



622 W. State Street

GENEVA, IL 60134

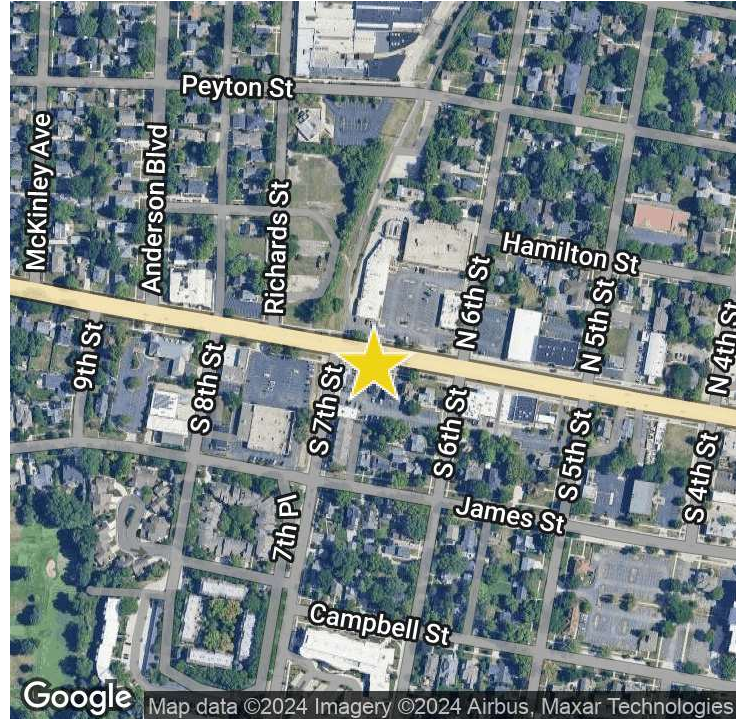
LEASE BROCHURE

Your Vision. Our Dedication. Your Partner.

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Broker
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OFFICE/RETAIL SPACE FOR LEASE



LEASE RATE

\$18.13, \$24.73
SF/YR

OFFERING SUMMARY

Available SF:	662 SF, 728 SF
Lease Type:	Modified Gross
Building Size:	1,390 SF
Traffic Count:	20,300

PROPERTY OVERVIEW

Great location on W. State Street in Downtown Geneva. Charming home with lots of character and functional space. Just blocks from Metra Train Station and Historic Third Street Shopping & Dining District. Great visibility and signage on State Street with 20,000+ vehicles per day!

PROPERTY HIGHLIGHTS

- Desirable Downtown Geneva Location
- Charming Office or Retail Space
- Private Parking Lot

