27W093-27W121 GENEVA ROAD, WINFIELD, IL

RENTAL INCENTIVES AVAILABLE

NEW OWNERSHIP - AGGRESSIVE LEASE-UP PROGRAM

OFFERING SUMMARY

Available SF:	1,000 - 7,000 SF
Lease Rate:	$16.00 - 18.00 SF/ YR (NNN)
Lot Size:	2.5 Acres
Building Size:	19,888 SF
Year Built:	1989
Cross Streets:	Geneva Road & County Farm Road
Traffic Count:	40,000

PROPERTY HIGHLIGHTS

- End Cap and in-line spaces available in affluent, suburban Winfield.
- Well parked at 101 spaces (5.08 per 1,000 SF)
- Shared ingress/egress with established and successful KinderCare providing a constant flow of patrons to the site.
- Join Dunkin Donuts, Winfield Community Bank, Jake's Pizza, #1 Nails, Alpha Cleaners, and The Persian Market.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	2,471	26,366	72,135
Total Population:	6,564	74,729	208,884
Average HH Income:	$106,842	$100,413	$99,192

GREENSTONE PARTNERS

MORE INFORMATION AVAILABLE ONLINE:
www.greenstone-partners.com

LEO SOLARTE, MSRE
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SITE PLAN

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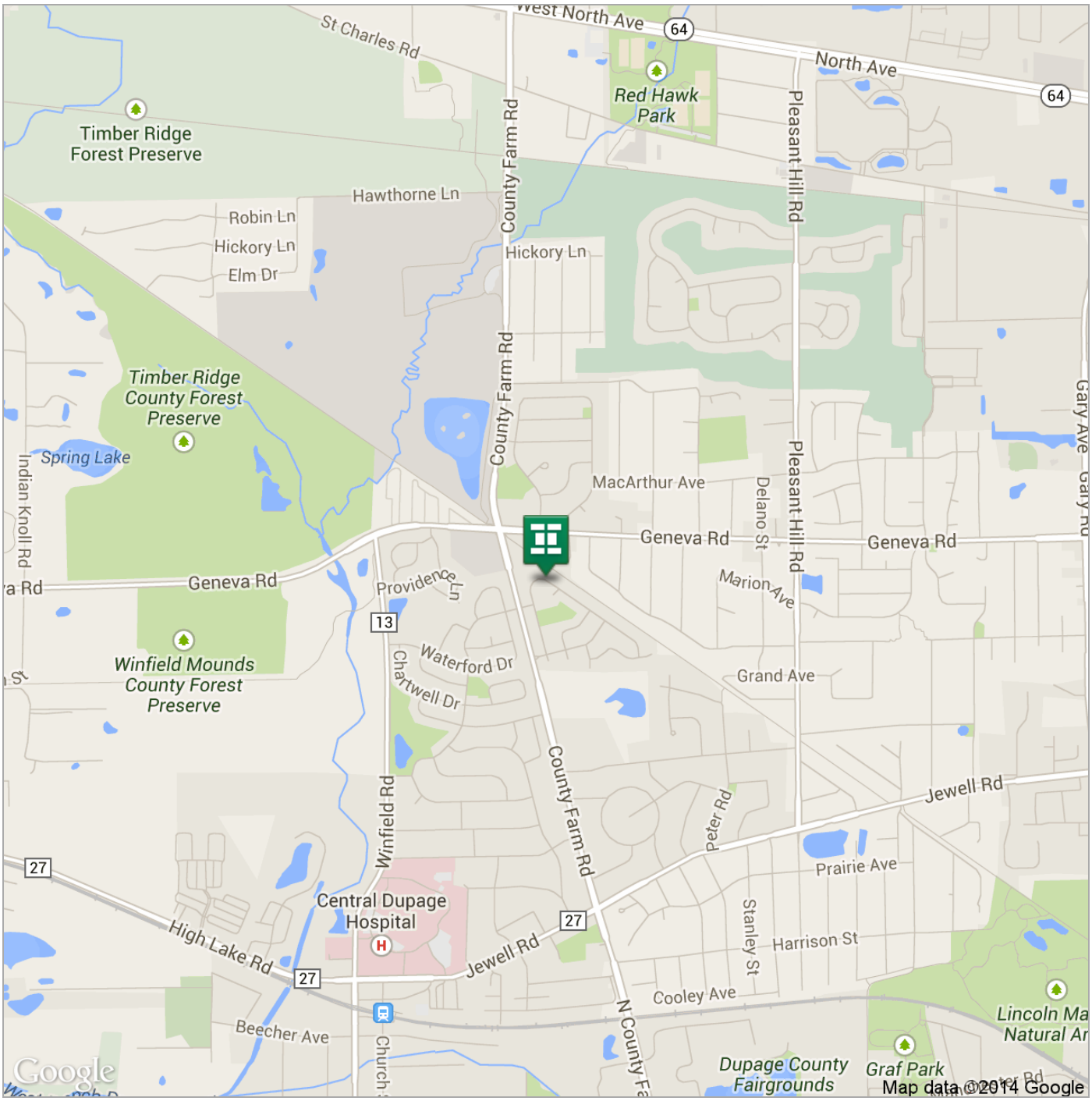
LOCATION MAP



