

Downtown Batavia—River Street

5-31 N RIVER ST

BATAVIA, IL

CORCORAN
COMMERCIAL REAL ESTATE



RIVER STREET
PROPERTIES



FOR SALE



PROPERTY INFORMATION:

- Beautiful Retail Space along River Street
- Riverwalk along Fox River
- Excellent Visibility
- Proximity to restaurants, shopping, and convenience
- Great Parking—Public Lots and Deck Adjacent

COMPETITIVE RENT:

- Currently Vacant:
 - 4,800 SF—Office on the River
 - 3,100 SF Bar / Restaurant
 - 11,020 SF Large Restaurant

CONTACT INFORMATION:

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Ryan Corcoran
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\$4,750,000

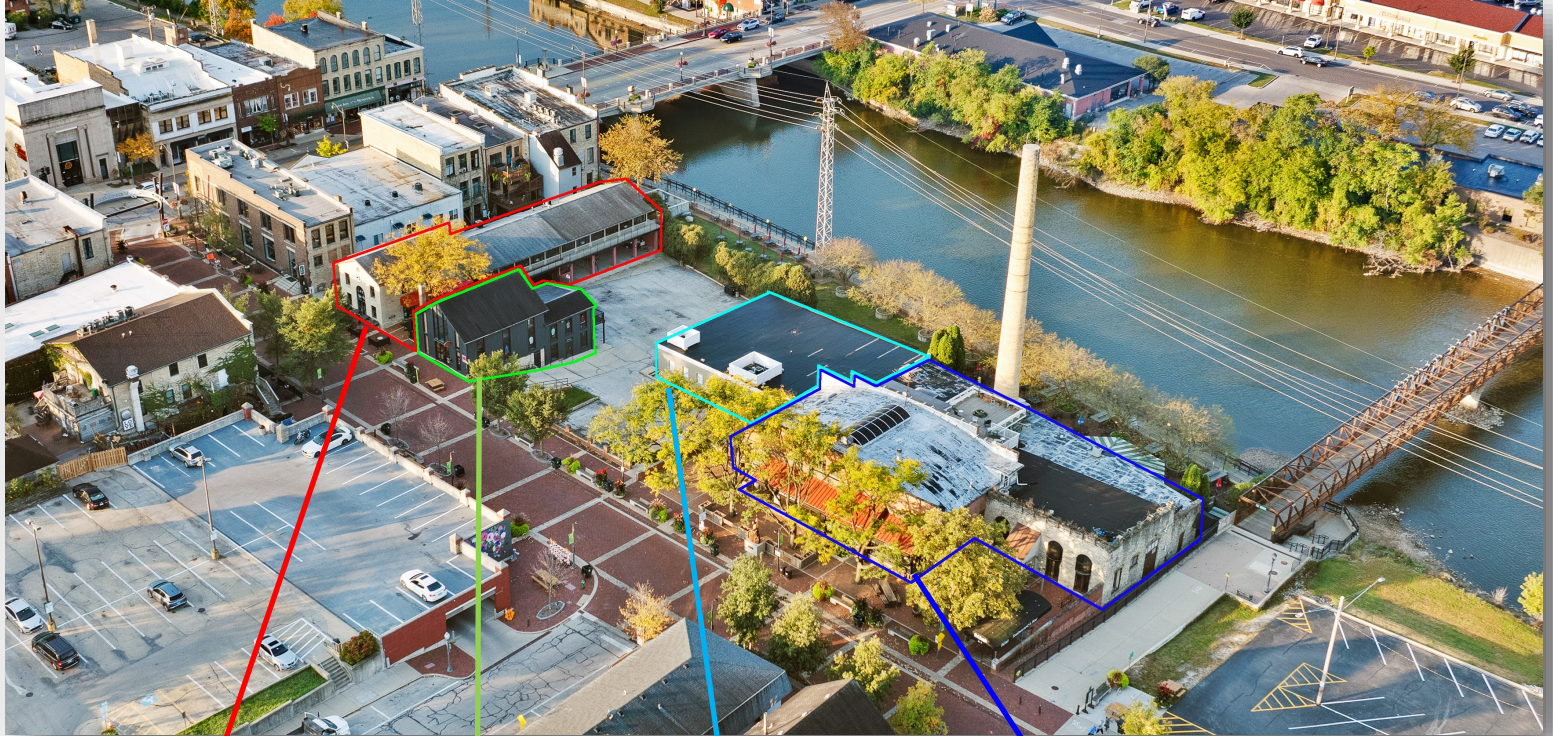
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RIVER STREET PROPERTIES



5 N River—Geneva Winery

15-17 N River

- Book Shop
- Instrument Exchange



21 N River—Vacant

25 N River—Apartment

27 N River—Vacant

29 N River—The Tea Tree

31 N River—Vacant



19 N River—Vacant

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LOCATION



Downtown Batavia—River Street
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FINANCIALS

