



Retail Property For Sale

19,530 available



Retail in Downtown Batavia's River Street

25-31 N. River Street, Batavia, IL 60510

Kevin J. O'Donnell
Managing Broker
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Meredith L. Klug
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OFFERING SUMMARY

Sale Price: \$2,400,000

Price / SF: \$122.89

Building Size: 19,530 SF

Zoning: DMU

PROPERTY HIGHLIGHTS

- Ideally located between the Fox River and newly revitalized River Street with pedestrian and vehicle traffic from riverwalk, farmer's markets, festivals, and concerts, and cultural events, with easy access to retail shops and restaurants.
- Apartment with 2 Bedroom, 2 Baths, incredible large deck overlooking the best views of the Fox River
- Existing bar and tea and olive oil shop with indoor/outdoor seating

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,283	20,707	49,905
Total Population:	8,343	57,193	138,036
Average HH Income:	\$88,585	\$103,474	\$95,624

for more information contact:

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ADDITIONAL
PHOTOS -
25 N. RIVER

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ADDITIONAL
PHOTOS -
27 N. RIVER

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ADDITIONAL
PHOTOS -
29 N. RIVER

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31 N. RIVER

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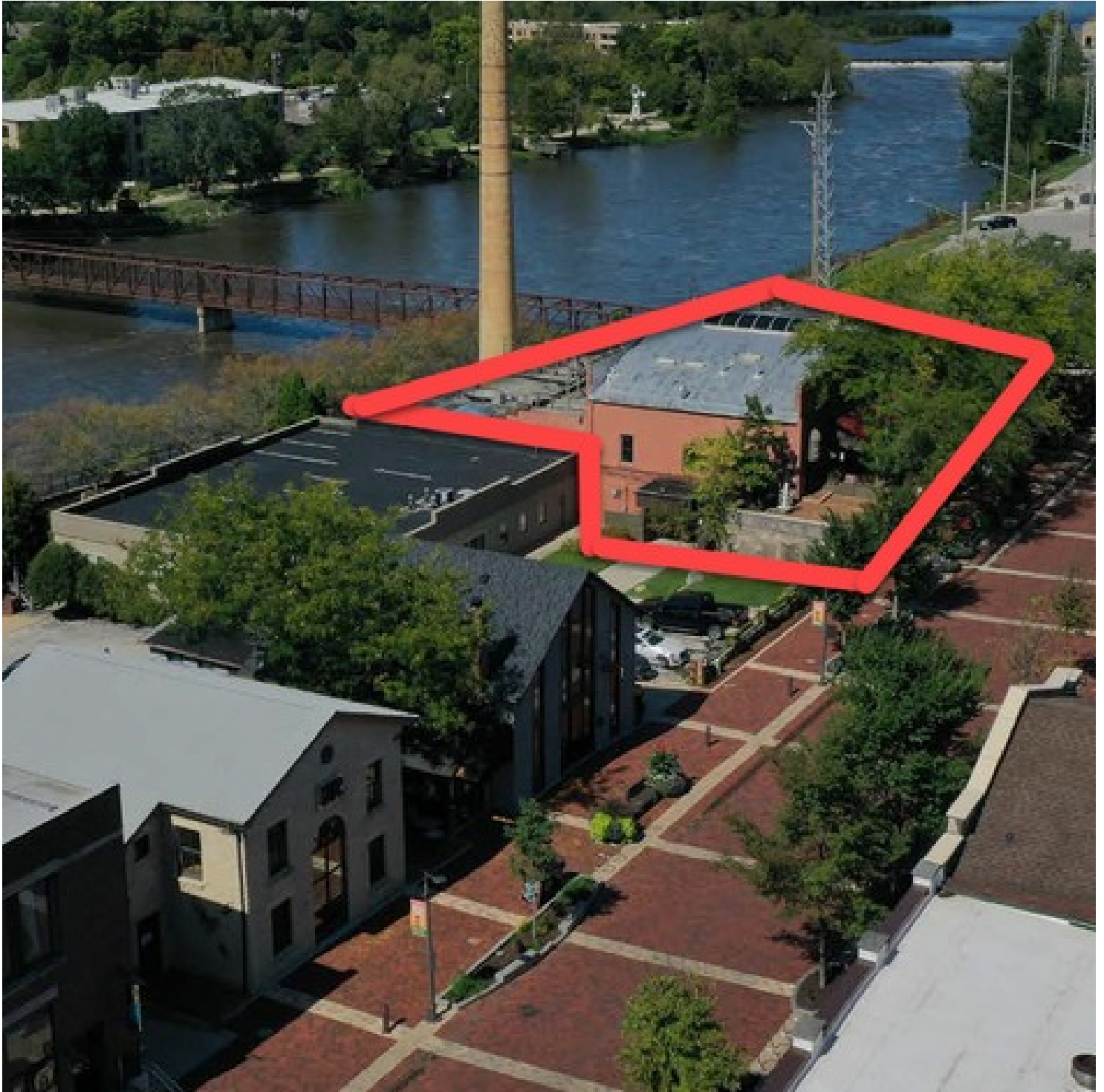
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TENANT NAME	ADDRESS	UNIT SIZE (SF)	ANNUAL RENT	PRICE PER SF/YR
Apartment	25 N. River	3,800	\$43,776	\$11.52
Bar Evolution	27 N. River	3,000	\$49,197	\$16.40
The Tea Tree	29 N. River	1,700	\$24,460	\$14.39
Restaurant - vacant	31 N. River	11,030	\$133,992	\$12.15
Totals/Averages		19,530	\$251,425	\$12.87

