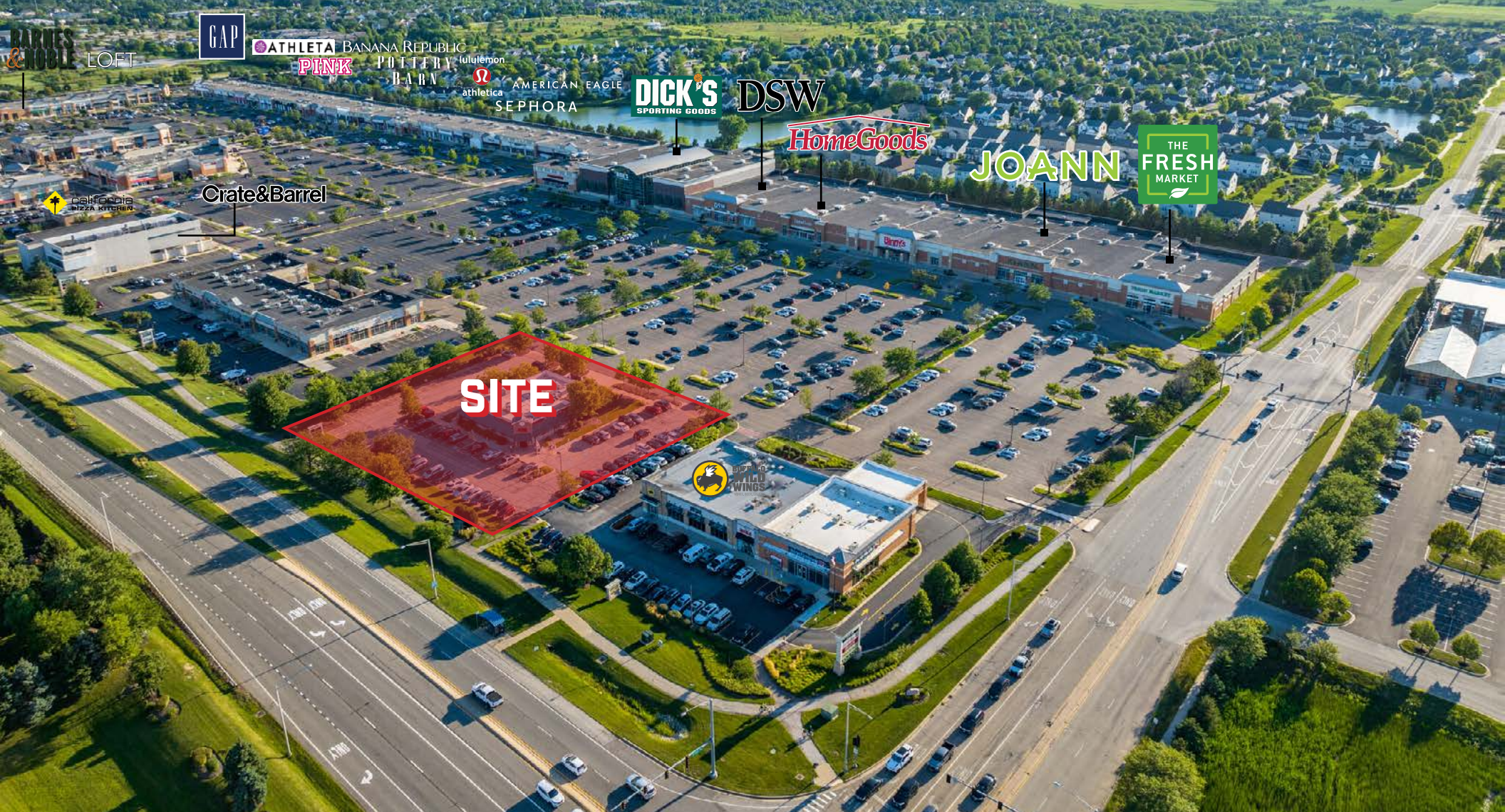


PRIME GENEVA COMMONS OUTLOT

902 Commons Drive, Geneva, Illinois



BROKER CONTACTS

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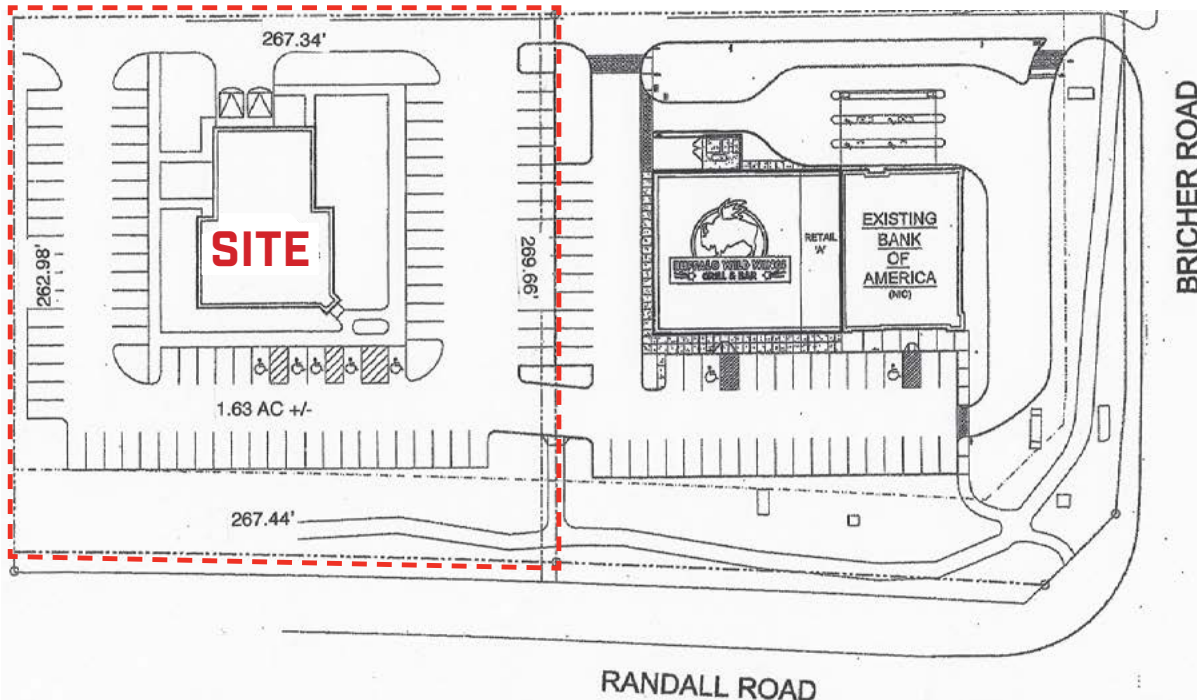
BRENTON@CITADEL-ADVISORS.COM





FAST FACTS

BUILDING SIZE	5,600 SF
PARCEL SIZE	1.63 ACRES
PARKING	+/- 155 SPACES (APPROX. 95 ON-SITE AND 60 VIA PARKING EASEMENT)
FRONTAGE	267' ON RANDALL ROAD
PARCEL #	12-05-228-013
R.E. TAXES	\$54,546 [2023]
TRAFFIC COUNT	32,100 CARS PER DAY
ZONING	PUD; LINK TO PERMITTED USES



DEMOGRAPHICS

5-mile radius

106,801
POPULATION

\$163,363
HOUSEHOLD INCOME

58,352
EMPLOYEES

HIGHLIGHTS

- PRIME 1.63 ACRE OUTLOT FOR LEASE AT THE SHOPPES AT GENEVA COMMONS—A BUSTLING 140,000-SQUARE-FOOT POWER CENTER ANCHORED BY MAJOR RETAILERS SUCH AS FRESH MARKET, DSW, HOME GOODS, JOANN, AND BINNY'S
- OUTSTANDING VISIBILITY AND PROMINENT LOCATION ALONG RANDALL ROAD WHICH CARRIES 32,100 VEHICLES PER DAY
- CONNECTED TO GENEVA COMMONS—THE 440,000 SF LIFESTYLE CENTER WHICH HAS 4.8 MILLION CUSTOMER VISITS*
