

# FOR SALE

## HIGH-END RESTAURANT, OR COFFEE SHOP & EVENT SPACE

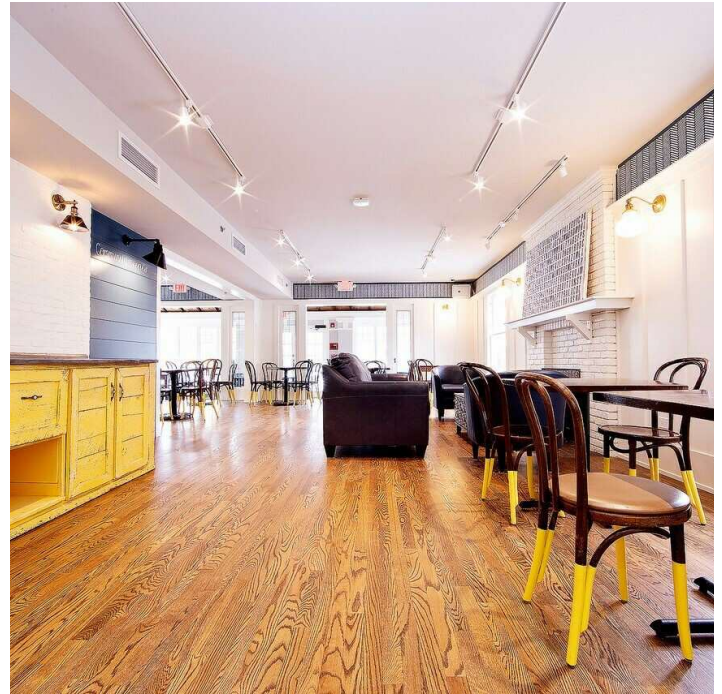
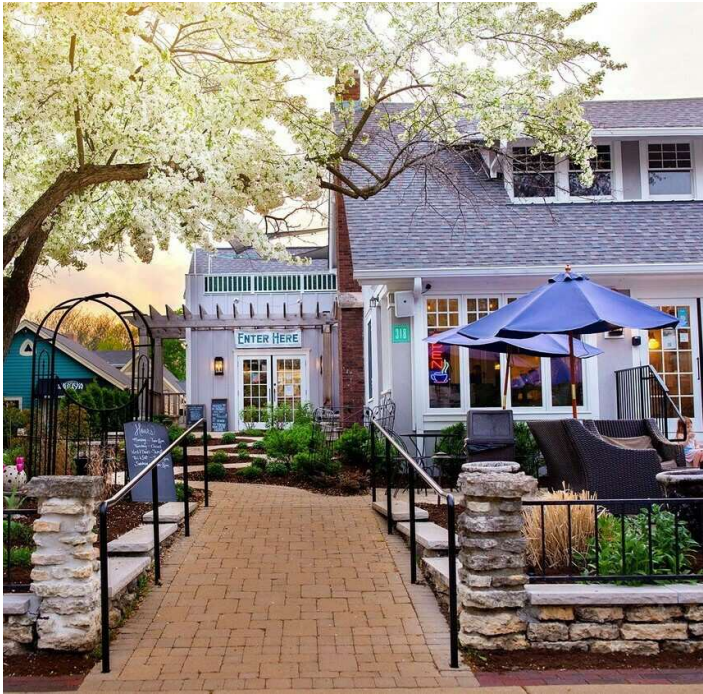
318 South 3rd Street Geneva, IL 60134



**Sandra True**  
Commercial Broker  
(630)248-7518

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**PROPERTY DESCRIPTION**

In the heart of downtown Geneva, prime 3rd Street location that is totally renovated and expanded from the original bungalow style home. Ideal for a high-end restaurant and event space.

Take your restaurant concept to the next level with this unique and charming 6,660 SF space, that can also be used as event space for bridal or baby showers, birthday gatherings, holiday parties, work gatherings, and the like.

