



111 EAST SIDE DR

GENEVA, IL 60134

Site: .9 Acres
Building Sq. Ft. : 1800
Year Built: 1975



Location

Located on Geneva's east side, 111 East Side Drive offers excellent accessibility in one of the Fox Valley's most established commercial corridors. The property provides convenient access to major transportation routes while remaining just minutes from downtown Geneva, St. Charles, and regional business centers. Located on IL Route 38 (State Street), one of Geneva's primary east-west commercial corridors.

- Excellent visibility and easy access with frontage on East Side Drive near signalized intersections.
- Minutes from Downtown Geneva, Delnor Hospital, Kane County Government Center, and Geneva Commons.

Corridor Improvements

- State Route 38 is currently undergoing a major IDOT reconstruction, including roadway improvements, new streetscaping, sidewalks, bike lanes, lighting, upgraded traffic signals, and utility infrastructure—enhancing long-term access and corridor appeal. Businesses remain accessible throughout construction.

Traffic Counts

Intersection of East Side Dr and Rt 38

AADT for 2025: 25,600 Daily Traffic Count

East Side Dr 7,100 Daily Traffic Count



PRIME ACCESS & CONNECTIVITY HIGHLIGHTS

- Approximately 2.5 miles to Randall Road, providing quick access to Geneva Commons, major retailers, restaurants, and business services.
- Approximately 9-10 miles to Interstate 90 (Jane Addams Memorial Tollway) via Randall Road, offering convenient regional access to Rockford, Schaumburg, and Chicago.
- Approximately 7 miles to Route 59, connecting to Naperville, West Chicago, and the western suburbs.
- Approximately 27 miles to O'Hare International Airport, making business travel convenient.
- Just 1.5 miles to the Geneva Metra Station (Union Pacific West Line) with direct commuter rail service to downtown Chicago.
- Pace Bus service available, including Routes 801 and 802, along with St. Charles/Geneva On Demand service connecting to the Geneva Metra Station, Randall Road, Kane County Judicial Center, and surrounding communities.
- Nearby I-90/Randall Road Park & Ride provides express bus service to Rosemont, O'Hare, Schaumburg, and CTA Blue Line connections.
- Minutes from downtown Geneva, the Fox River, Kane County Government Center, Delnor Hospital, and numerous dining, shopping, and professional service destinations.



Parking

- Currently Offers 28 Dedicated parking spots in front lot

111 East Side Dr | Geneva

B4 Zoning

B-4 General Business Zoning

The property is zoned B-4 General Business, one of Geneva's most flexible commercial zoning districts, designed to accommodate a wide variety of retail, office, service, and business uses along major commercial corridors.

Permitted Uses Include:

- Retail stores and specialty shops
- Professional, medical & business offices
- Banks & financial institutions
- Restaurants, bakeries & delicatessens
- Grocery & specialty food stores
- Health & fitness facilities
- Hair salons, barber shops & nail salons
- Florists, gift shops & home furnishing stores
- Real estate, legal, insurance & financial services
- Photography, printing & publishing businesses
- Dry cleaners & laundromats
- Art galleries, studios & educational facilities
- Furniture, hardware & home improvement retailers
- Automotive accessory sales and enclosed car care centers

Special Use Opportunities (Subject to City Approval):

- Vehicle sales & enclosed repair facilities
- Car wash
- Drive-through businesses
- Daycare centers
- Veterinary hospitals
- Churches & cultural institutions
- Taverns
- Cannabis dispensaries
- Senior housing
- Contractor offices & service yards



TAMARA | 630-485-4214

AMANDA | 847-930-6181

TAMARA@PLPROPERTIES.COM

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