

MARKET SUMMARY

- Site is located within the Geneva Southeast
 Master Plan TIF District approved in
 July 2024
- Site ideal for grocer, petroleum/c-store, car wash or QSR.
- Vital alternative to Interstate 88 for work commuters into Oak Brook, 58,000 VPD at Kirk/East State intersection.
- Close proximity to industrial workforce site
 & home field of Kane County Cougars
- 50,000 employees within 3-mile radius
- High Household Incomes
- Area retailers include: CVS, Aldi,

McDonalds, Wendy's and Circle K

DEMOGRAPHICS

POPULATION	1 Mile	4,155	
	3 Mile	38,076	
	5 Mile	121,275	
# HOUSEHOLDS	1 Mile	1,493	
	3 Mile	14,998	
	5 Mile	41,930	
AVG HH INCOME	1 Mile	\$110,458	
	3 Mile	\$121,704	
	5 Mile	\$127,366	

CONTACT

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SEC East State St & Kirk Rd

Geneva, IL

Development Site Available

Mobi

30K VPD

HOME

Geneva Downtown Business District

(Over 1M SF of retail, restaurants

& office space)





SITE SUMMARY

- Hard corner lot available
- Site Area: 4.3 AC
- Zoning: B-1
- Access:
 - Proposed full access realignment of Old Kirk Rd
 - Right in, right out off East State St Rd
 - Proposed access point off Kirk Rd
- Signage: On East State & Kirk Rd
- 28,000+ VPD on Kirk Rd
- 30,000+ VPD on Route 38

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(Proposed Site Plan)

This information contained is obtained from sources we deem reliable. We have no reason to doubt its accuracy but do not guarantee it.