Address	Tenant Name	Square Footage	Annual Base Rent	Base \$PSF	Annual CAM	Total Rent Annually	Lease Expiration
Garage Spaces	4 Spaces Rented		\$2,400.00			\$2,400.00	
5 N River	Geneva Winery	4250	\$56,949.96	\$13.40	\$19,866.96	\$76,816.92	12/15/2027
15 N River	Book Shop	328	\$8,005.20	\$24.41	\$1,660.80	\$9,666.00	12/31/2027
17 N River	Instrument Exchange	2400	\$30,000.00	\$12.50	\$6,900.00	\$36,900.00	5/31/2026
19 N River	Bruce Harris Assoc.	1075	\$15,049.92	\$14.00	\$5,078.88	\$20,128.80	12/31/2026
21 N River	Vacant	4800	\$0.00	\$0.00	\$0.00	\$0.00	
25 N River	Apartment	3800	\$31,920.00	\$8.40	\$0.00	\$31,920.00	4/31/27
27 N River	Vacant	3100	\$0.00	\$0.00	\$0.00	\$0.00	
29 N River	The Tea Tree	1700	\$23,352.36	\$13.74	\$4,398.84	\$27,751.20	3/31/2026
31 N River	Vacant	<u>11020</u>	<u>\$0.00</u>	\$0.00	<u>\$0.00</u>	<u>\$0.00</u>	
		32473	\$167,677.44		\$37,905.48	\$205,582.92	

21 N River	Vacant	4800	\$57,600.00	\$12.00	\$25,296.00	\$82,896.00	Proforma
27 N River	Vacant	3100	\$46,500.00	\$15.00	\$16,337.00	\$62,837.00	Proforma
31 N River	Vacant	<u>11020</u>	<u>\$110,200.00</u>	\$10.00	<u>\$58,075.40</u>	<u>\$168,275.40</u>	Proforma
		32473	\$381,977.44		\$137,613.88	\$519,591.32	

Budget Item	2025 Budget
Property Tax	\$61,731.89
Insurance	\$50,878.00
Roof R&M	\$5,000.00
General R&M	\$25,000.00
Snow Removal	\$2,000.00
Landscaping	\$2,500.00
Fire Protection	\$3,000.00
Backflow	\$1,600.00
Trash	\$5,673.40
Management	\$11,350.16
	<u>\$168,733.45</u>
	\$5.21

Net Operating Income
 with Vacant Space Leased
\$350,857.87

Potential Upside Value
 Rent Vacant Space
 Increase Base Rents
 Charge Full NNN CAM

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GENEVA WINERY



PROPERTY INFORMATION:

- 4,800 Total Square Feet
- Can be divided to 2,400 SF
- Excellent Location
- Great patio facing river
- \$15 per square foot base rent

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INSTRUMENT
EXCHANGE

BOOK STORE

BRUCE HARRIS



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- 4,800 Total Square Feet
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OFFICE BUILDING



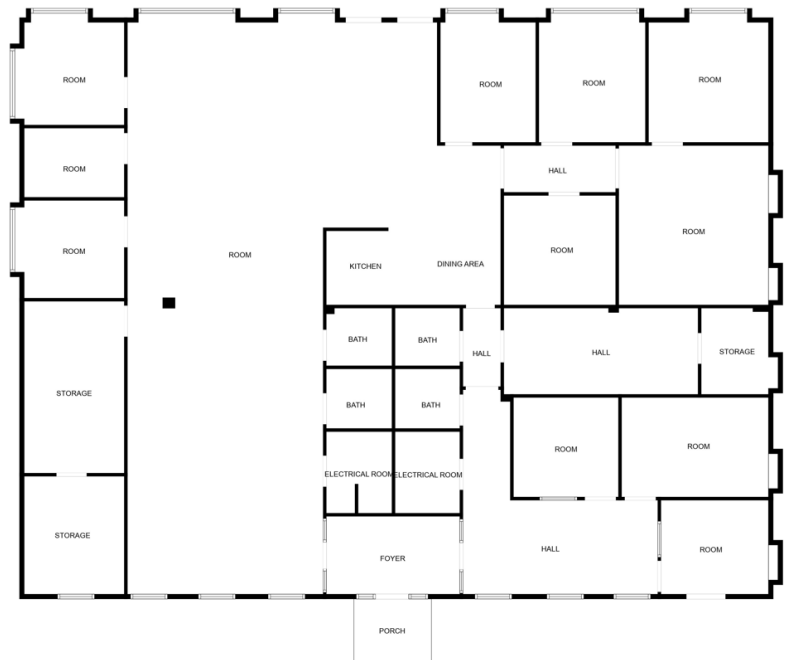
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BAR RESTAURANT



