

# FOR SALE

2095 S KIRK ROAD  
GENEVA, IL 60134

Restaurant Space Available!

ASKING PRICE: ~~\$1,799,000~~

6,400 SQUARE FEET

**PRICE JUST  
REDUCED!  
ASKING PRICE:  
\$1,450,000**

## Building Highlights:

- ▶ 109 parking spaces in private parking lot
- ▶ Roof replaced in 2021
- ▶ Originally built in 1995 as The Country House



### ALL FF&E INCLUDED

Indoor seating capacity 118  
Bar area seating capacity 45

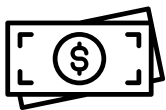
### BONUS BASEMENT

Additional 1,500 SF  
basement bonus space

### OUTDOOR PATIO

Outdoor patio seating  
capacity 57 overlooking  
pond





Asking Price:  
\$1,450,000



Square Feet:  
6,400+/-



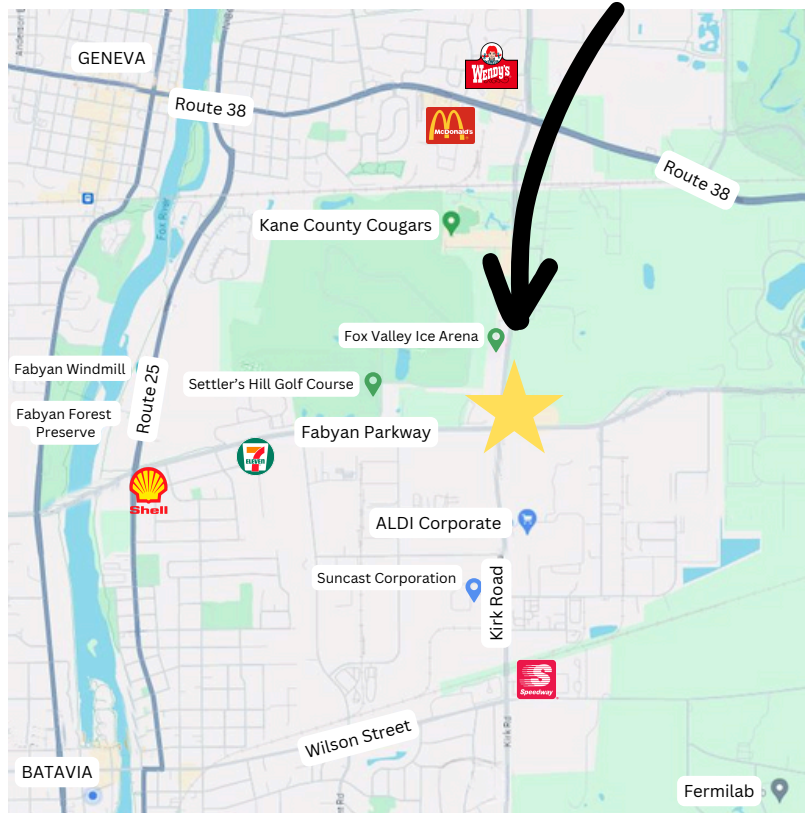
2018 Gross Revenue: \$2,263,254  
2024 Gross Revenue: \$2,061,052

## About The Property

2095 S Kirk Road is a free standing 6,400 square foot established restaurant building. Located on a corner lot with a traffic signal and heavy traffic count with high visibility along Fabyan Parkway and Kirk Road in Geneva. The Country House has been an established restaurant for over 25 years and offers ample parking, outdoor patio seating and is being sold with all furniture, fixtures and equipment included!

This amazing investment opportunity is an optimal space for a restaurant, event venue or brewery!

## LOCATION



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## MARKET SUMMARY

**IDOT TRAFFIC COUNT:**  
**KIRK ROAD**  
31,700/day

**IDOT TRAFFIC COUNT:**  
**FABYAN ROAD**  
23,600/day

**DEMOGRAPHICS**  
5 Mile Radius:  
131,870

**DEMOGRAPHICS**  
10 Mile Radius:  
627,529

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