



# LOWER LEVEL PROFESSIONAL FITNESS / RETAIL SPACE

524 W STATE STREET  
GENEVA, IL 60134

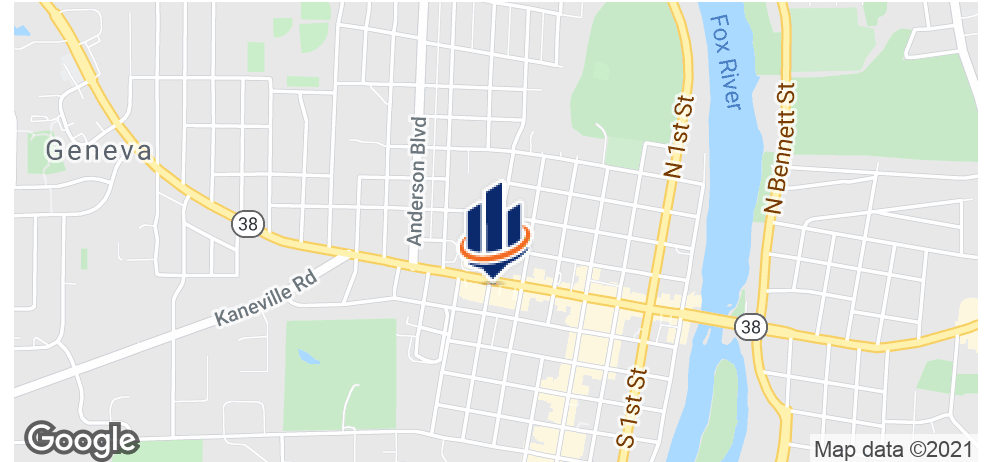
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# Property Summary



## OFFERING SUMMARY

Available SF:	2,233 SF
Lease Rate:	\$10.00 SF/yr (NNN)
Est. Operating Exp:	\$7.00/sf (CAM)
Year Built:	2005
Building Size:	23,265
Zoning:	D-CM Downtown - Commercial Mixed Use
Market:	Chicago - far west
Submarket:	Kane County

## PROPERTY OVERVIEW

2,233 SF lower level professional / fitness / retail space. Open layout with 2 private ADA restrooms. Ideal for fitness and entertainment uses. The space offers elevator access and features a fireplace and men's & women's restrooms.

## LOCATION OVERVIEW

The property is located at the southeast corner of State St (Rt 38) & Sixth St on the west side of downtown Geneva. It is short walk from Third St, Kane County courthouse, and the Metra train station. The location is surrounded by convenience & specialty retail and successful restaurants including Bien Trucha, Josef's Meats, Aurelio's Pizza, Cocoa Bean Cafe, and Nobel House. Traffic Counts (CoStar 2015): 29,000 VPD.

## PROPERTY HIGHLIGHTS

- Lower Level space with Elevator Access
- 2 Private ADA Restrooms
- Ideal for Fitness, Entertainment, and Professional Uses
- State Street Entrance with Elevator Access
- Upscale 2006 Construction & Build Out

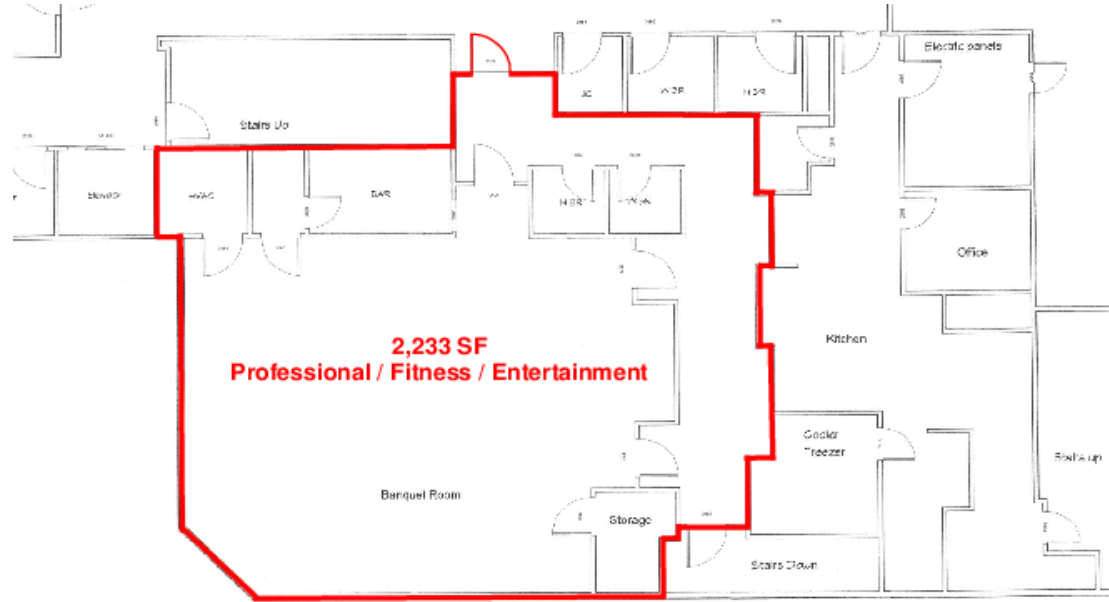
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# Available Spaces