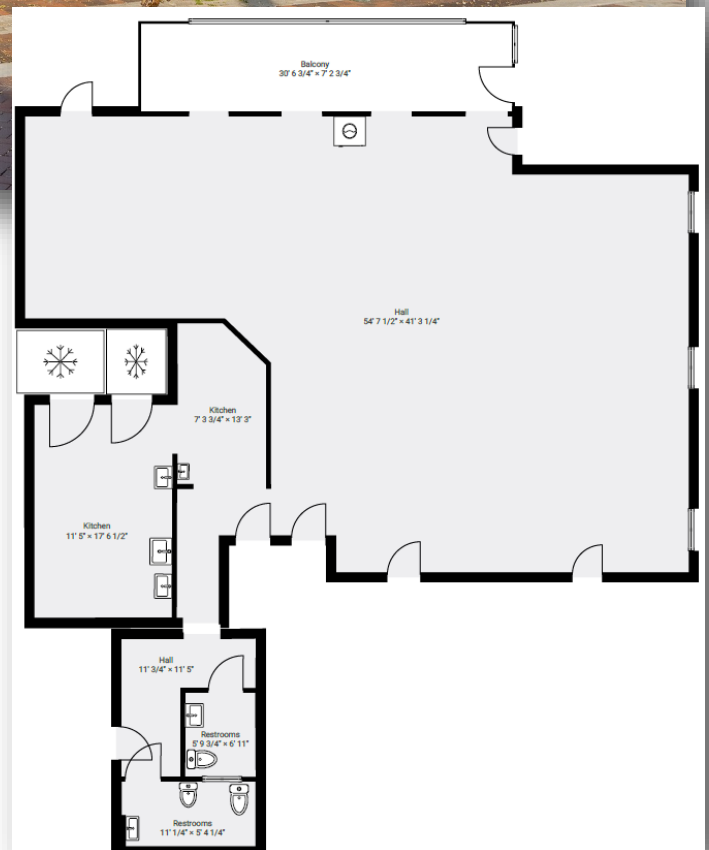
PROPERTY INFORMATION:

- 3,100 Square Feet
- Small Kitchen Space
- Well Appointed on River Street
- Great patio facing River Street
- \$16 per square foot base rent

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RESTAURANT EVENT
SPACE



PROPERTY INFORMATION:

- 11,020 Square Feet
- Large Kitchen
- Event Space
- Well Appointed on River and Street
- Huge patio facing River Street with Fire Tables
- \$12 per square foot base rent
- Great Parking—Lot Immediately Next Door

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DEMOGRAPHICS

Demographic Summary Report

River Properties			
15-19 N River St, Batavia, IL 60510			
Building Type: General Retail	Total Available: 0 SF		
Secondary: Storefront Retail/Office	% Leased: 100%		
GLA: 975 SF	Rent/SF/Yr: -		
Year Built: 1920			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	10,864	50,590	122,609
2024 Estimate	10,844	50,510	123,086
2020 Census	10,468	48,814	122,156
Growth 2024 - 2029	0.18%	0.16%	-0.39%
Growth 2020 - 2024	3.59%	3.47%	0.76%
2024 Population by Hispanic Origin	1,240	5,549	21,490
2024 Population	10,844	50,510	123,086
White	8,768 80.86%	40,657 80.49%	89,451 72.67%
Black	263 2.43%	1,120 2.22%	4,576 3.72%
Am. Indian & Alaskan	30 0.28%	164 0.32%	694 0.56%
Asian	152 1.40%	1,426 2.82%	4,471 3.63%
Hawaiian & Pacific Island	25 0.23%	77 0.15%	355 0.29%
Other	1,606 14.81%	7,065 13.99%	23,540 19.12%
U.S. Armed Forces	0	0	8
Households			
2029 Projection	4,354	18,944	46,130
2024 Estimate	4,347	18,921	46,297
2020 Census	4,203	18,307	45,858
Growth 2024 - 2029	0.16%	0.12%	-0.36%
Growth 2020 - 2024	3.43%	3.35%	0.96%
Owner Occupied	3,023 69.54%	14,915 78.83%	33,582 72.54%
Renter Occupied	1,324 30.46%	4,005 21.17%	12,715 27.46%
2024 Households by HH Income	4,348	18,919	46,297
Income: <\$25,000	511 11.75%	1,380 7.29%	3,911 8.45%
Income: \$25,000 - \$50,000	601 13.82%	2,046 10.81%	6,155 13.29%
Income: \$50,000 - \$75,000	627 14.42%	2,302 12.17%	6,057 13.08%
Income: \$75,000 - \$100,000	402 9.25%	2,010 10.62%	5,746 12.41%
Income: \$100,000 - \$125,000	477 10.97%	2,002 10.58%	4,847 10.47%
Income: \$125,000 - \$150,000	392 9.02%	2,234 11.81%	4,586 9.91%
Income: \$150,000 - \$200,000	629 14.47%	2,852 15.07%	6,696 14.46%
Income: \$200,000+	709 16.31%	4,093 21.63%	8,299 17.93%
2024 Avg Household Income	\$124,448	\$143,504	\$131,472
2024 Med Household Income	\$101,729	\$121,496	\$106,599