



**TROPHY CORNER RESTAURANT OPPORTUNITY • DOWNTOWN GENEVA**

State Street and Route 31 • Built-to-Suit 6,000SF Restaurant Space

**OFFERING MEMORANDUM | FOR LEASE**

**OFFERING  
PRESENTED BY:**

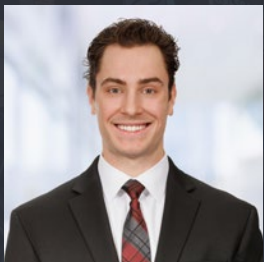


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## PROPERTY OVERVIEW

This premier restaurant opportunity in downtown Geneva offers a partially renovated, high-visibility corner location at the intersection of West State Street and Route 31. Formerly two units, the property has been combined into a single 6,075 SF unit, providing an expansive and flexible layout ideal for a full-service restaurant, bar, or hospitality concept.

The main level totals approximately 4,251 SF and features a central bar area with surrounding dining space, an additional dining room, a kitchen area, and men's and women's restrooms. The 1,824 SF lower level is being built out to accommodate cold storage and prep space, enhancing back-of-house efficiency. The property is currently undergoing renovations, and ownership is willing to build to suit tenant specifications, offering a turnkey opportunity tailored to the end user.

Constructed of masonry with 12' ceilings, the space provides a solid and attractive setting for a wide range of restaurant concepts. Positioned on a signalized corner with approximately 32,000 vehicles per day and benefiting from an 84 Walk Score, the property offers strong visibility, consistent traffic, and excellent pedestrian accessibility in one of the Fox Valley's most desirable dining corridors.

### PROPERTY DETAILS

Property Type	101 W. State Street, Geneva, IL 60134
Property Type	Restaurant
Lease Rate	Subject To Offer
Total Size	6,075 SF
Lower Level Size	1,824 SF (Cold Storage & Prep Area)
Frontage	60' State St, 85' Route 31
Restrooms	(1) Men's & (1) Women's
Lot Size	0.13 Acres
Year Built	1925 (Undergoing Renovations)
Zoning	D-CM (Commercial Mixed Use)
Power	600 Amp @ 240/120V 3 Phase
Construction Type	Masonry
Ceiling Height	12'
Vehicles Per Day	32,000 (NW Corner of State St & Route 31)
Walk Score	84 of 100
PIN	12-03-430-017
Taxes	\$30,524.80 (2024)



