



THIRD STREET RETAIL / OFFICE

9 N THIRD STREET
GENEVA, IL 60134

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**FOR
LEASE**
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Nine
North
Third
Street

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Property Summary



OFFERING SUMMARY

Available SF:	1,085 SF
Lease Rate:	\$21.00 SF/yr (NNN)
Year Built:	1890
Building Size:	5,640 SF
Renovated:	2017
Zoning:	D-CM Downtown- Commercial Mixed Use
Market:	Chicago - far west
Submarket:	Kane County

PROPERTY OVERVIEW

Prime office/retail storefront on historic Third Street in downtown Geneva. 1,085 sq ft at street level. Recent [2017] compact, high-end office build out [formerly Geneva Bank & Trust]. Includes four offices/conference rooms [one with wall TV/monitor hookup], reception area, break room, storage, IT closet. Features large display windows, movable partition walls, updated lighting, hardwood floor. Some basement storage may be available. Nearby public parking. Great pedestrian visibility. \$2,609/mo rent includes \$21.00/sf base rent and \$7.86/sf in pass thru costs.

LOCATION OVERVIEW

Downtown Geneva, on west side of Fox River. The property is on northeast corner of State St. [Route 38] and Third Street, in the heart of downtown commercial area. 9 N Third is in same building as Starbucks and Epic Spa, and is immediately south of Gia Mia restaurant. Close to lots of shopping, restaurants, business services, etc. Just 1/2 mile walk to Metra commuter train station.

Complete Highlights

LEASE HIGHLIGHTS

- In Heart of Downtown Geneva IL
- 1,085 SF Office/Retail Space
- 2017 High End Office Build Out
- Four Offices/Conference Rooms
- Between Starbucks & Gia Mia
- Great Pedestrian Visibility
- Nearby Public Parking
- Walk to Metra Train



