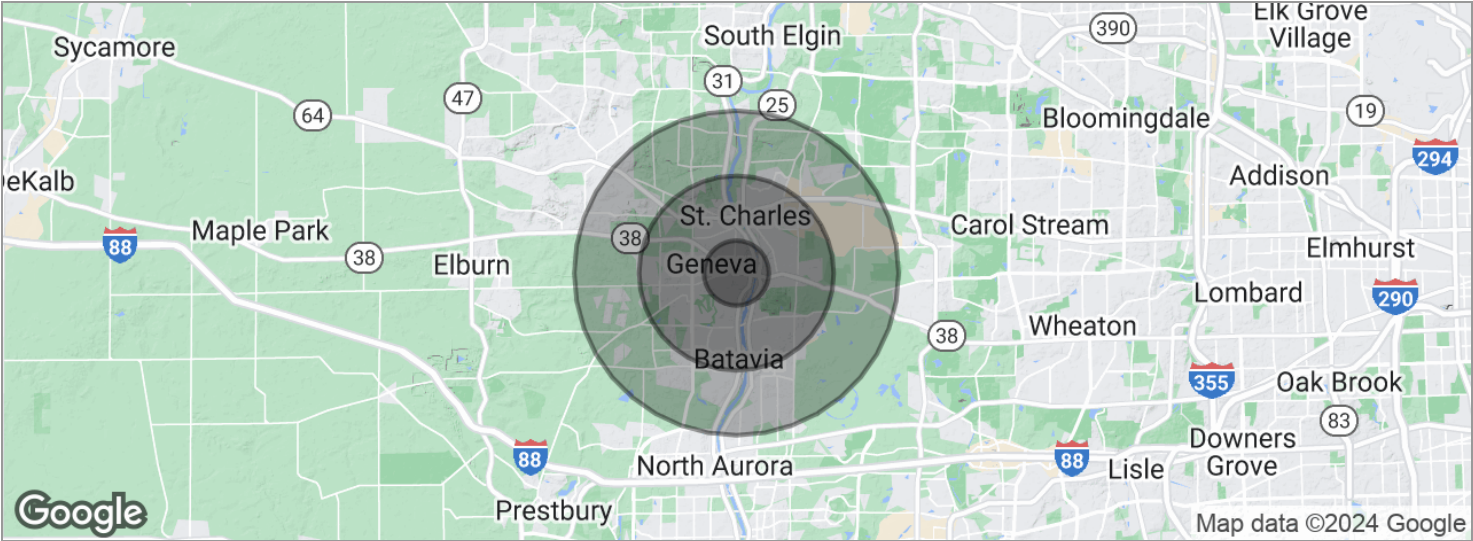




Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,203	60,824	129,894
Median age	43.0	40.1	38.8
Median age [Male]	42.2	38.7	38.0
Median age [Female]	43.8	41.9	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,619	23,212	46,579
# of persons per HH	2.5	2.6	2.8
Average HH income	\$105,422	\$101,923	\$108,435
Average house value	\$362,467	\$346,442	\$365,975

* 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.