- STRATEGICALLY POSITIONED IN THE HEART OF THE RANDALL ROAD RETAIL CORRIDOR, THIS PROPERTY IS AT THE CENTER OF A SHOPPING STRETCH THAT EXTENDS FROM BATAVIA TO ST. CHARLES AND ENCOMPASSES ROUGHLY 2.5 MILLION SQUARE FEET OF RETAIL SPACE
- ADJACENT TO NORTHWESTERN MEDICINE DELNOR HOSPITAL WITH 159 BEDS AND MORE THAN 600 PHYSICIANS IN 64 SPECIALTIES
- AFFLUENT TRADE AREA DEMOGRAPHICS WITH HOUSEHOLD INCOMES OF \$163,363

STRONG CO-TENANTS

Placer.ai Rankings & Data



4.8 MILLION CUSTOMER VISITS
6.77 VISITS PER YEAR
TRAFFIC UP 6.8% YOY



#2 IN ILLINOIS



#6 IN ILLINOIS



#4 IN ILLINOIS



#5 IN ILLINOIS



14/26 IN ILLINOIS



13/36 IN ILLINOIS



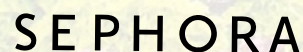
#5 IN ILLINOIS



98% NATIONALLY



96% NATIONALLY



#2 IN ILLINOIS



#3 IN ILLINOIS



#5 IN ILLINOIS

AERIAL

Randall Road Corridor



Geneva COMMONS

**NORTHWESTERN
MEDICINE
DELNOR HOSPITAL**
159 BEDS 600+
PHYSICIANS



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