<b>LEASE TYPE</b>	NNN
<b>TOTAL SPACE</b>	2,233 SF
<b>LEASE TERM</b>	Negotiable
<b>LEASE RATE</b>	\$10.00 SF/yr



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	SPACE DESCRIPTION
M - [LL]	2,233 SF	NNN	\$10.00 SF/yr	Lower level professional space currently built out as banquet space featuring an open layout with service bar, fireplace and two private ADA restrooms. \$3,163/mo including \$7.00/sf pass thru..



# Banquet Room / Professional Space

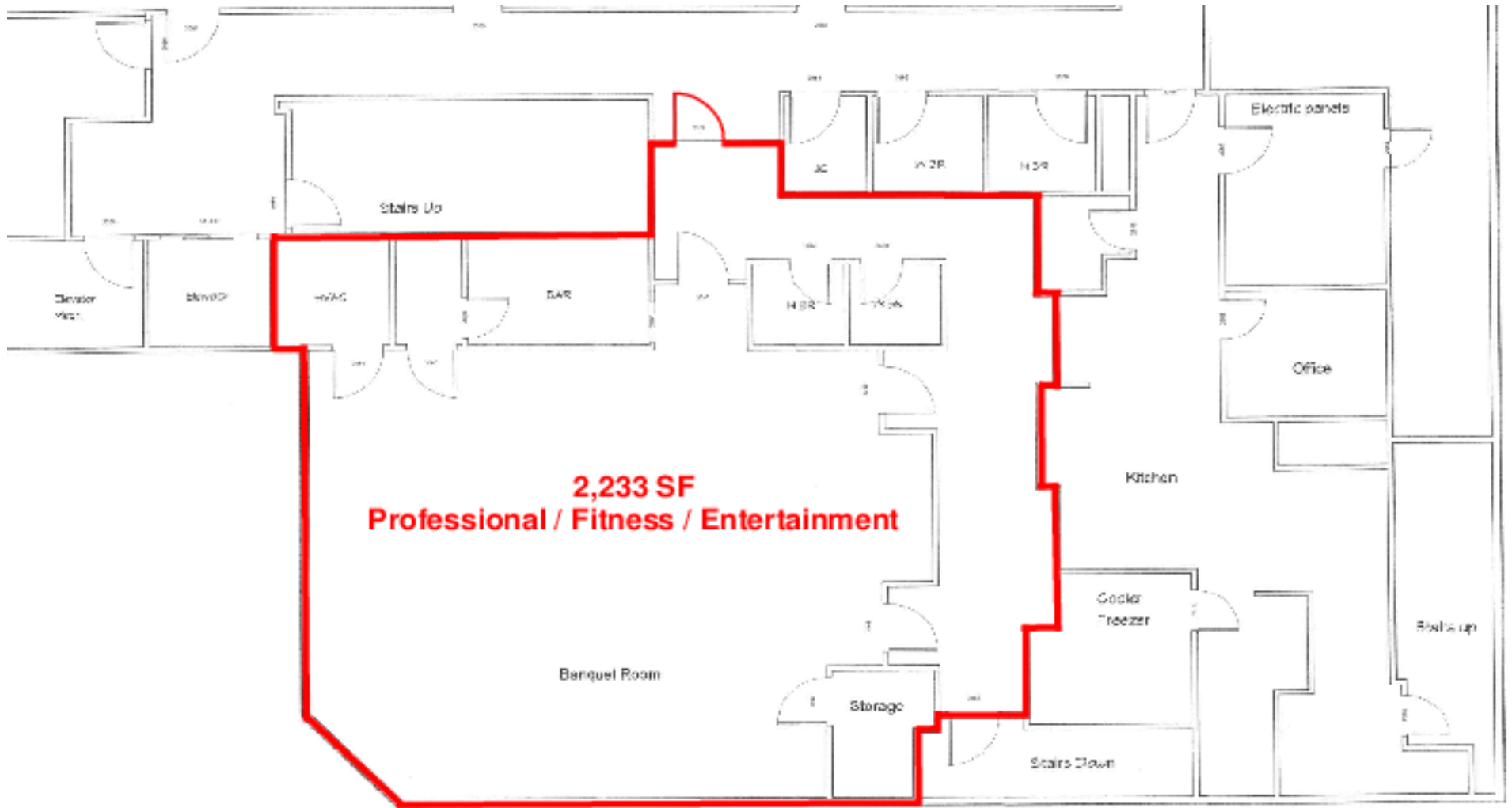


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# Floor Plans



524 West State Street Lower Level



# Location Maps

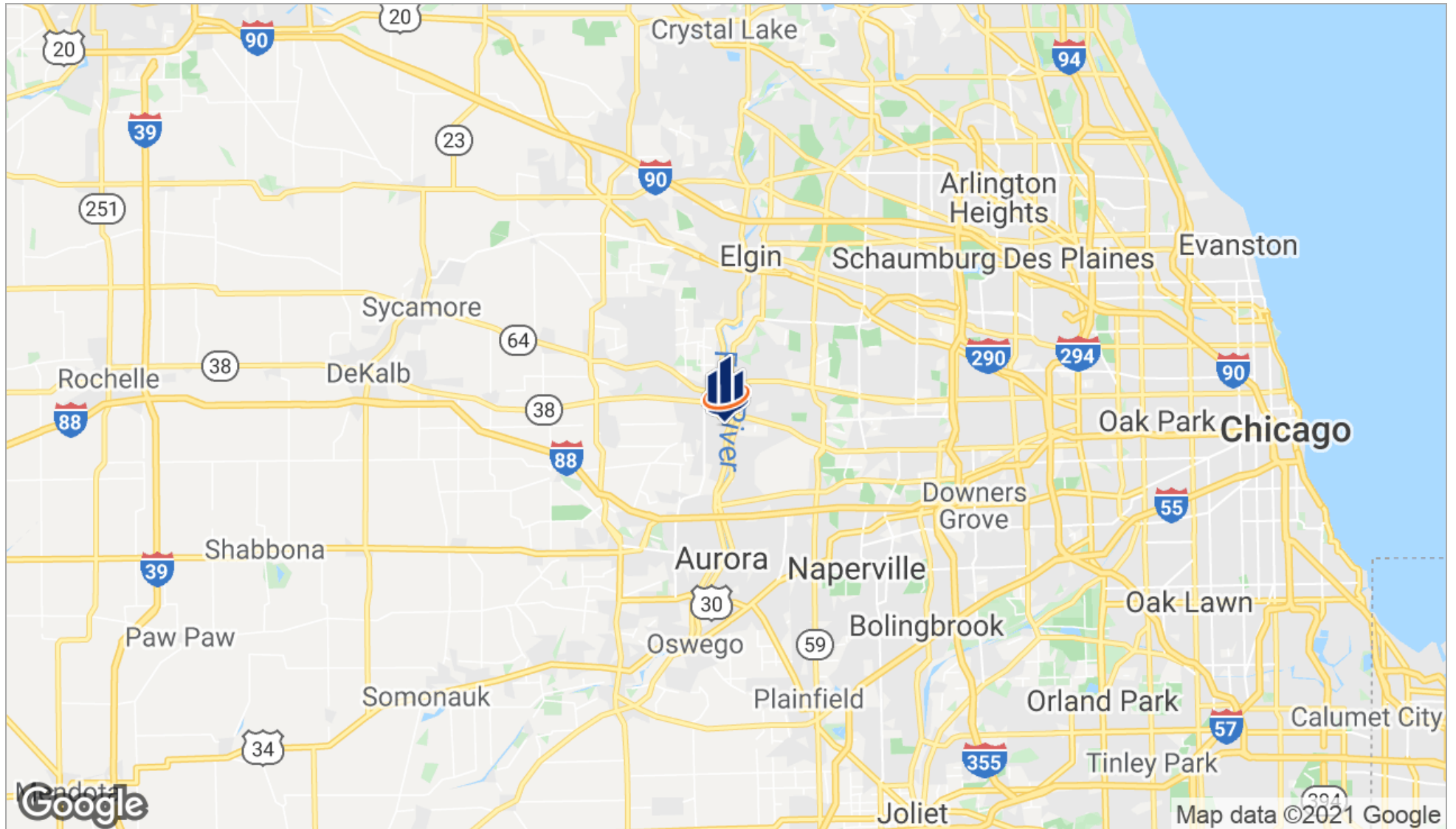


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# Regional Map



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# 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