**PROPERTY HIGHLIGHTS**

- Move-in ready space with a unique charm that can't be matched, all ADA compliant access.
- Situated on the historic 3rd Street in Geneva, IL, with its destination shopping and dining experiences.
- Equipped with a commercial kitchen boasting an 18 ft hood, walk-in refrigeration/freezer, state of the art sound system, new HVAC, electrical, and an elevator with 3-level access.
- Guests will enjoy an outdoor private patio, professionally landscaped gardens, a second floor enclosed patio, and three private meeting rooms.
- Grant money available through the City of Geneva for building projects to adapt the space to today's consumer needs. Call for details.

**OFFERING SUMMARY**

Sale Price:	Recent Price Improvement. Call Broker for Details.
Lot Size:	0.18 Acres
Building Size:	6,660 SF

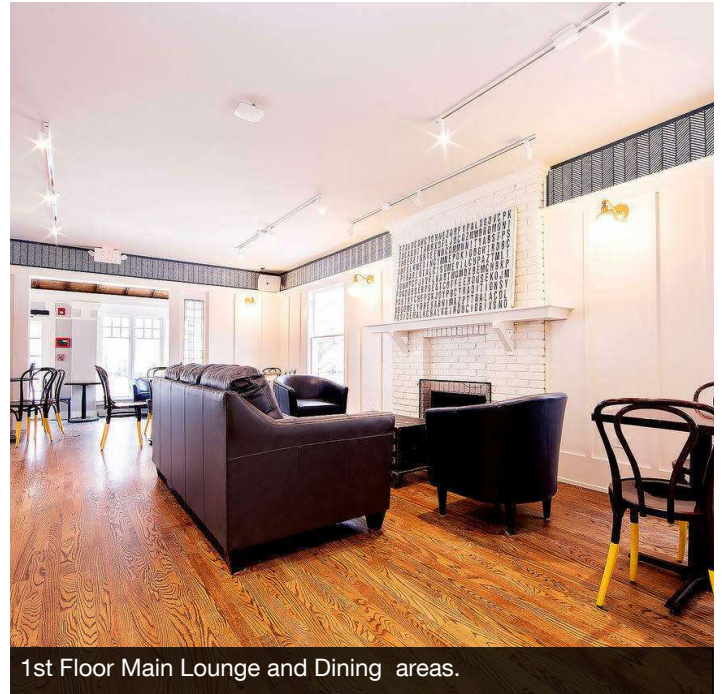
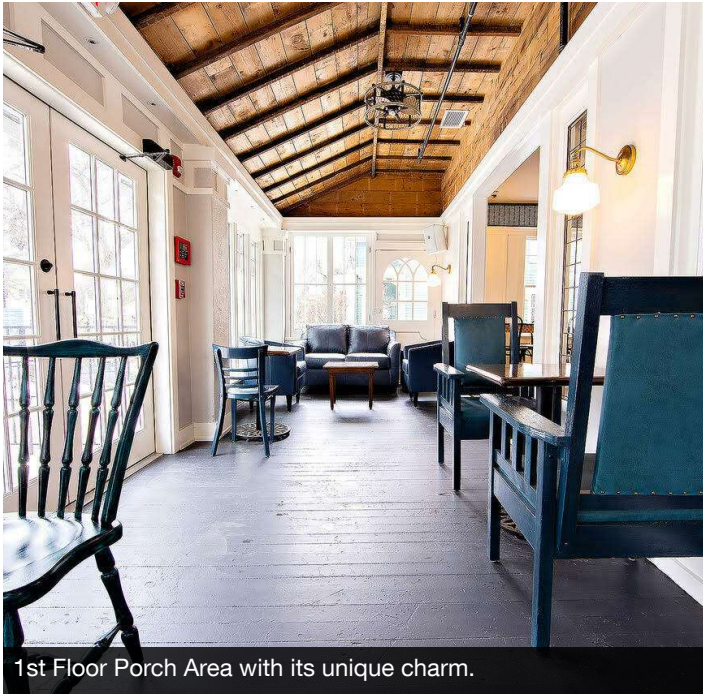
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,921	24,647	41,505
Total Population	6,828	60,902	111,131
Average HH Income	\$171,816	\$153,300	\$168,450