for more information contact:

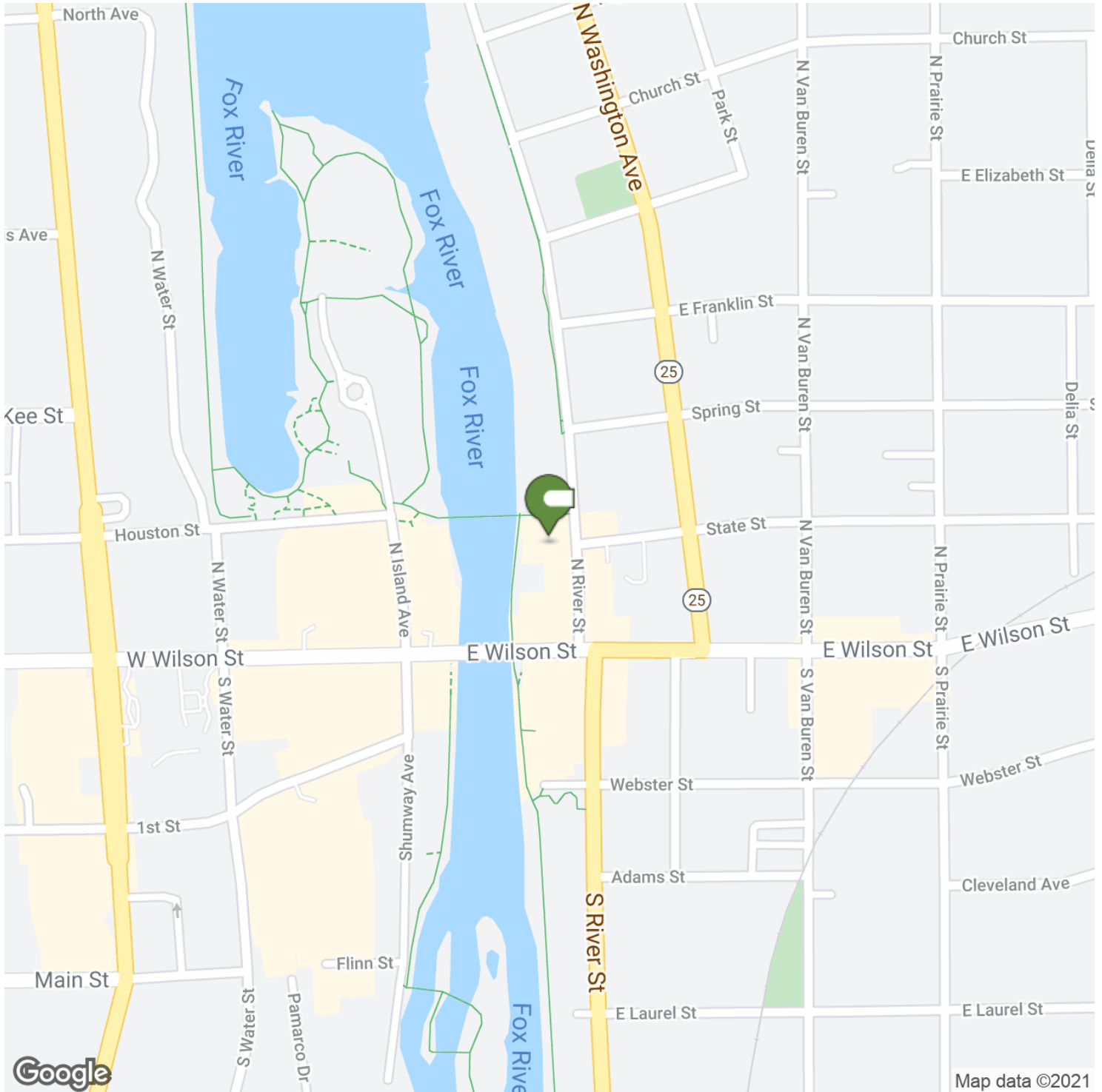
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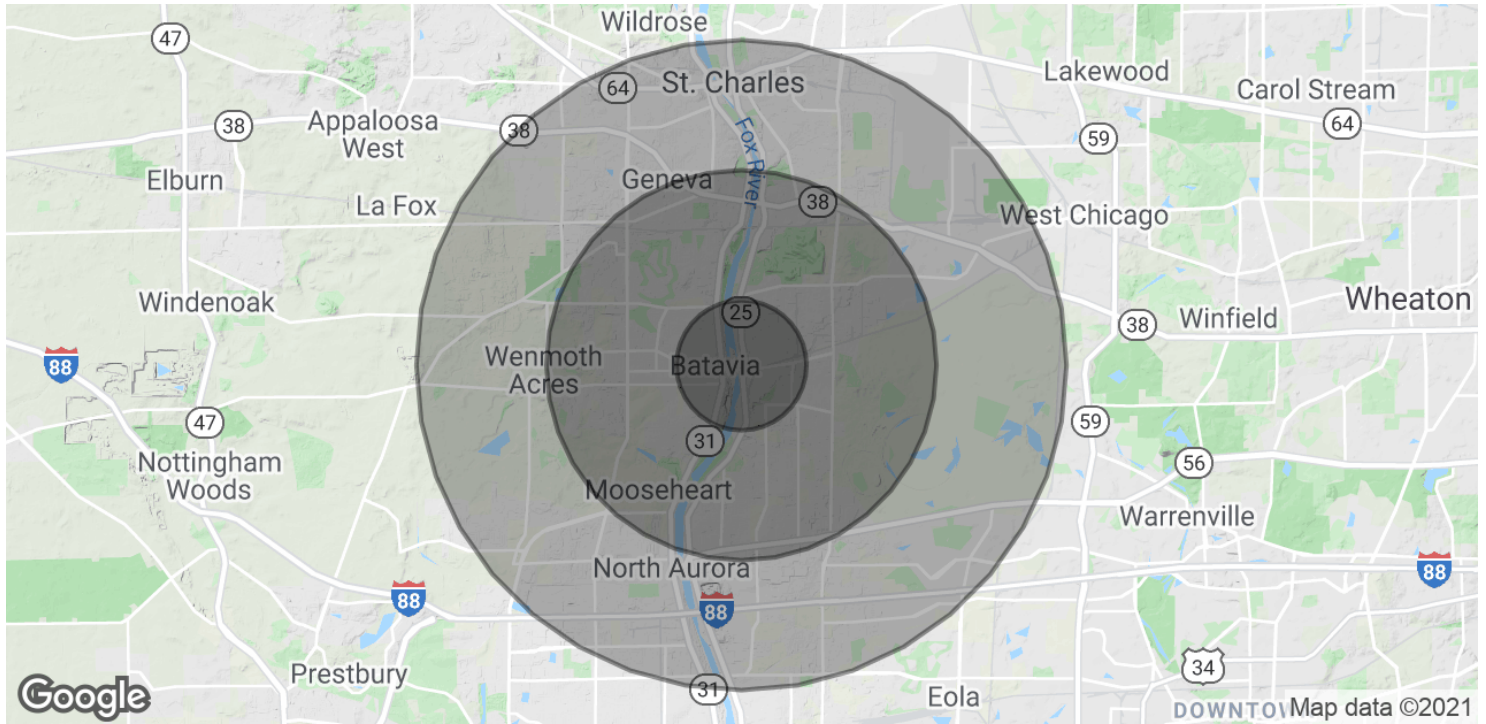
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,343	57,193	138,036
Average age	40.0	39.4	37.7
Average age (Male)	40.3	39.4	37.1
Average age (Female)	40.4	39.9	38.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,283	20,707	49,905
# of persons per HH	2.5	2.8	2.8
Average HH income	\$88,585	\$103,474	\$95,624
Average house value	\$297,390	\$342,129	\$324,922

* Demographic data derived from 2010 US Census

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