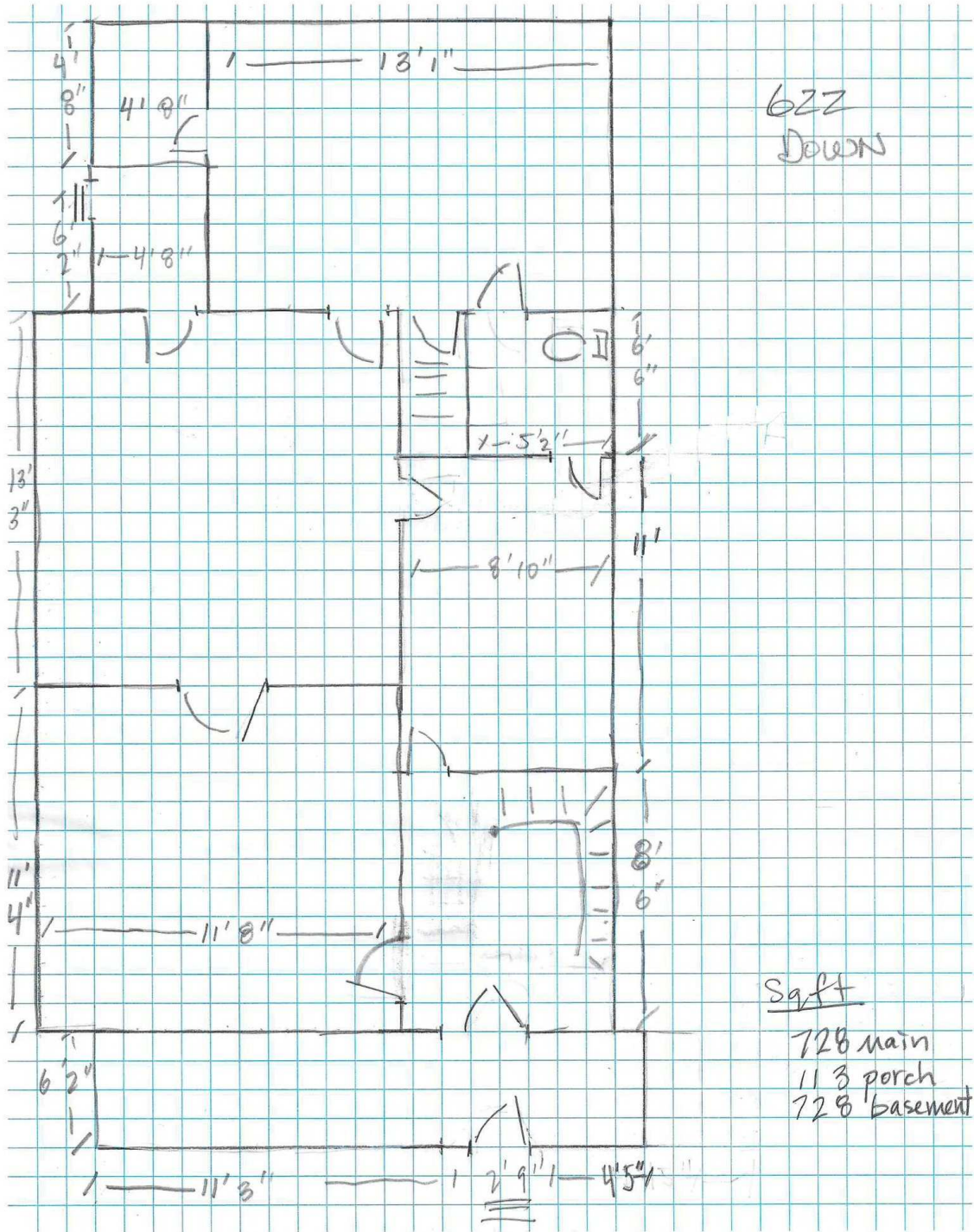
RETAIL/OFFICE SPACE FOR LEASE



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor	728 SF	Modified Gross	\$24.73 SF/yr	First floor space consists of four rooms, private restroom, porch, closets, and full basement
2nd Floor	662 SF	Modified Gross	\$18.13 SF/yr	Second Floor space consists of three rooms, private restroom, and closet

