

FOR LEASE

141-143 S. BATAVIA AVENUE
BATAVIA, IL 60510

Beautiful Historic Building

Divisible into 2 Spaces

3,690 SF Total

Unit 141– 1,890 SF

Unit 143– 1,800 SF

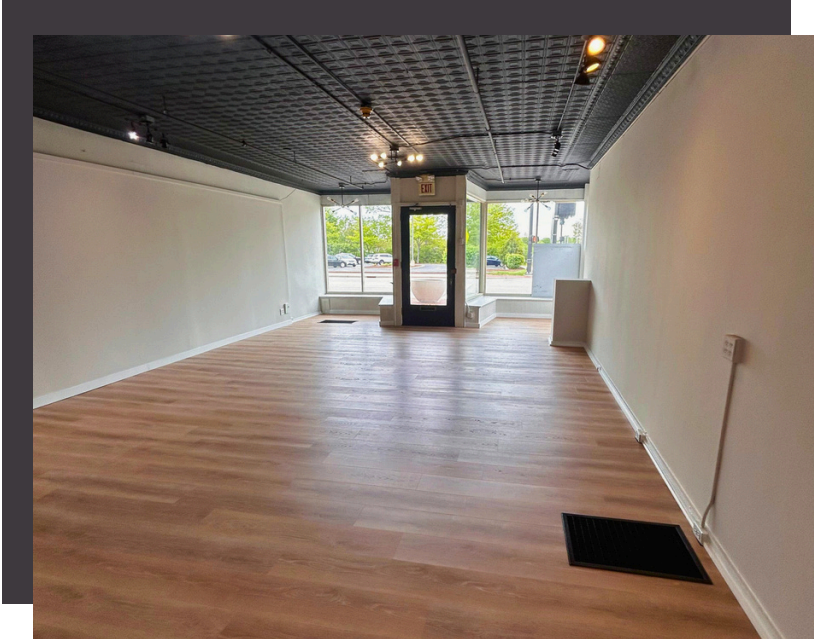
Building Highlights

- ▶ Located at Busy Signalized Intersection at Main & Rt 31
- ▶ Large Storefront Windows
- ▶ Option to Divide into Two Units
- ▶ ADA Accessible
- ▶ Downtown Batavia Location
- ▶ Private Restrooms
- ▶ Rear Parking Lot Access
- ▶ Near Downtown Shopping and Restaurants
- ▶ Easy access to I-88 and Routes 31 and 25



Combined Opportunity – 3,690 SF

Units 141 and 143 can be combined to create a total of 3,690 square feet, offering a rare larger-format retail opportunity in downtown Batavia. This combined space is ideal for retail concepts, fitness, medical, or other destination users looking to capitalize on a highly trafficked corner location.



PROPERTY DETAILS:

Unit 141 offers a well-proportioned retail footprint ideal for storefront retail, boutique, service-oriented uses, or specialty concepts. The space features excellent frontage and visibility along Batavia Avenue, allowing tenants to benefit from strong pedestrian and vehicular traffic. Its flexible layout supports a variety of build-out options to suit your business needs.

UNIT 141: 1,890 SF | \$15.00psf NNN | CAM \$6.26psf



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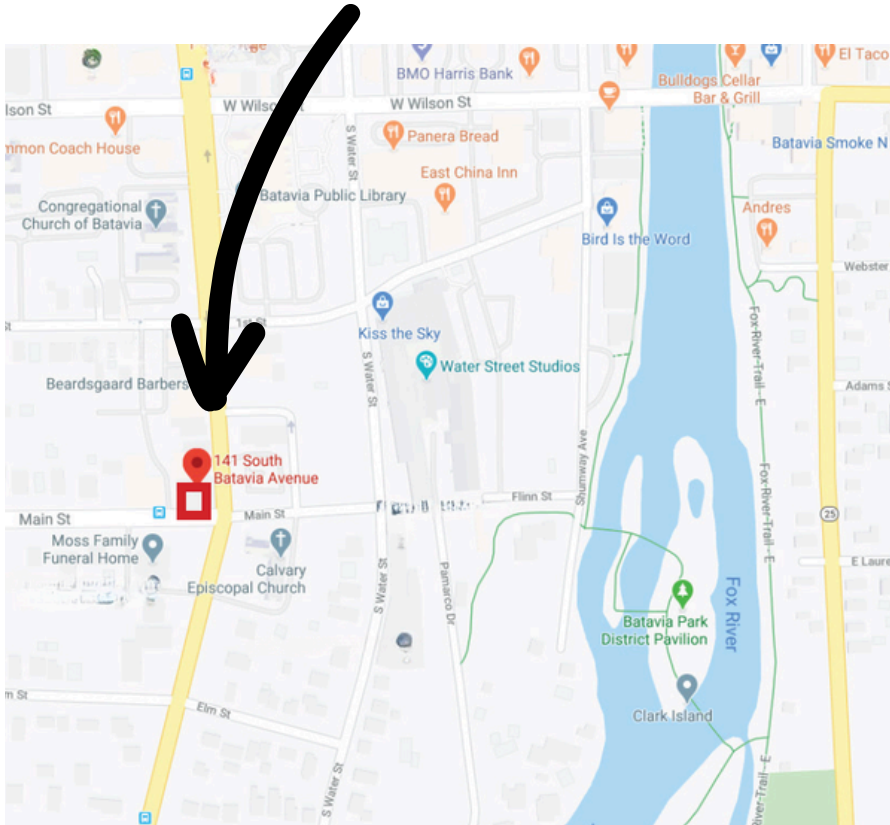
PROPERTY DETAILS:

Unit 143 provides an efficient retail layout with outstanding downtown visibility. This space is well-suited for retailers or service users seeking a presence in one of Batavia's most active commercial corridors. Large storefront windows create an inviting customer experience while maximizing signage and branding opportunities.

UNIT 143: 1,800 SF | \$15.00PSF NNN | CAM \$6.26PSF



LOCATION & PROPERTY OVERVIEW



This highly visible corner location places your business in the center of Batavia's thriving downtown district, making it an excellent opportunity for tenants seeking brand exposure and sustained vehicular and pedestrian traffic.

- Signalized corner at Batavia Avenue (Route 31) and Main Street
- Prime downtown Batavia location
- High vehicular traffic counts along Route 31
- Strong daytime population and consistent pedestrian traffic
- Surrounded by popular restaurants, retailers, offices, and entertainment venues
- Convenient access to surrounding residential neighborhoods

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MARKET SUMMARY

**IDOT TRAFFIC COUNT:
RT 31 & 1ST ST.**

11,754 Daily

**IDOT TRAFFIC COUNT:
MAIN STREET**

16,900 Daily

DEMOGRAPHICS

3 Mile Radius:
51,658

DEMOGRAPHICS

5 Mile Radius:
121,538

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