

Medical Suite For Lease

20,500 SF MEDICAL FACILITY, GENEVA, IL

2172 Blackberry Drive, Geneva, IL 60134



SIZE:

20,500 SF on 1.3 Acre Site

ADDRESS:

2172 Blackberry Drive Geneva, IL 60134

ZONING:

B-2

SUMMARY:

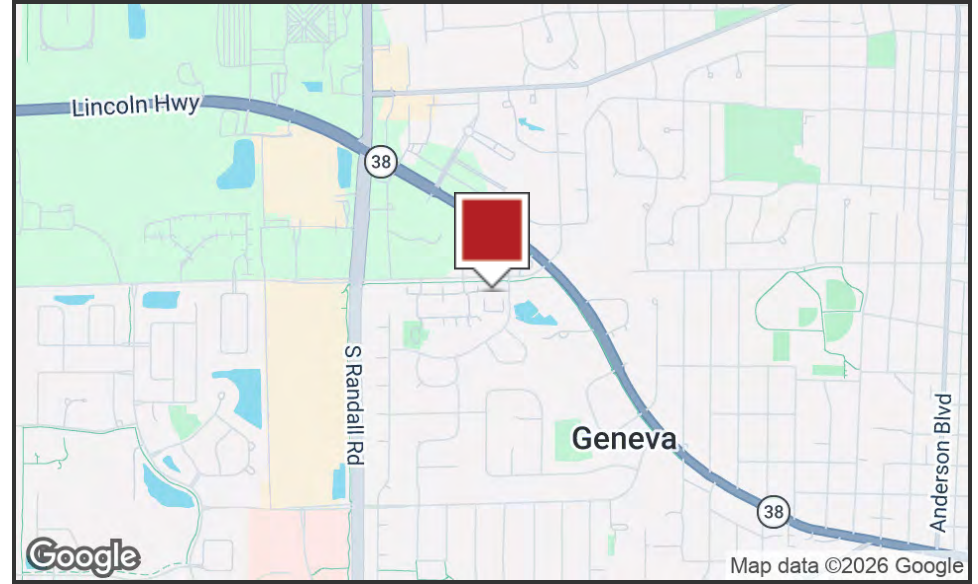
Medical Suite available - fully built-out for Medical Use!!
Suite 204: 1,450 SF including Common Areas
2nd Floor location

**MORKEN
& ASSOCIATES**

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
RE Taxes; Suite 204	\$6.55 psf
CAM:	\$4.50 psf
Zoning:	B-2

PROPERTY OVERVIEW

Medical Suite available - fully built-out for Medical Use!!
Suite 204: 1,450 SF - 2nd Floor location

PROPERTY HIGHLIGHTS

- Medical/Professional Suite Available
- 20,500 sf 2-story Medical Building
- Fully Built-out for Medical Uses
- Elevator provided for 2nd Floor Access
- Ample Parking!
- Additional 1.3 Acre Vacant site for 2nd building!!

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Additional Photos - South View/Expansion Lot