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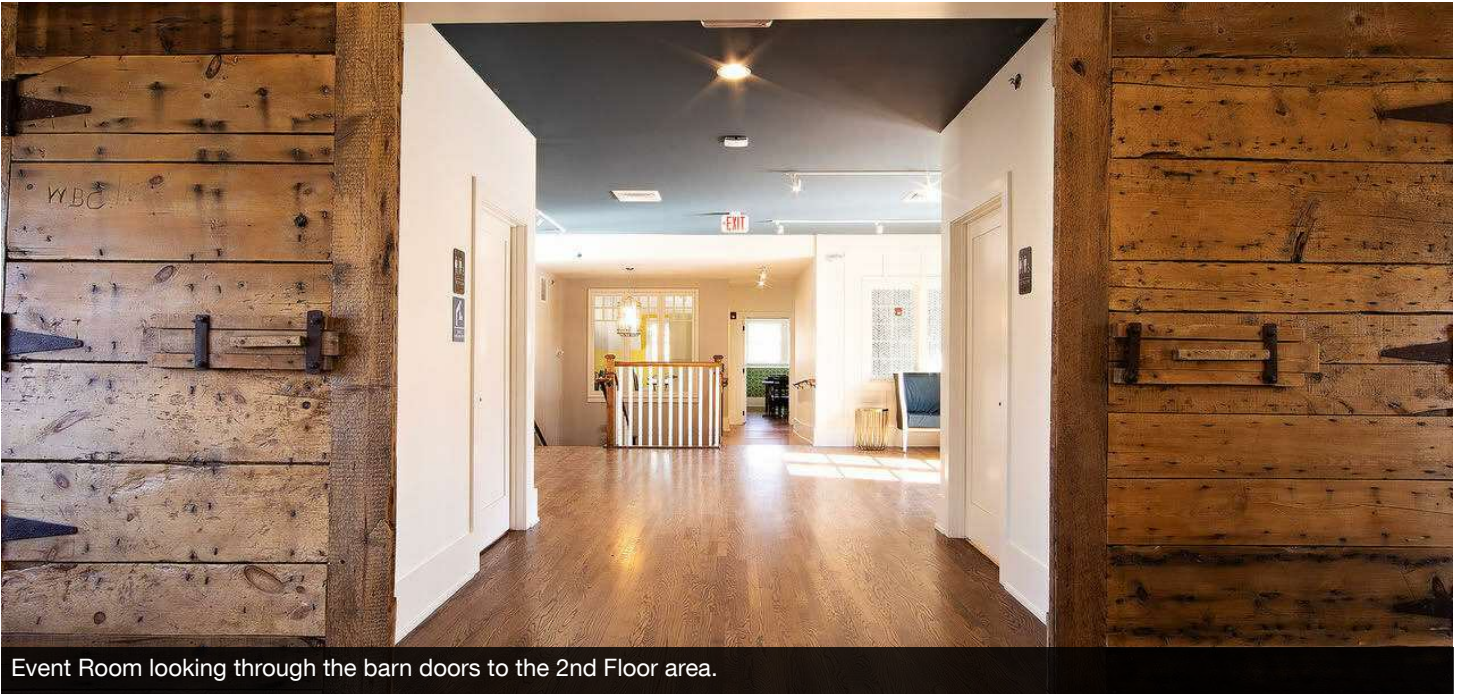
# MOVE-IN READY CHARM

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Event Room looking through the barn doors to the 2nd Floor area.

