



RETAIL OR
OFFICE
SPACE FOR
LEASE

1,790 SF

\$21.00
psf NET

426 South Third St.

Geneva, Illinois 60134

Available 12/5

Term: Flexible

Heart of Downtown Geneva



SPECIFICATIONS

- Building Size: 8,945 SF
- Land Area: ±0.60 Acres
- Retail or Office Space
- Year Built: 1989
- Construction: Masonry
- Zoning: B-4/Retail/Serv.
- Fully Sprinklered
- Traffic: 5,052 Cars/day
- 2 Private Restrooms
- Parking: ±30 spaces total
- Space: ±1,790 SF
- Building Share: 20%
- Rate: \$21.00 psf (NNN)
- CAM: \$9.93 psf (2023)

HIGHLIGHTS

- **Prime Location:** Prominently located in downtown Geneva, offering high visibility and accessibility. One block walk to Geneva train station.
- **Modern Amenities:** This classic structure includes an elevator and ample parking for tenants and customers.
- **Market Growth:** Geneva has shown above trend population and economic growth over the past decade.

Tina Regalado
Broker/Listing Agent
630.460.8284
Tina@gcrealtyinc.com

GC Realty & Development LLC
219 E Irving Park Rd,
Roselle, IL 60172
630.854.6317

Duke Dennis
Broker/Listing Agent
630.854.6317
Duke.dennis@gcrealtyinc.com

The information provided herein was obtained from sources believed reliable; however, GC Realty & Development, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



RETAIL OR OFFICE SPACE FOR LEASE

1,790 SF

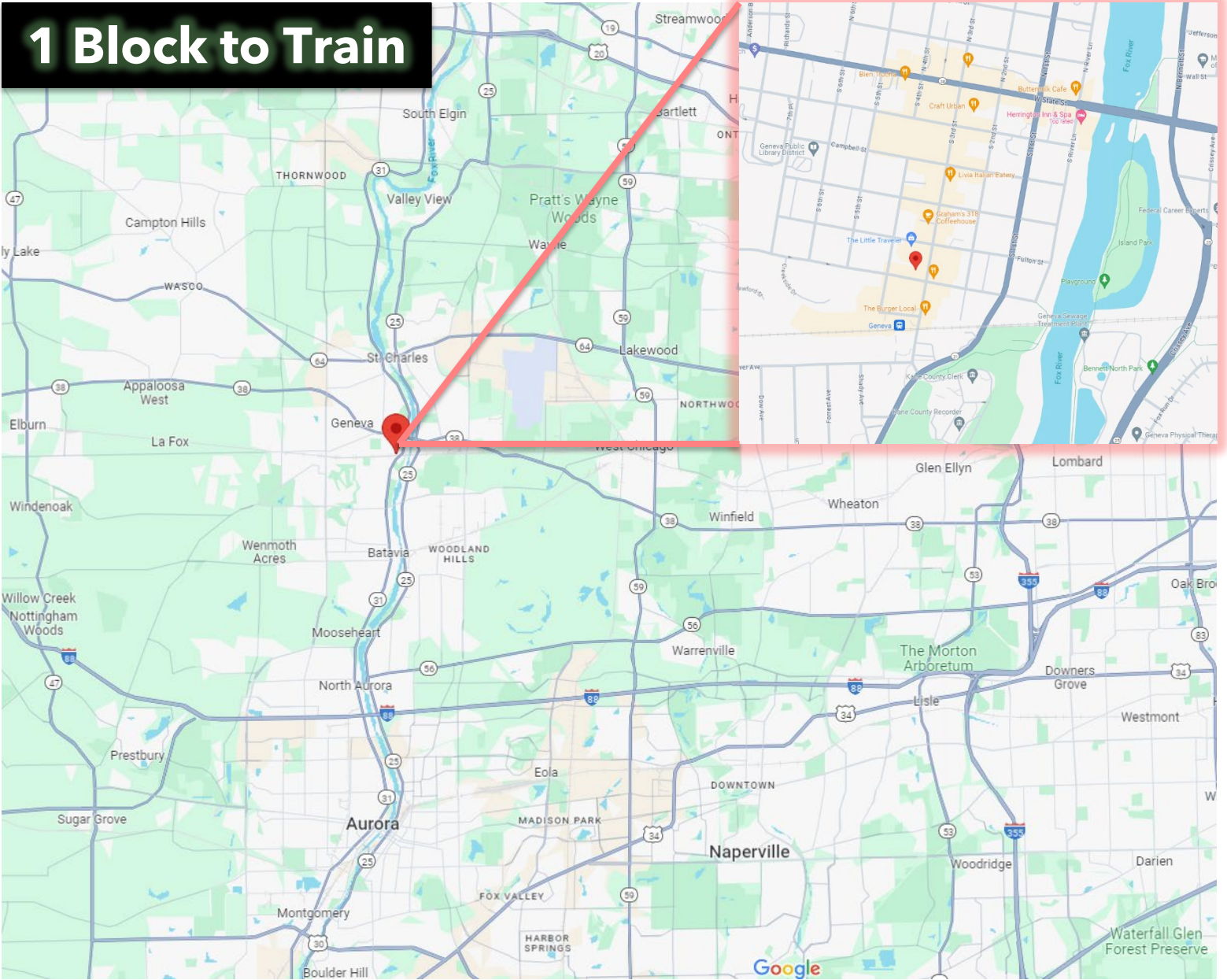
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LOCATION