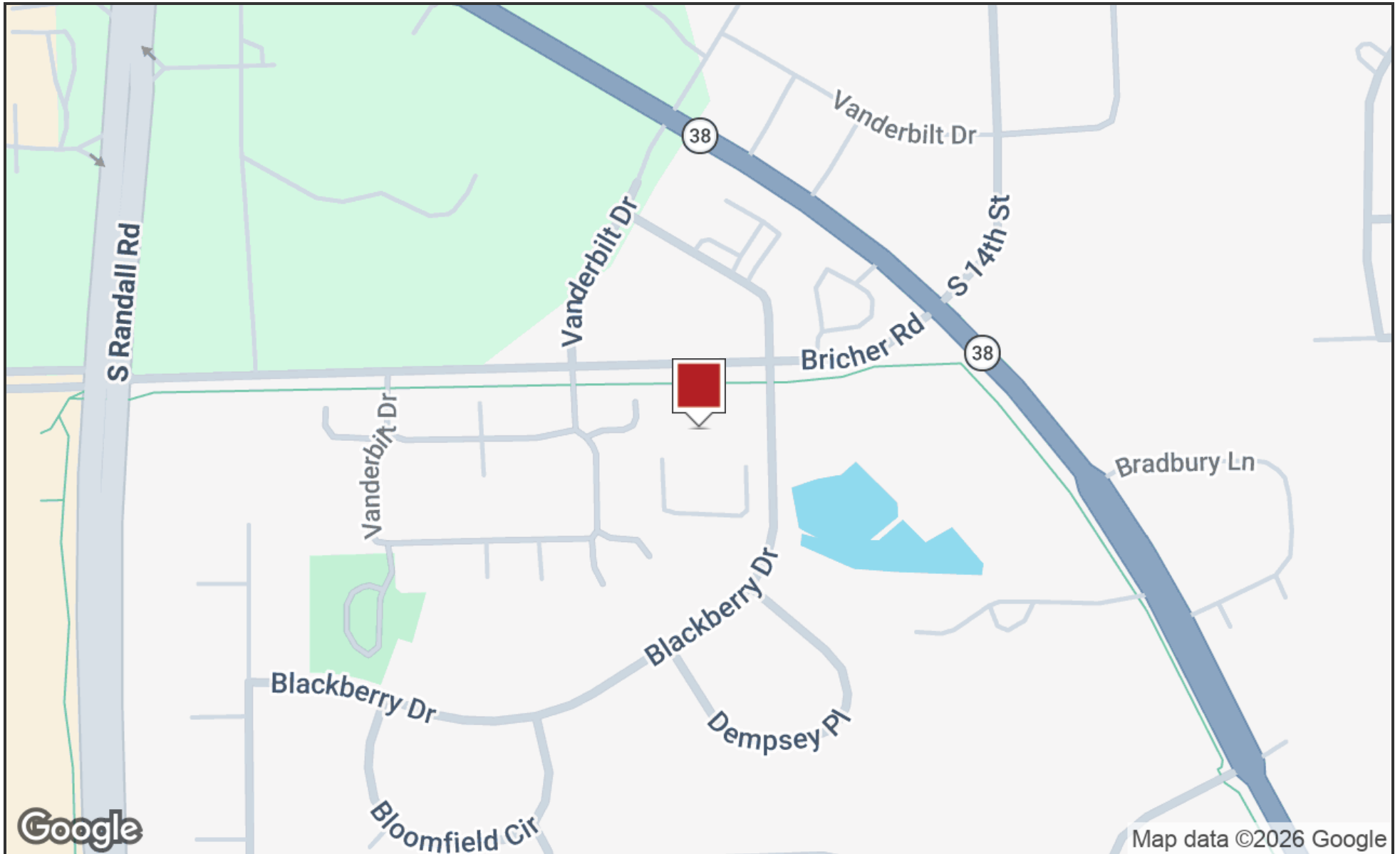


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Location Map

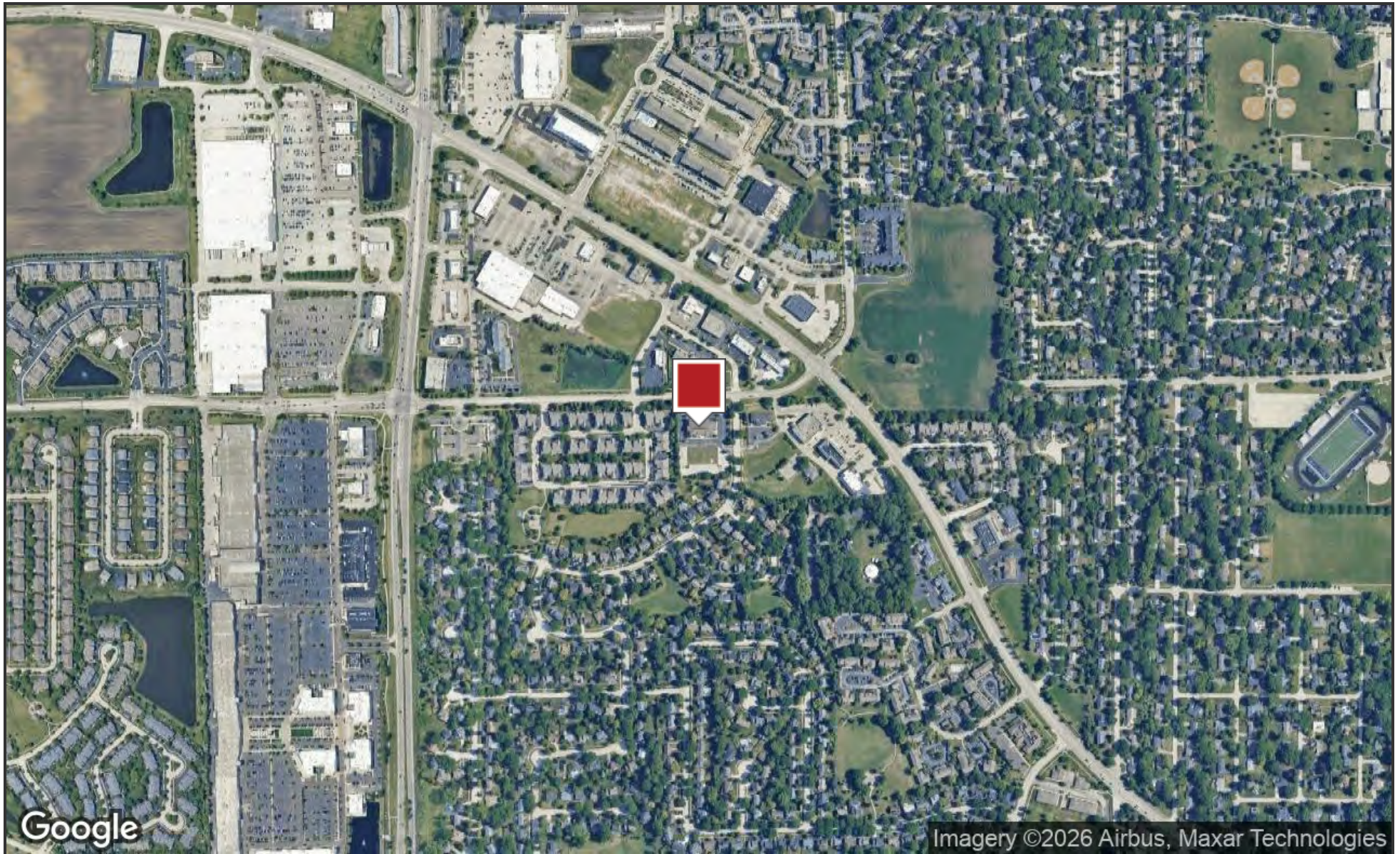


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Aerial Map