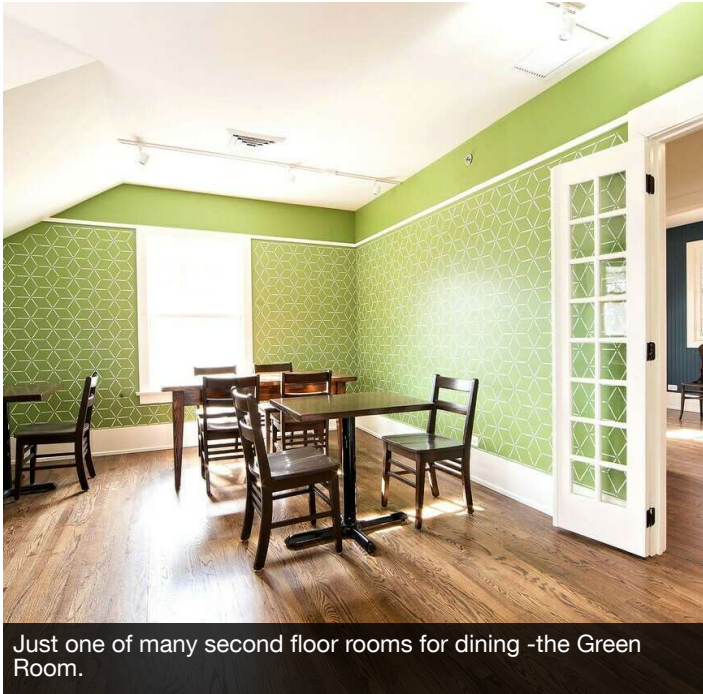


2nd Floor Leading out to the 2nd Floor Outdoor covered patio.

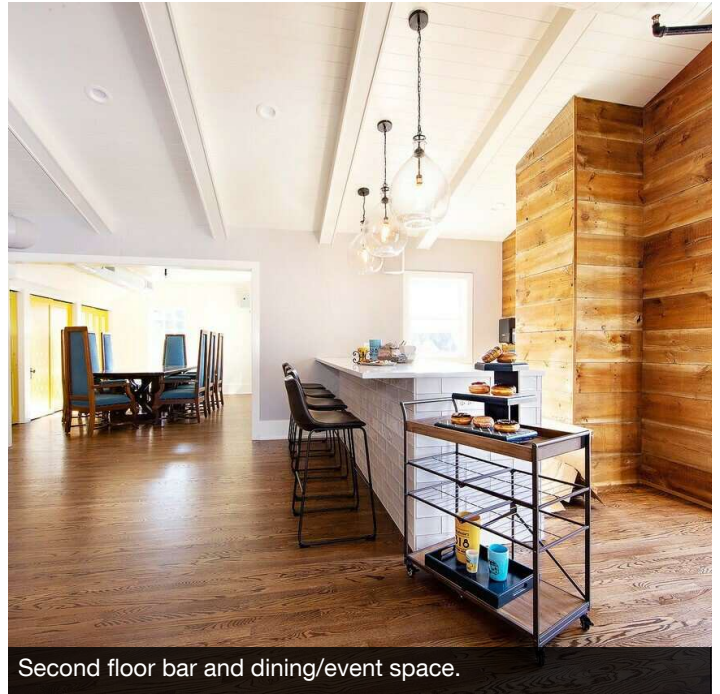
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Just one of many second floor rooms for dining -the Green Room.

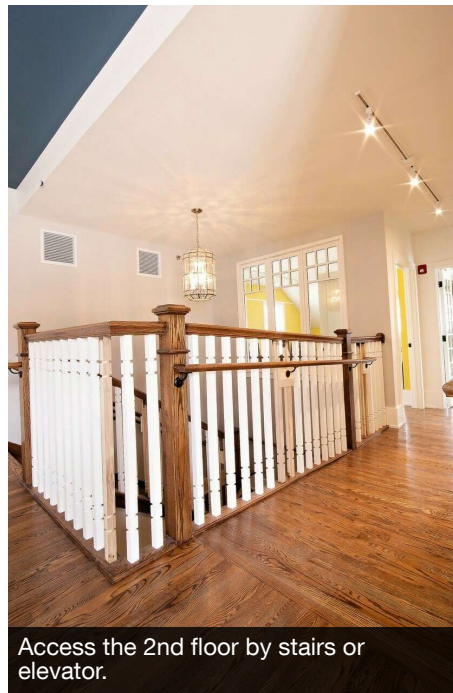


Second floor bar and dining/event space.