# PROPERTY HIGHLIGHTS



State Street & Route 31  
Immediate Access  
±32,000 VPD



Geneva Metra Station  
450K Annual Passengers  
~1 mile East



Very Walkable Location  
Downtown Geneva Retail &  
Dining Corridor

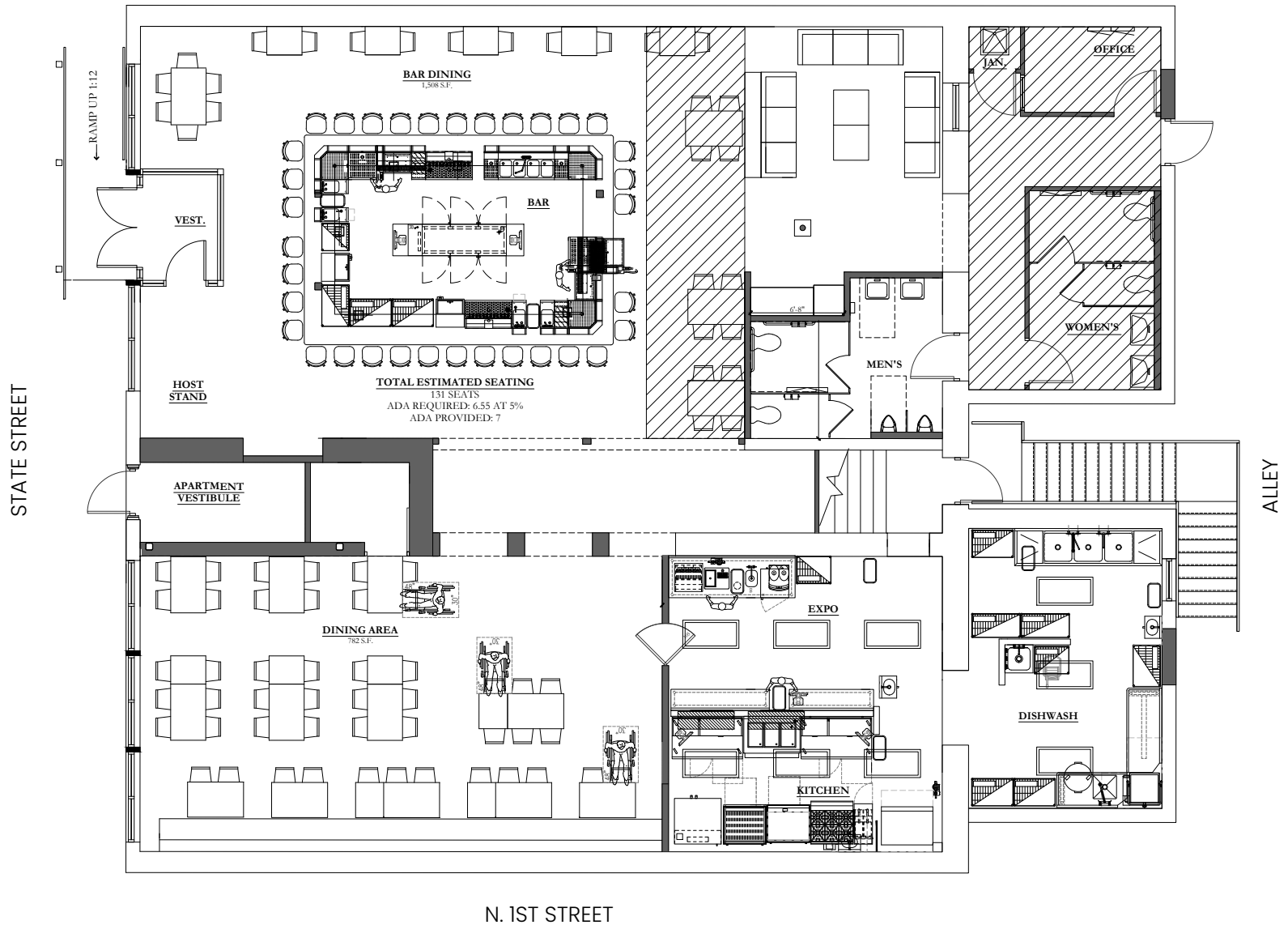


Randall Road  
Retail Corridor  
~2 mile West



Interstate 88  
~5 miles South

# FLOOR PLAN



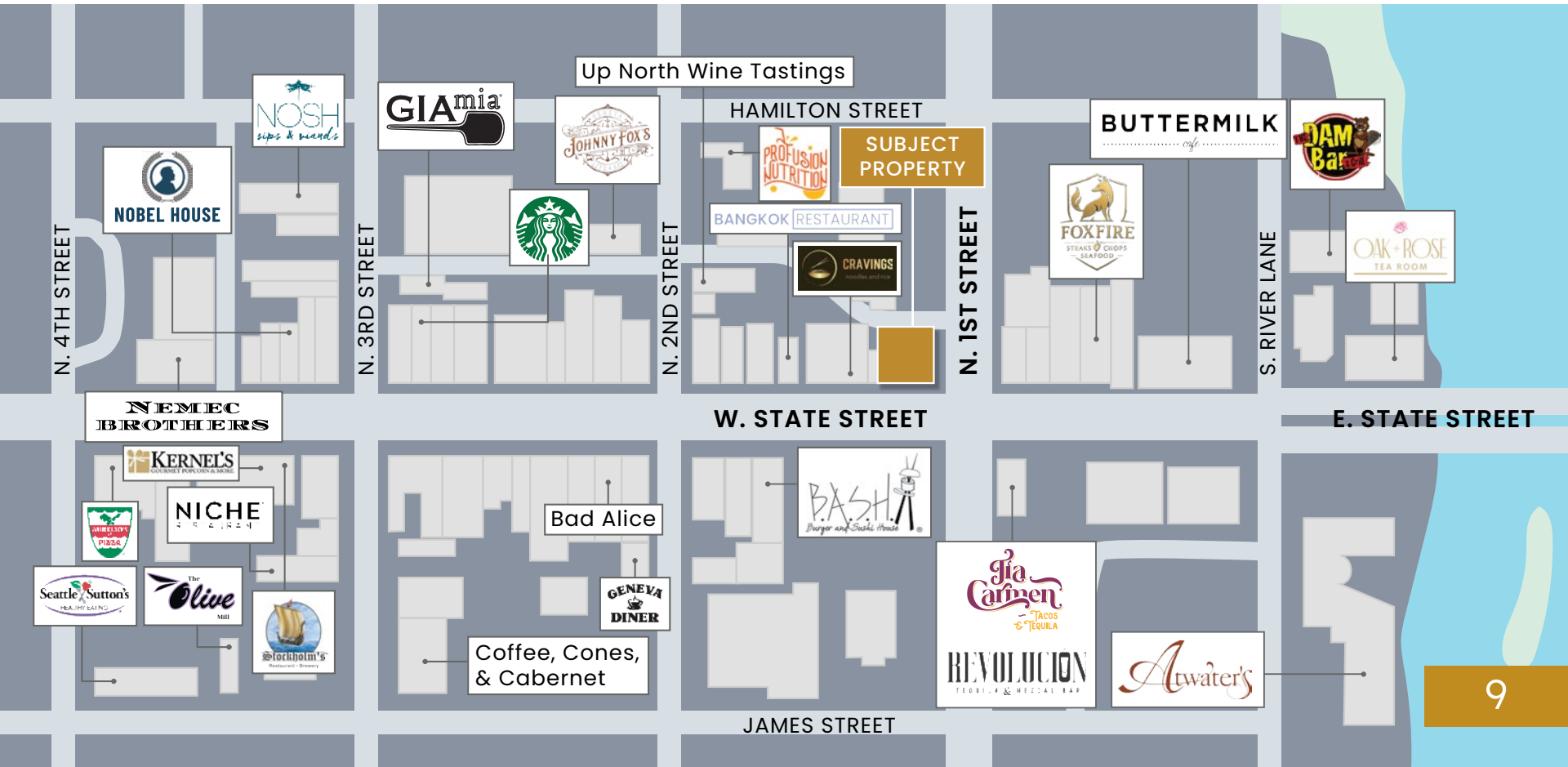




# SURROUNDING DINING AND BOUTIQUE GROCERY MARKETS

## DOWNTOWN GENEVA

The stretch of State Street from the river through the core downtown (River Lane to 4th Street) represents the heart of Geneva's identity, functioning as a historic "main street" and one of the most active suburban dining corridors in the western Chicago market. The corridor has evolved into a well-preserved, walkable downtown anchored by historic architecture and the Fox River waterfront. The area is defined by a dense concentration of over 100-160 independent restaurants, cafés, bars, and specialty food concepts which supports strong daytime activity, as well as evening and weekend traffic tied to dining and events along the river.



## LOCATION OVERVIEW



### GENEVA, ILLINOIS

Geneva is an affluent, established suburb about 40–45 miles west of Chicago, located along the Fox River in Kane County. It anchors the Fox Valley alongside St. Charles and Batavia, but stands out for its walkable, design-focused downtown. The population is high-income and highly educated, with strong household earnings that support frequent dining and higher price points. Residents are primarily professionals, such as executives, business owners, and healthcare workers, along with established families. Schools in Geneva Community Unit