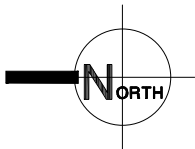
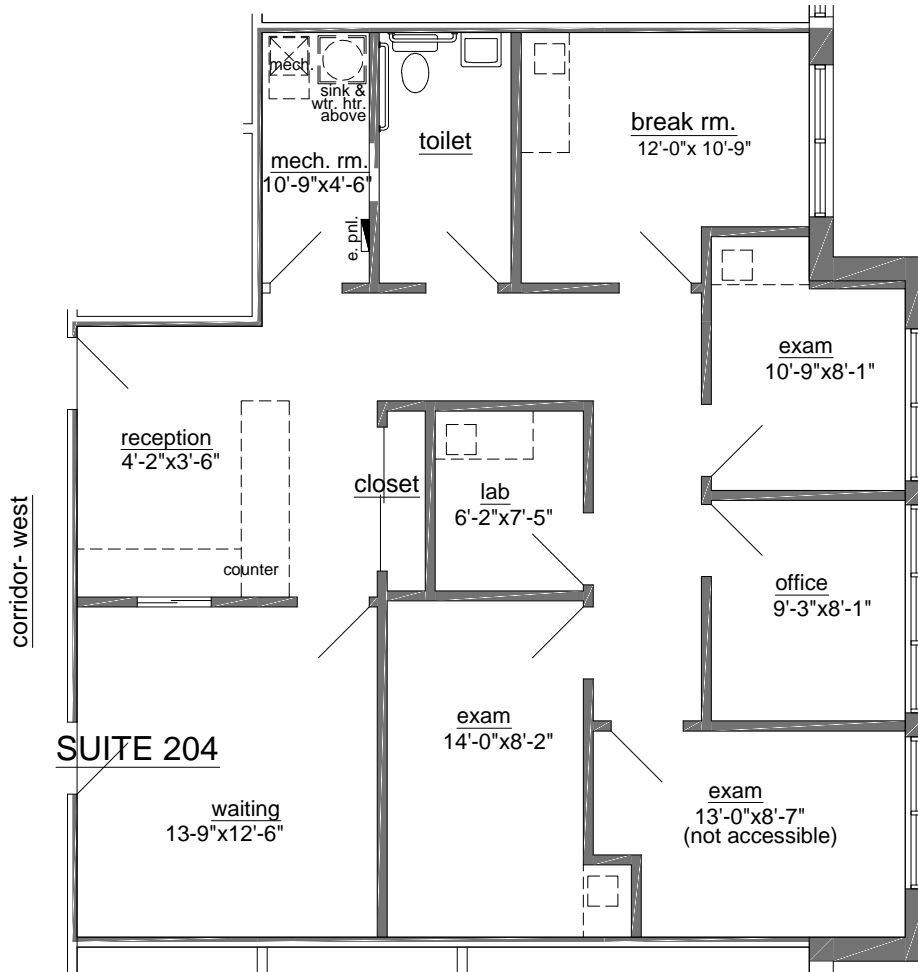
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SUITE 204

1230.89 sq. ft.