**FOR PURCHASE INFORMATION OR TO VIEW THE REST OF THE CHARMING SPACE:**

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Access the 2nd floor by stairs or elevator.



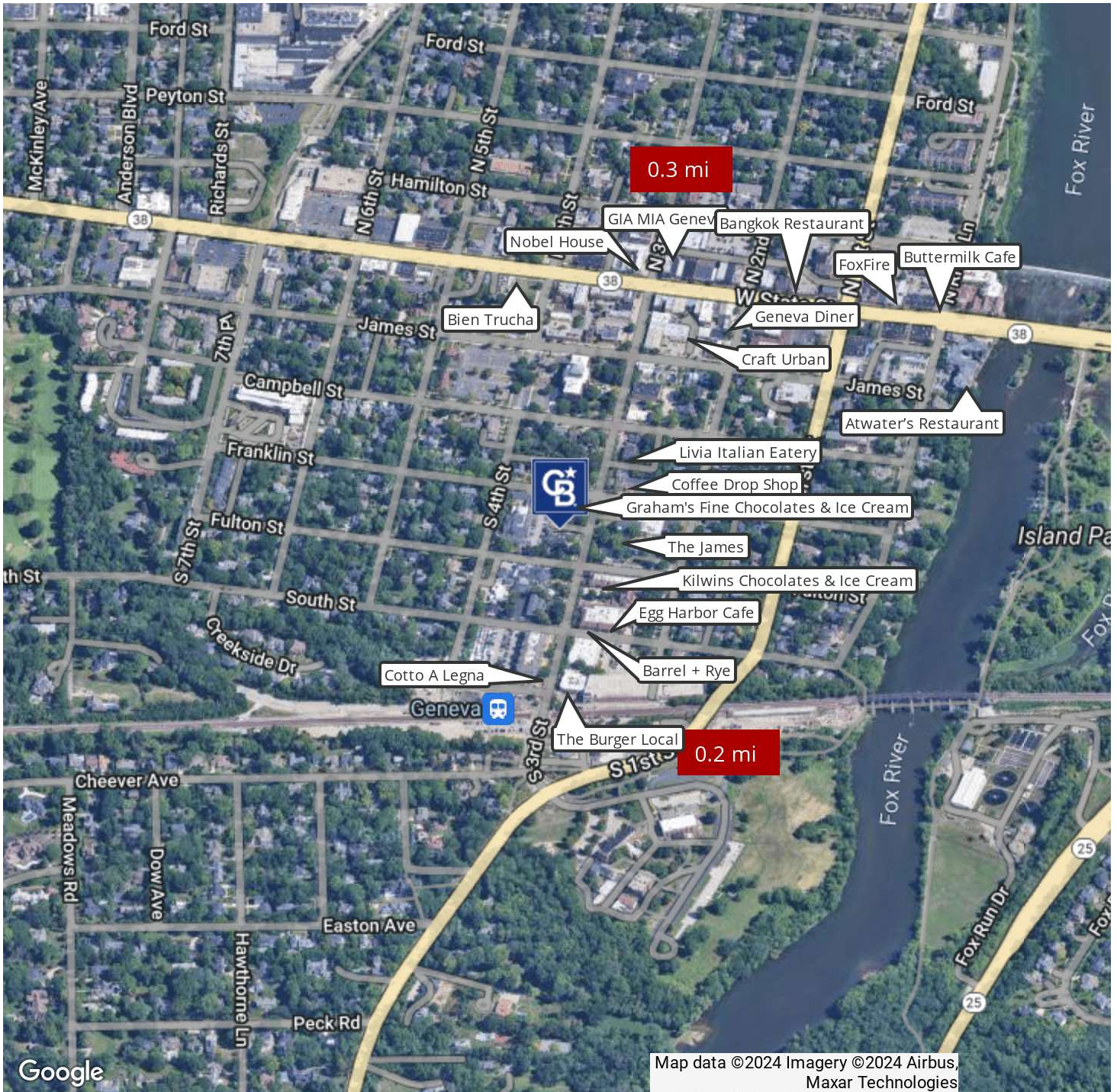
One of the 2nd floor nooks - the Yellow Room.