School District 304 are top-rated, consistently receiving A-level ratings which attract long-term residents and reinforces property values and stability. Housing includes historic homes near downtown and newer communities like Mill Creek, bringing in higher-income buyers.

The Fox River Trail, riverwalk, and multiple parks create strong outdoor foot traffic, while downtown is built around strolling, shopping, and dining. The town is also very event-driven: Swedish Days (a long-running summer festival), Festival of the Vine, weekly French markets, and car shows all bring consistent foot traffic and visitors from surrounding suburbs like Naperville, St. Charles, and Aurora. The restaurant market is competitive but quality-focused, with independent, design-driven concepts. Dining is destination-based, not convenience-based, favoring strong branding and experience.



## DEMOGRAPHIC SNAPSHOT

	2 miles	5 miles
2024 Population	32,457	110,425
2024 Households	13,163	40,786
Avg Household Size	2.40	2.60
Median Home Value	\$374,259	\$416,814
Avg Household Income	\$138,358	\$150,661
Median Age	43.60	43.00



## Education

Some High School, No Diploma	1,032	3,378
High School Graduate	4,240	12,496
Some College, No Degree	5,836	18,846
Associate Degree	2,206	4,664
Bachelor's Degree	7,330	25,502
Advanced Degree	4,970	17,200



## Employment

Civilian Employed	19,042	60,498
Civilian Unemployed	427	2,435
Civilian Non-Labor Force	7,308	27,654



**2-MILE POPULATION:**  
32,457



**MEDIAN AGE**  
43.60 YEARS



**AVERAGE HOUSEHOLD INCOME**  
\$138,358



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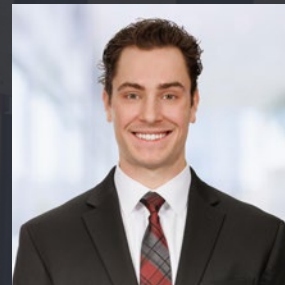


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