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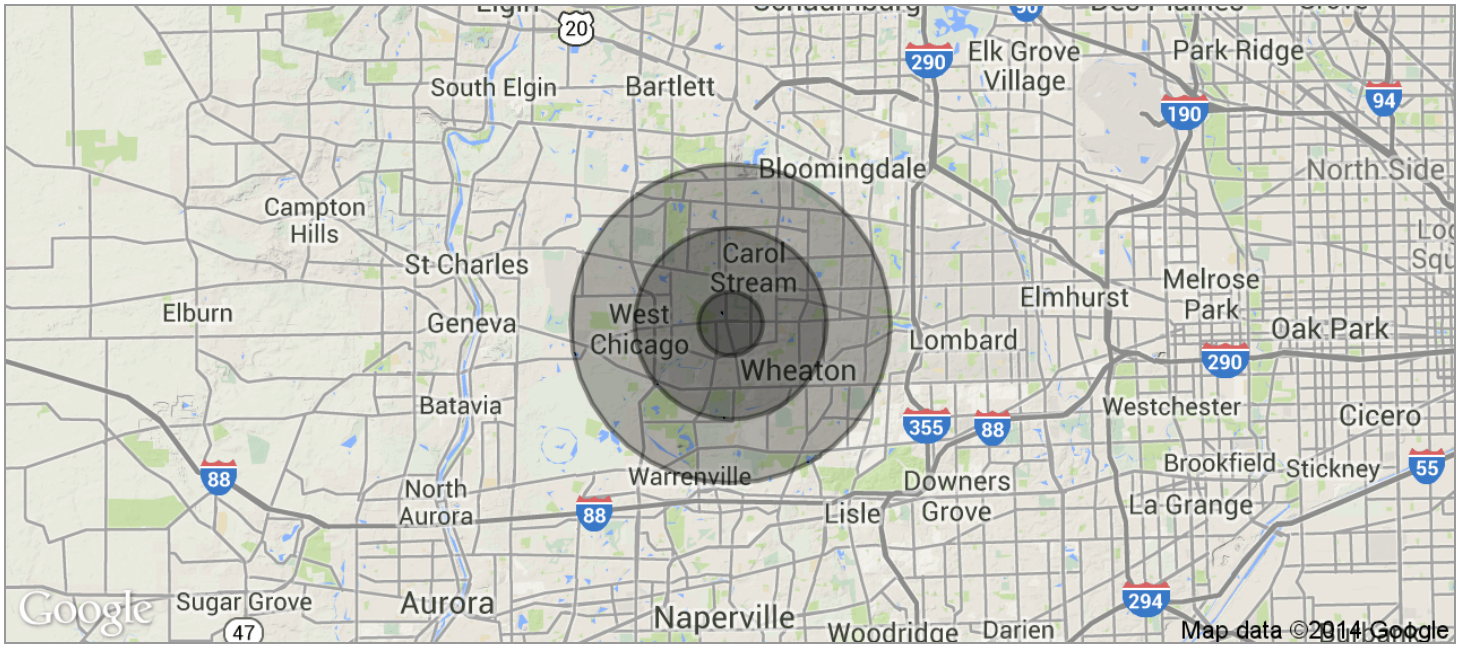
DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,564	74,729	208,884
MEDIAN AGE	40.6	39.4	37.1
MEDIAN AGE (MALE)	38.7	38.0	36.0
MEDIAN AGE (FEMALE)	41.8	40.8	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,471	26,366	72,135
# OF PERSONS PER HH	2.7	2.8	2.9
AVERAGE HH INCOME	$106,842	$100,413	$99,192
AVERAGE HOUSE VALUE	$311,218	$326,287	$366,189

RACE	1 MILE	3 MILES	5 MILES
% WHITE	87.4%	84.3%	81.1%
% BLACK	3.5%	3.8%	4.1%
% ASIAN	4.9%	6.6%	9.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.3%
% OTHER	1.2%	2.6%	3.0%

ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	6.5%	12.1%	15.5%

** Demographic data derived from 2010 US Census*

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