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# GENEVA RETAILERS

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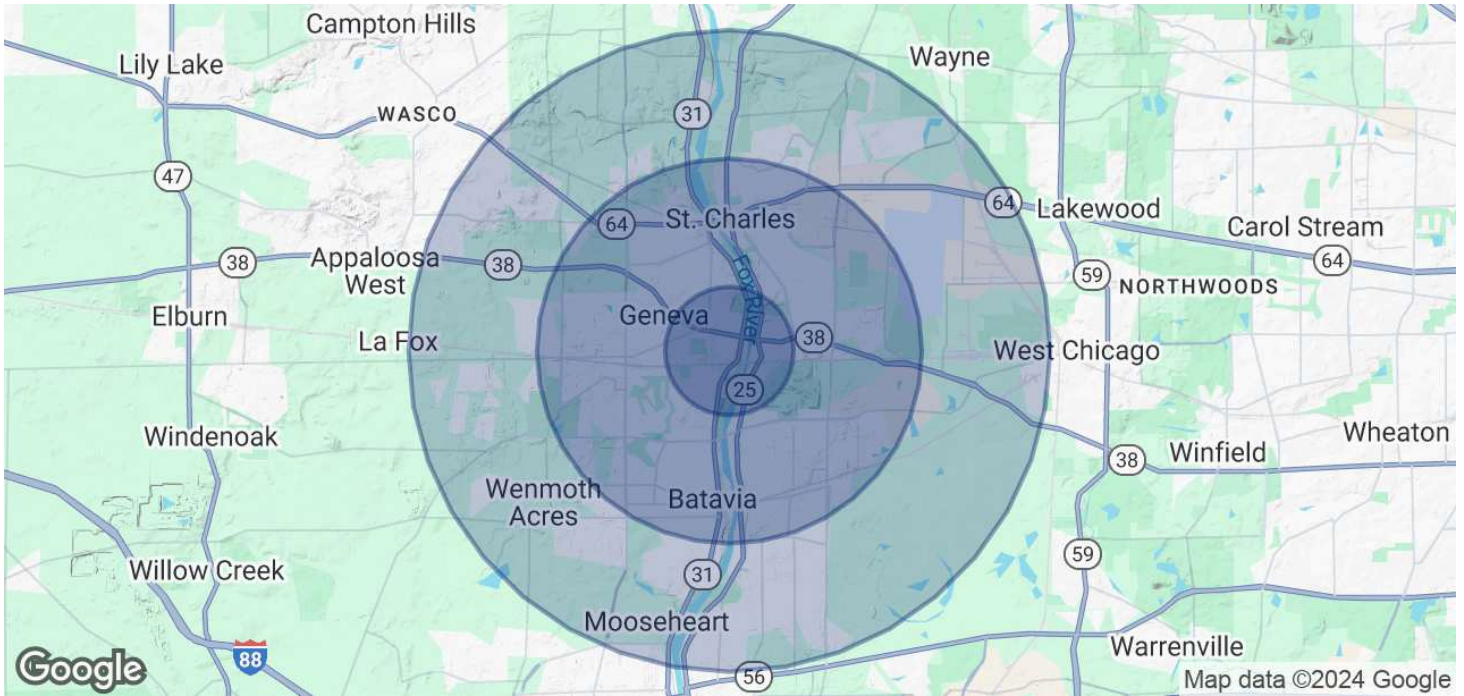
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# GENEVA DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,828	60,902	111,131
Average Age	45	42	41
Average Age (Male)	44	41	40
Average Age (Female)	46	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,921	24,647	41,505
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$171,816	\$153,300	\$168,450
Average House Value	\$468,156	\$418,683	\$436,833

Demographics data derived from AlphaMap

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