## 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

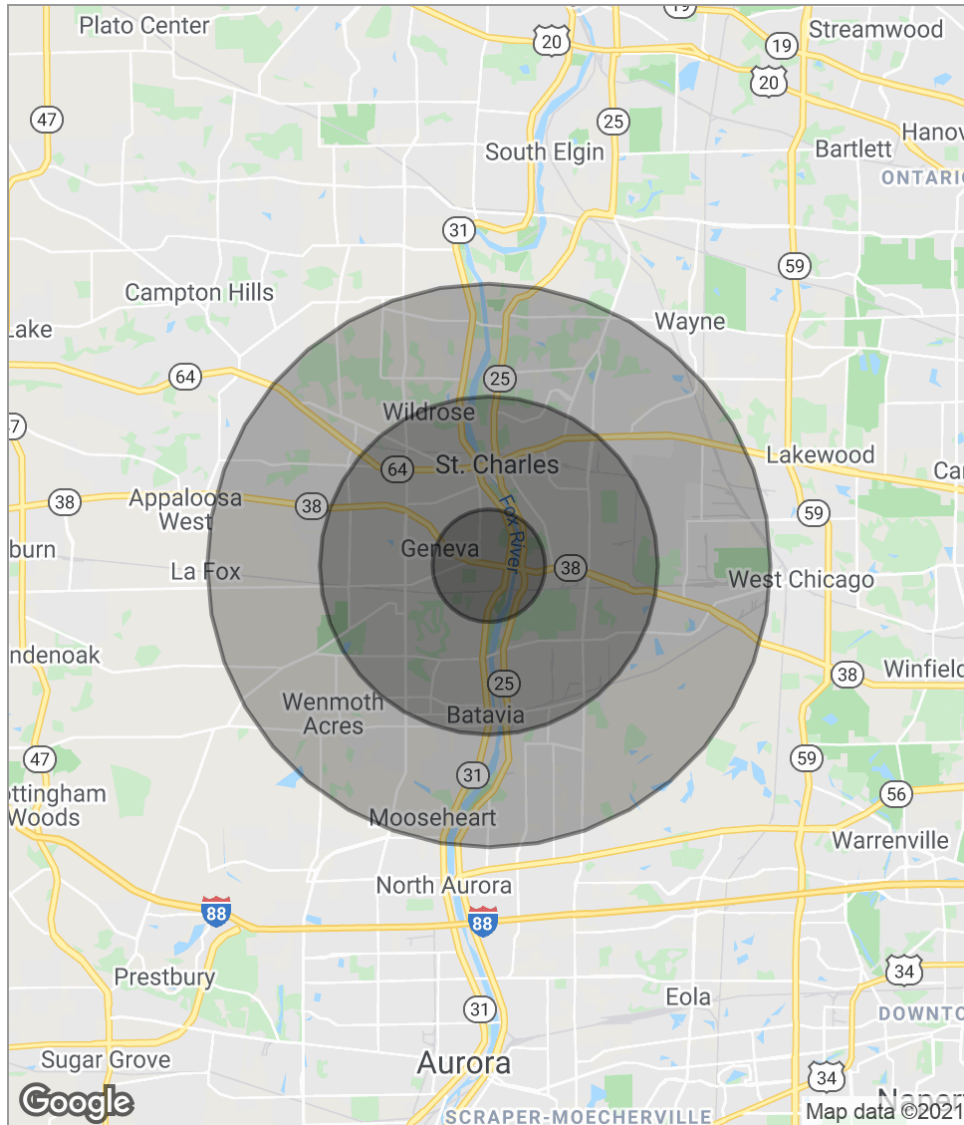
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# Demographics Map



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,547	60,831	130,064
Median age	42.6	40.0	38.8
Median age (male)	41.8	38.6	38.0
Median age (Female)	43.6	41.9	40.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,345	23,229	46,556
# of persons per HH	2.6	2.6	2.8
Average HH income	\$105,288	\$101,451	\$108,582
Average house value	\$364,407	\$346,355	\$366,371

## ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	2.4%	5.5%	8.4%

## RACE (%)

	1 MILE	3 MILES	5 MILES
White	96.9%	93.6%	90.5%
Black	0.7%	1.8%	2.5%
Asian	0.7%	1.6%	2.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.1%	0.0%
Other	1.3%	2.4%	3.4%

\* Demographic data derived from 2010 US Census

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