Aerials

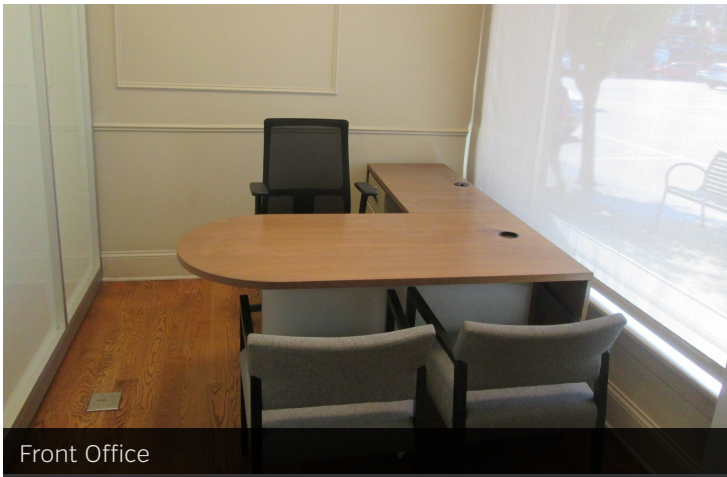




Reception Area



Private Office



Front Office



Office



Conference Room



Conference Room



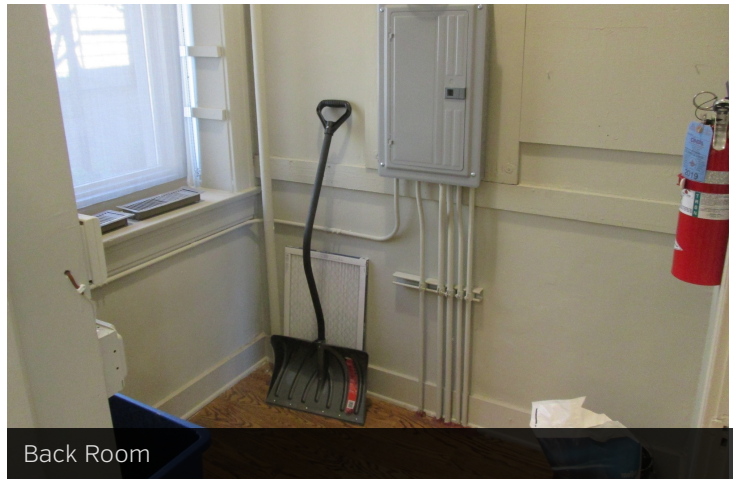
Front Area



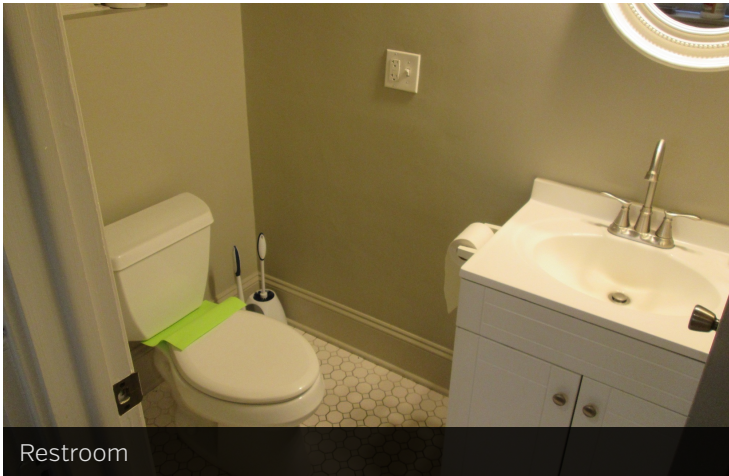
Front Office



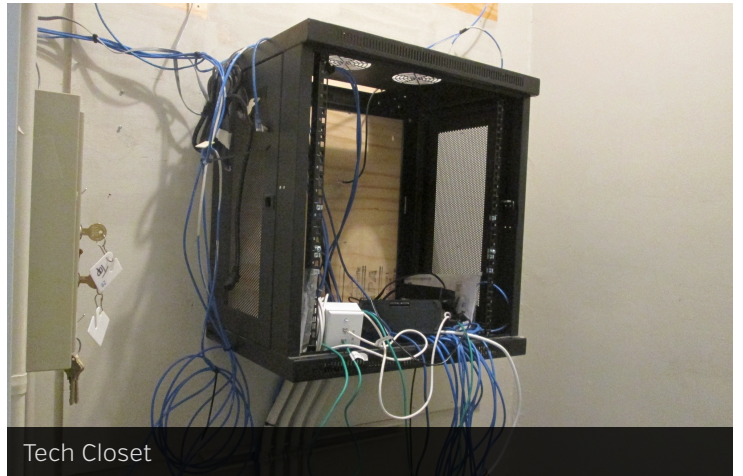
Break-Storage



Back Room

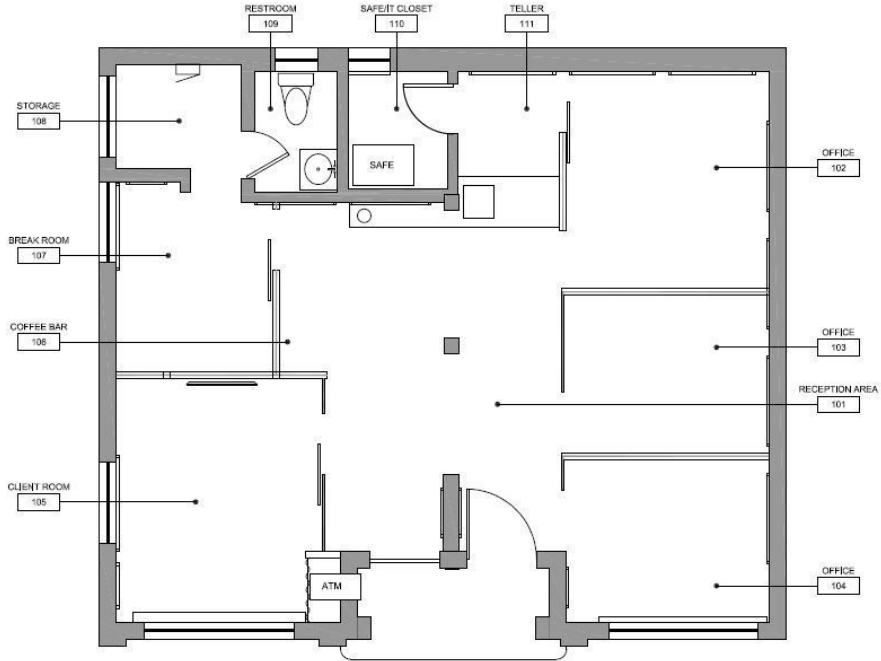


Restroom

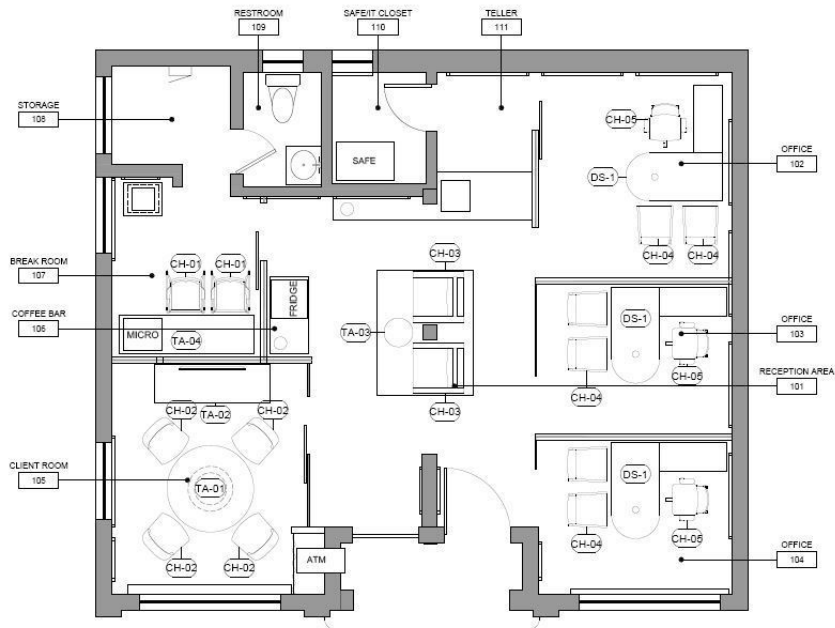


Tech Closet

Floor Plans



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 FURNITURE PLAN
SCALE: 1/4" = 1'-0" N

Location Maps

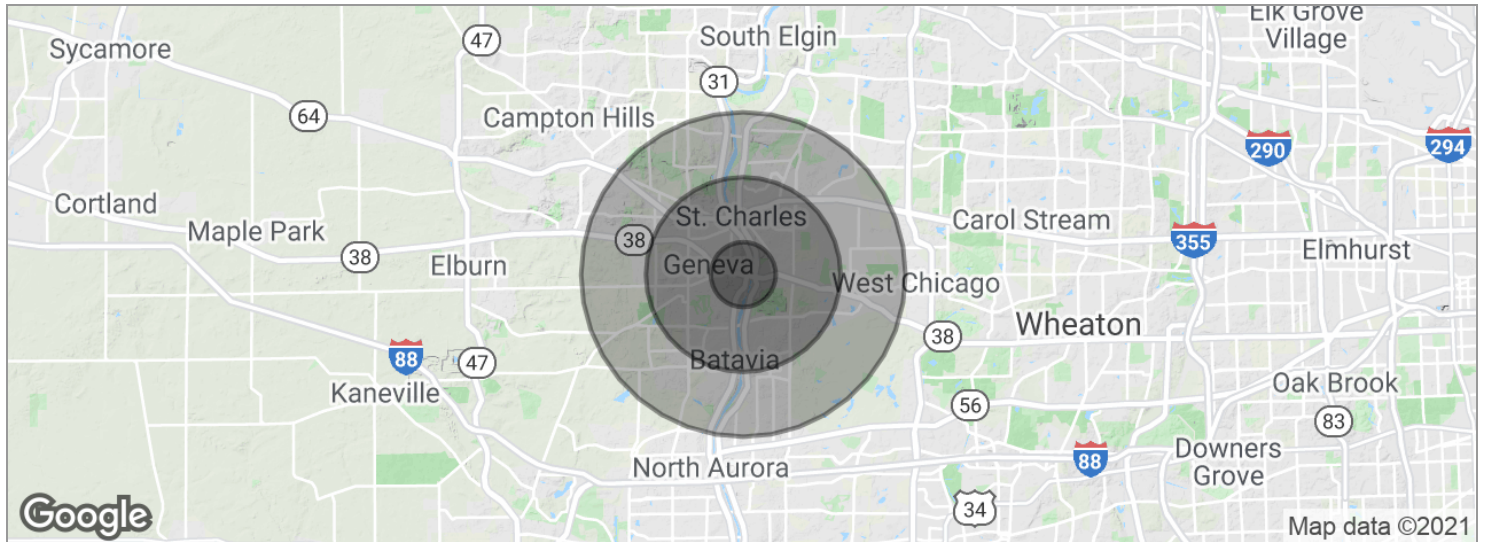


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SVN | Landmark Commercial Real Estate

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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,691	60,785	130,002
Median age	41.8	40.0	38.8
Median age (Male)	40.8	38.5	37.9
Median age (Female)	43.2	42.0	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,992	23,241	46,520
# of persons per HH	2.6	2.6	2.8
Average HH income	\$103,560	\$100,969	\$108,192
Average house value	\$363,419	\$346,219	\$365,409

* Demographic data derived from 2010 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, Waubensee 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.