1 Block to Train



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PROPERTY PHOTOS



Single or Dual Occupancy Possibilities

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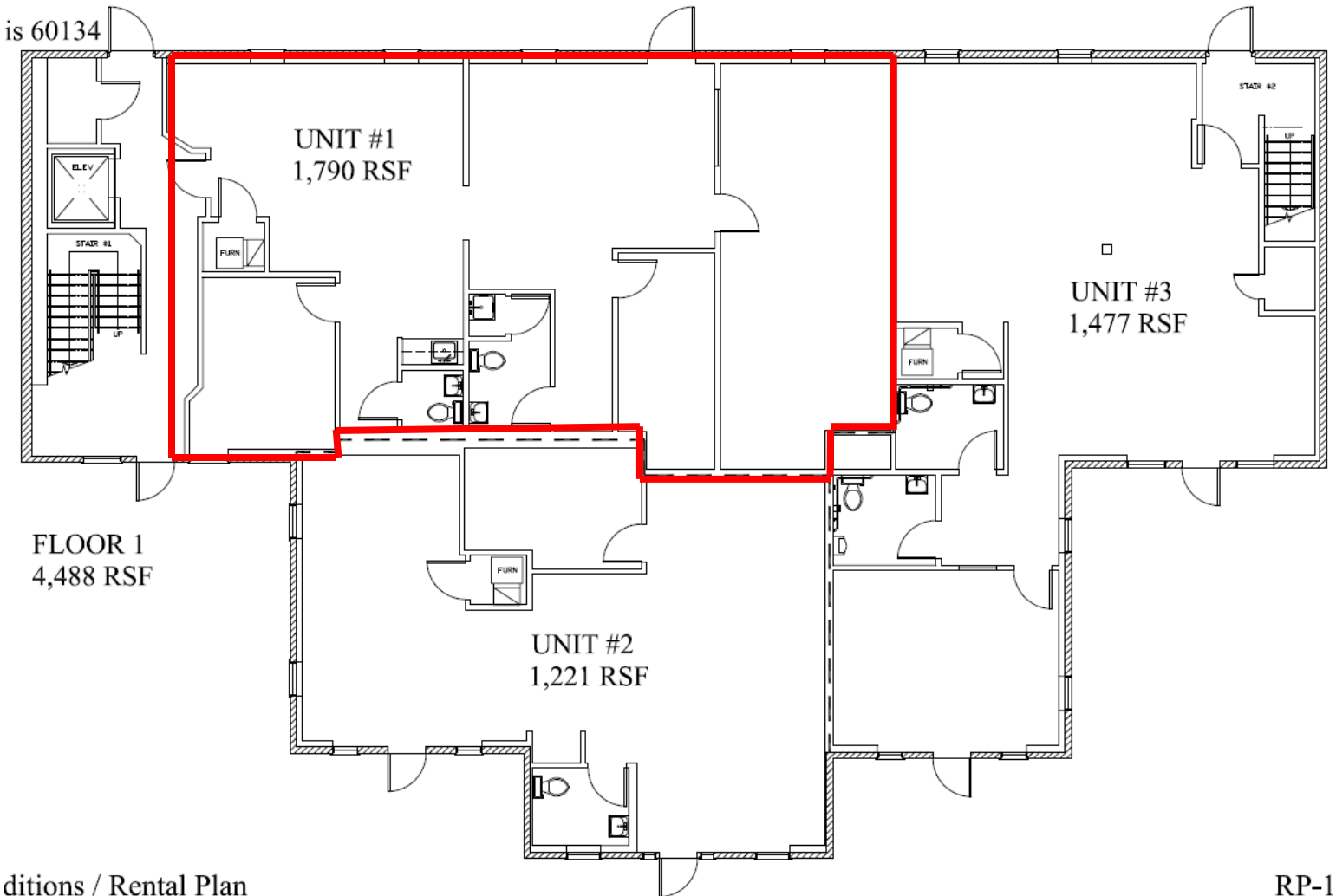
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FLOOR PLANS



ditions / Rental Plan

Kane County

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AERIAL PHOTO



2-mile Household Income \$126k

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