1ST FLOOR FOOTPRINT 728 SF



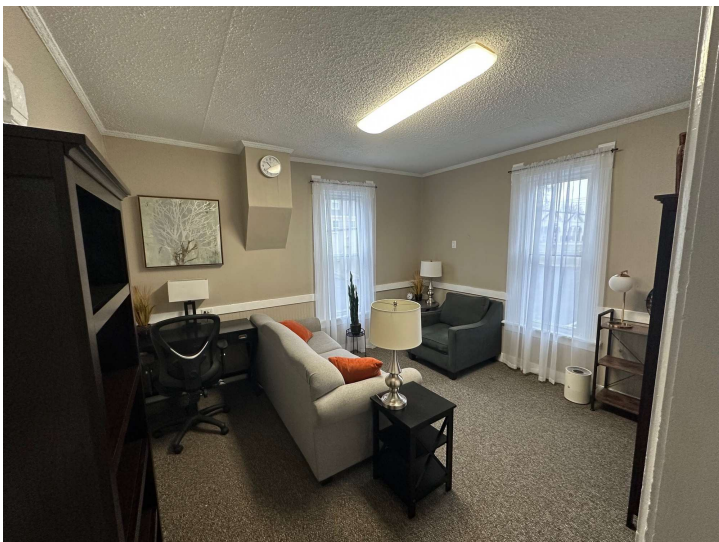
1ST FLOOR PHOTOS



North Room



East Room

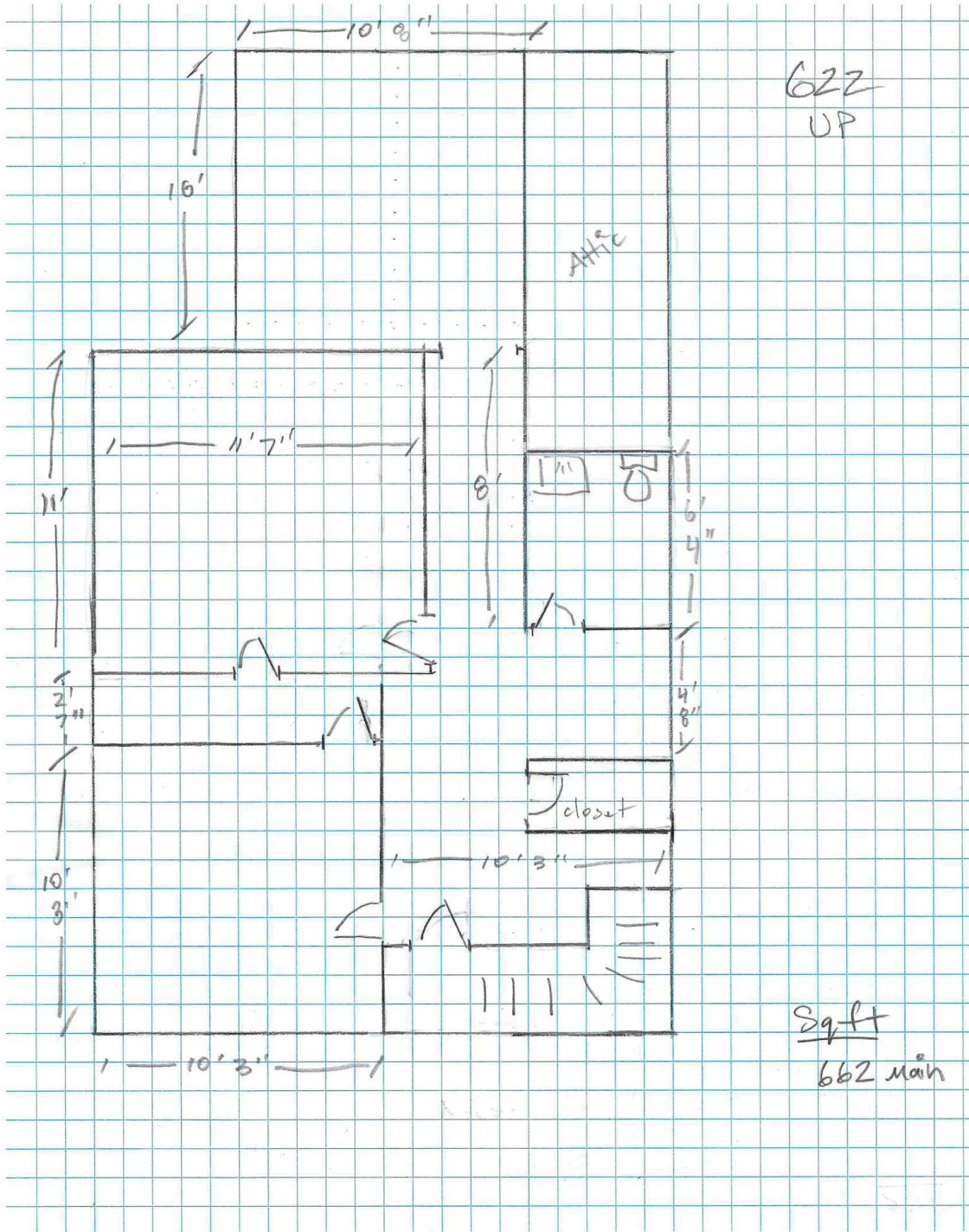


South Room



West Room

2ND FLOOR FOOTPRINT 662 SF



2ND FLOOR PHOTOS



North Room



East Room

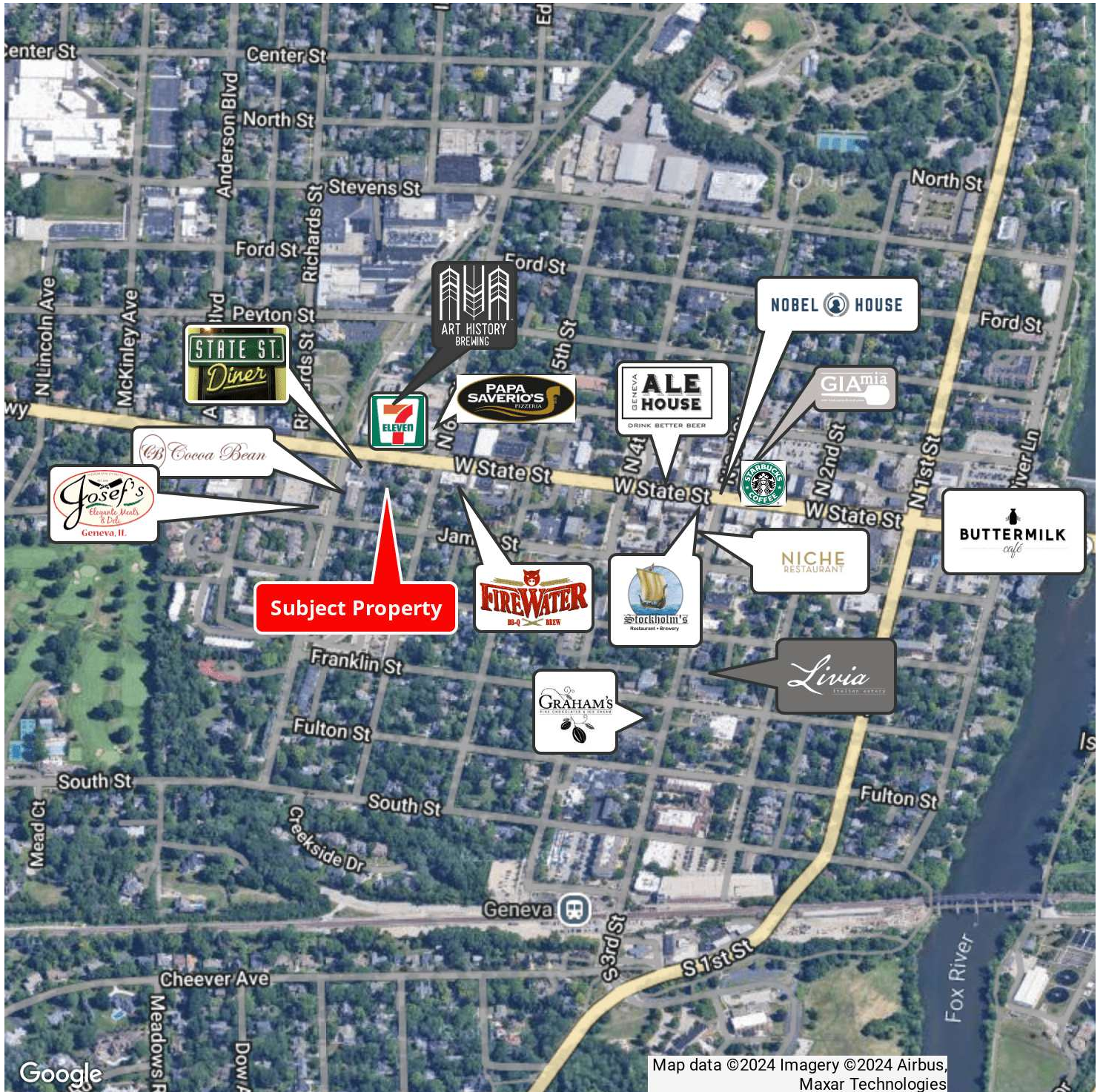


South Room



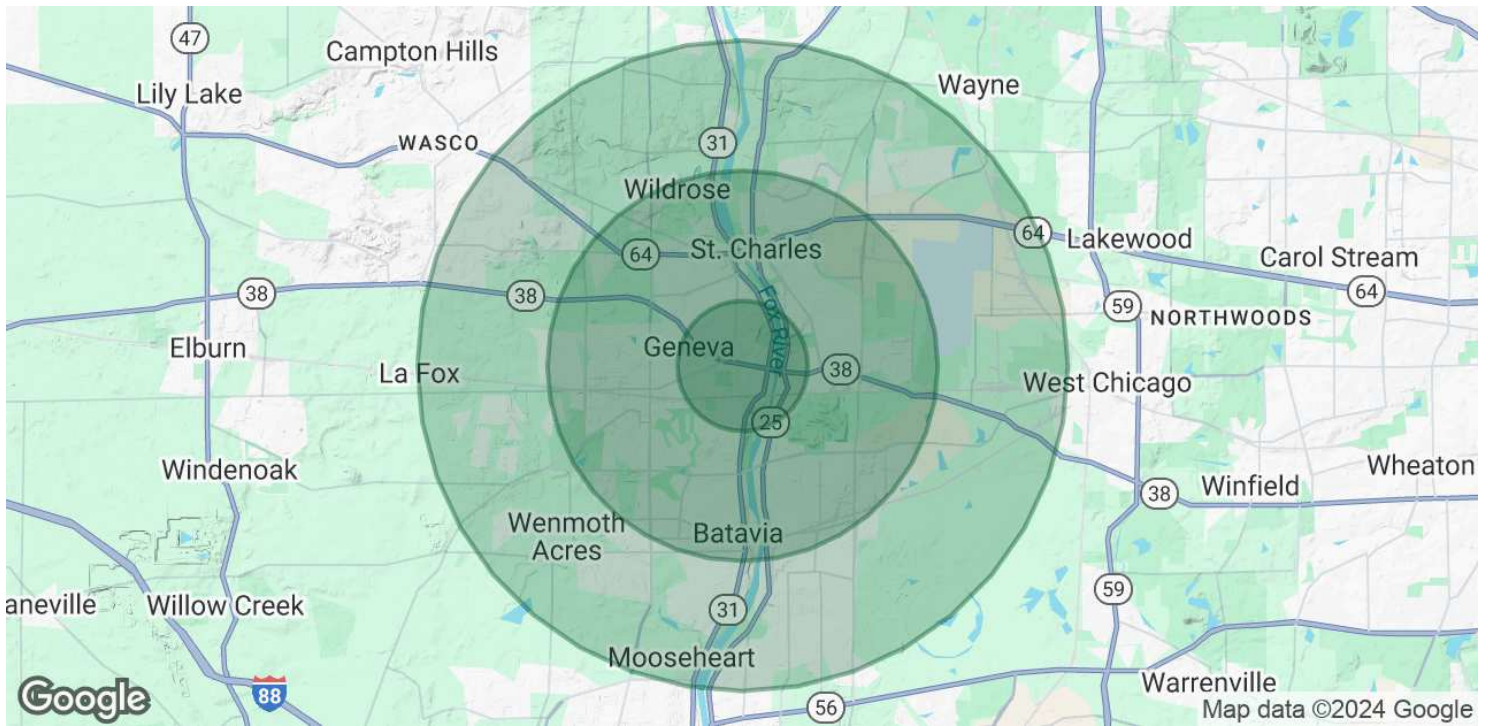
Hallway

LOCATION / RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,806	60,723	130,186
Average Age	42.9	40.0	38.8
Average Age (Male)	42.1	38.6	38.0
Average Age (Female)	43.7	41.9	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,453	23,178	46,619
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$105,647	\$101,546	\$108,545
Average House Value	\$364,395	\$346,069	\$365,989

TRAFFIC COUNTS
20,300/day

* Demographic data derived from 2020 ACS - US Census

