



Retail Property For Lease

1,235 SF available



Downtown Geneva Commercial Space

217-221 S. Third Street, Geneva, IL 60134

Kevin J. O'Donnell
Managing Broker
630.444.0444
kevin@odcre.com

Meredith L. Klug
Broker
630.444.0444
meredith@odcre.com

Downtown Geneva Commercial Space

217-221 S. Third Street, Geneva, IL 60134

Retail Property For Lease



OFFERING SUMMARY

Available SF: 1,235 SF

Lease Rate: \$12.63 SF/yr (Gross)

PROPERTY HIGHLIGHTS

- In the heart of Geneva's shopping district
- Great walking traffic
- Small space available with potential to grow
- Signage on Third Street
- Private entrances

Building Size: 3,731 SF

DEMOGRAPHICS

1 Mile

3 Miles

5 Miles

Total Households:	2,773	23,529	46,821
Total Population:	7,233	61,415	130,958
Average HH Income:	\$108,442	\$99,851	\$108,060

for more information contact:

Kevin J. O'Donnell

Managing Broker

t: 630.444.0444

e: kevin@odcre.com

Meredith L. Klug

Broker

t: 630.444.0444

e: meredith@odcre.com

ADDITIONAL
PHOTOS

Downtown Geneva Commercial Space

217-221 S. Third Street, Geneva, IL 60134

Retail Property For Lease



for more information contact:

Kevin J. O'Donnell

Managing Broker

t: 630.444.0444

e: kevin@odcre.com

Meredith L. Klug

Broker

t: 630.444.0444

e: meredith@odcre.com

P • 3

AVAILABLE
SPACES

Downtown Geneva Commercial Space

217-221 S. Third Street, Geneva, IL 60134

Retail Property For Lease

Lease Rate:	\$12.63 SF/YR (GROSS)	Total Space	1,235 SF
Lease Type:	Gross	Lease Term:	1+ Year

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 219	Street Retail	\$12.63 SF/YR	Gross	1,235 SF	Negotiable	Great downtown location!

for more information contact:

Kevin J. O'Donnell
Managing Broker
t: 630.444.0444
e: kevin@odcre.com

Meredith L. Klug
Broker
t: 630.444.0444
e: meredith@odcre.com

P • 4

217-221 S. Third Street, Geneva, IL 60134

Retail Property For Lease



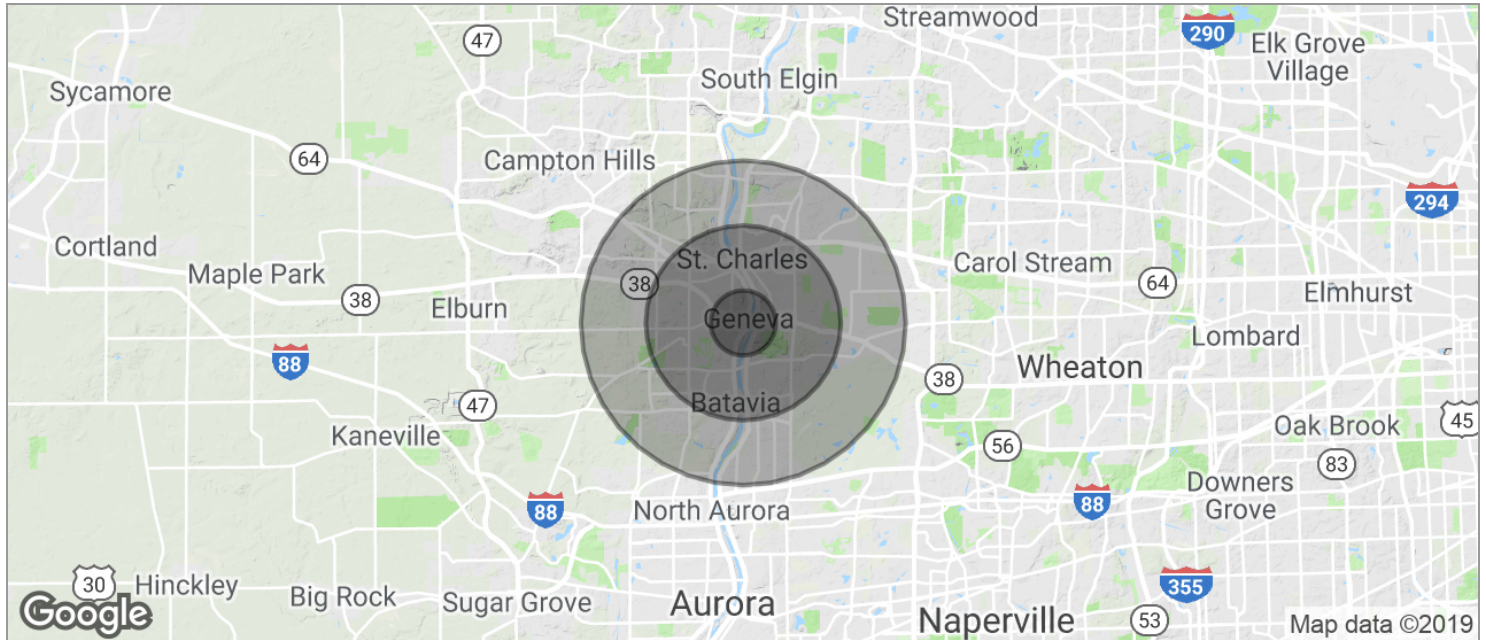
Kevin J. O'Donnell
Managing Broker
t: 630.444.0444
e: kevin@odcre.com

Meredith L. Klug
Broker
t: 630.444.0444
e: meredith@odcre.com

Downtown Geneva Commercial Space

217-221 S. Third Street, Geneva, IL 60134

Retail Property For Lease



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,233	61,415	130,958
MEDIAN AGE	42.1	40.0	38.8
MEDIAN AGE (MALE)	41.4	38.6	37.9
MEDIAN AGE (FEMALE)	43.3	41.9	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,773	23,529	46,821
# OF PERSONS PER HH	2.6	2.6	2.8
AVERAGE HH INCOME	\$108,442	\$99,851	\$108,060
AVERAGE HOUSE VALUE	\$376,473	\$341,305	\$363,801

* Demographic data derived from 2010 US Census

for more information contact:

Kevin J. O'Donnell

Managing Broker

t: 630.444.0444

e: kevin@odcre.com

Meredith L. Klug

Broker

t: 630.444.0444

e: meredith@odcre.com