5-4-2020

2172 BLACKBERRY

GENEVA, ILLINOIS

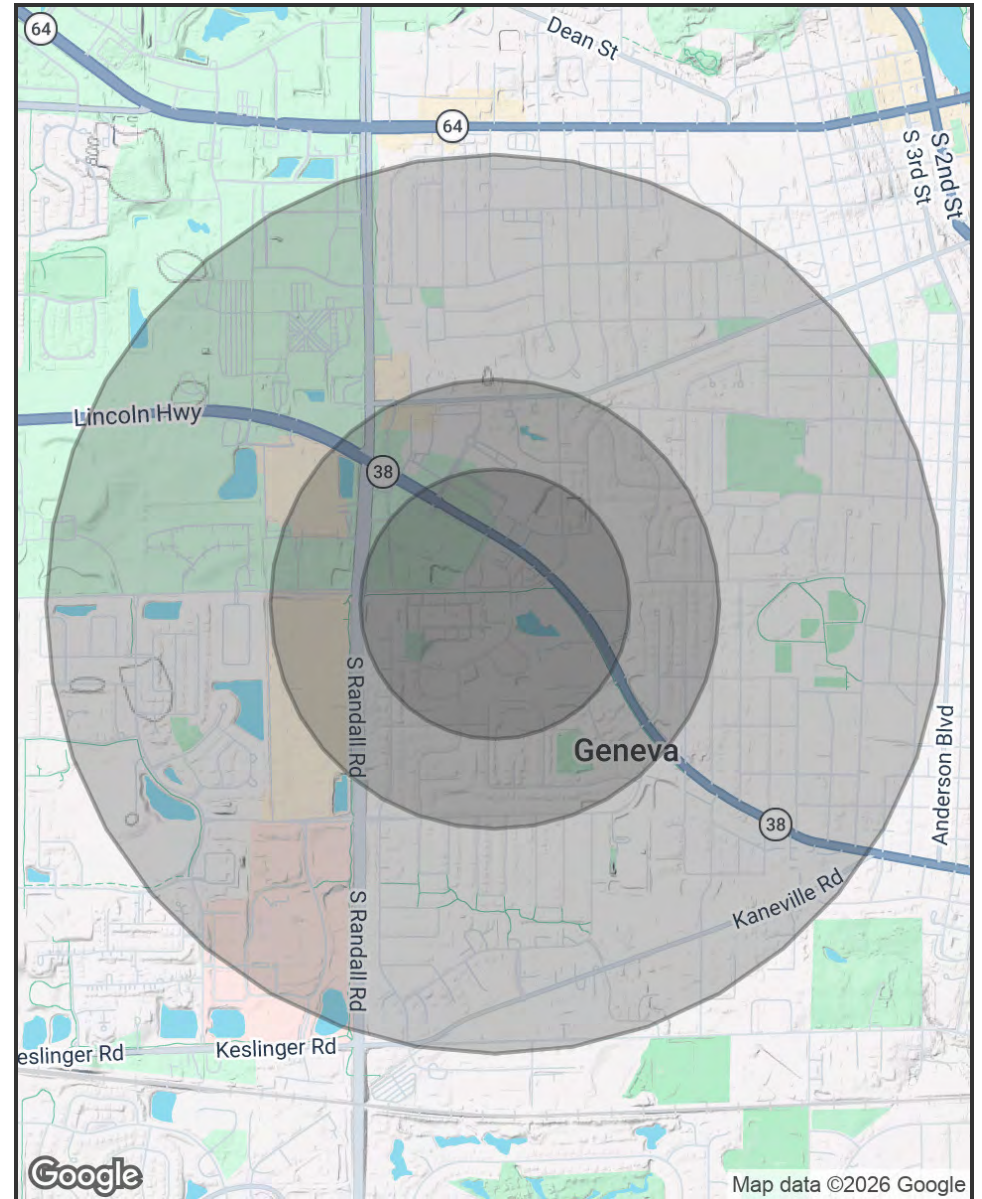
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	569	3,188	11,579
Average Age	41	41	41
Average Age (Male)	40	40	39
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	232	1,306	4,587
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$158,784	\$146,821	\$153,526
Average House Value	\$429,226	\$408,918	\$408,801

Demographics data derived from AlphaMap



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