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AGENCY DISCLOSURE



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EXCLUSIVE BROKER

**THIJS DENNISON**

Broker

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PROFESSIONAL BACKGROUND

Thijs joined Murray Commercial in 2022. He values building strong relationships with clients and tenants through his strong communication skills and results-driven approach. Thijs left the education field, where he was a High School math teacher, to pursue his interests in commercial real estate.

The Murray Team relies on Thijs as a Property Manager and Commercial Broker. As a Commercial Broker, Thijs focuses on details and communication with his clients to meet their needs and Murray's high standards of business. With his finance and math background and through proformas and analytical data, he assists his clients into making informed decisions. As a Property Manager, Thijs uses his analytical skills to create annual operating budgets to ensure the asset is performing at a maximum capacity. His clear communication and passion to work with others makes overseeing day-to-day operations on commercial properties simple and efficient for property ownership.

Thijs attended Purdue University where he earned a degree in Financial Counseling and Planning. He also attended North Central College where he earned a Secondary Ed. mathematics degree and a masters in curriculum and instruction. In his spare time he enjoys coaching softball at St. Charles North High School and for the Dennison Silver Hawks Organization.

EDUCATION

Purdue University- BA in Financial Counseling and Planning

North Central College- BA in Secondary Ed. Mathematics

American College of Education- Masters in Instructional Design