

GENEVA CENTER • FOR LEASE

2100 South Randall Rd, Geneva, IL 60134



PROPERTY DESCRIPTION

Geneva Center is located in the heart of the Geneva, St. Charles, Batavia Retail trade area. The center is anchored by At Home, the ultimate home decor superstore. Positioned along the sought-after Randall Road retail corridor, right at the intersection of Randall Road and Fabyan Parkway, this property benefits from over 37,000 vehicles per day that pass by.

LEASING AVAILABILITY

| | |
|----------------|------------|
| Lease Rate: | Negotiable |
| Available SF: | 104,645 SF |
| Building Size: | 104,645 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 2,257 | 20,131 | 41,420 |
| Total Population | 6,046 | 52,478 | 108,450 |
| Average HH Income | \$186,385 | \$175,272 | \$166,645 |

PAUL SHAND

216 • 455 • 5004
pshand@midamco.com

CASEY KOHUT

216 • 455 • 5005
Ckohut@midamco.com

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Fabyan Crossing Shopping Center

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NOT FOR
CONSTRUCTION

1736 columbus road
cleveland, oh 44113
www.faboarch.com
t:216.241.6150
f:216.395.0053

fabo
architecture

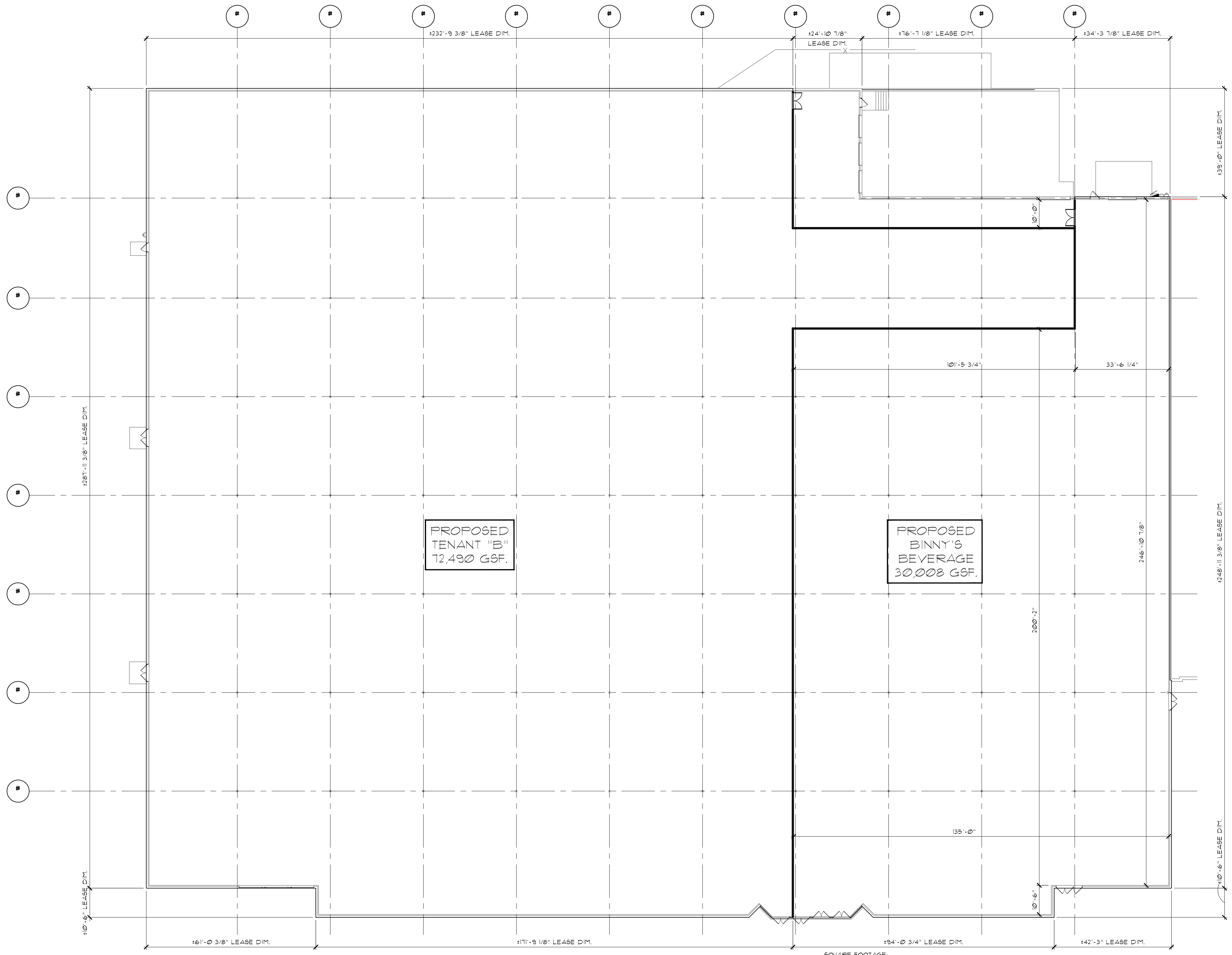
GANDER MOUNTAIN DEMISE SCHEMES
2100 SOUTH RANDALL ROAD
GENEVA, ILLINOIS 60134

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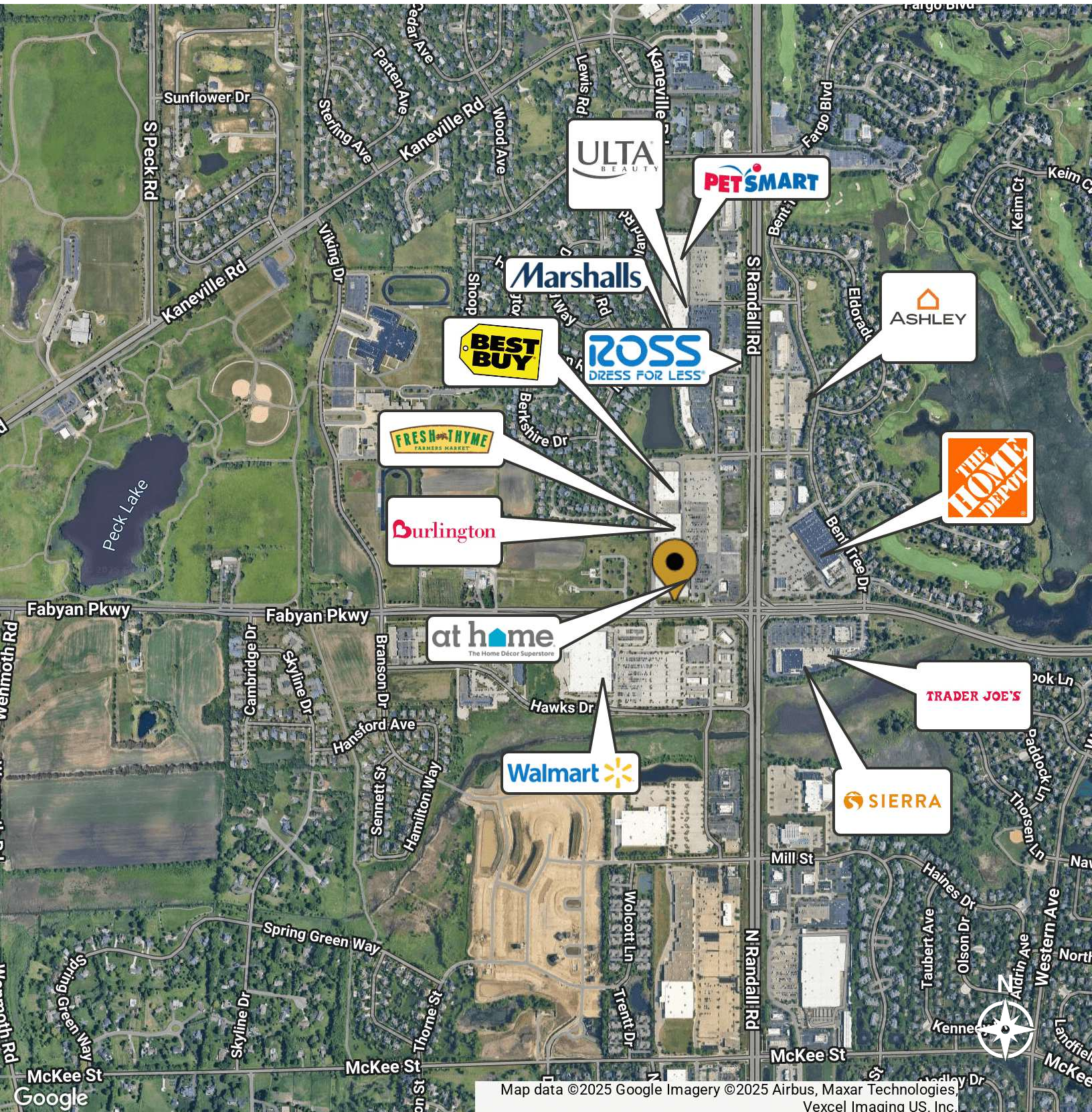


TENANT SPACE PROPOSAL
1
PR-1B SCALE: 1/16" = 1'-0"

SQUARE FOOTAGE:
THE NOTED SQUARE FOOTAGE CALCULATIONS WERE BASED ON MEASUREMENTS FROM THE OUTSIDE FACE OF THE EXTERIOR WALLS AT THE FINISHED FLOOR ELEVATION AND TO THE CENTERLINE OF INTERIOR DEMISING WALLS. CALCULATIONS EXCLUDE ALL OVERHANGS, CANOPIES, ETC. FINAL "SQUARE FOOTAGE" MEASUREMENTS AND CALCULATIONS WILL BE MADE BY THE PROJECT ARCHITECT AFTER CONSTRUCTION CONSISTENT WITH THE FOREGOING.

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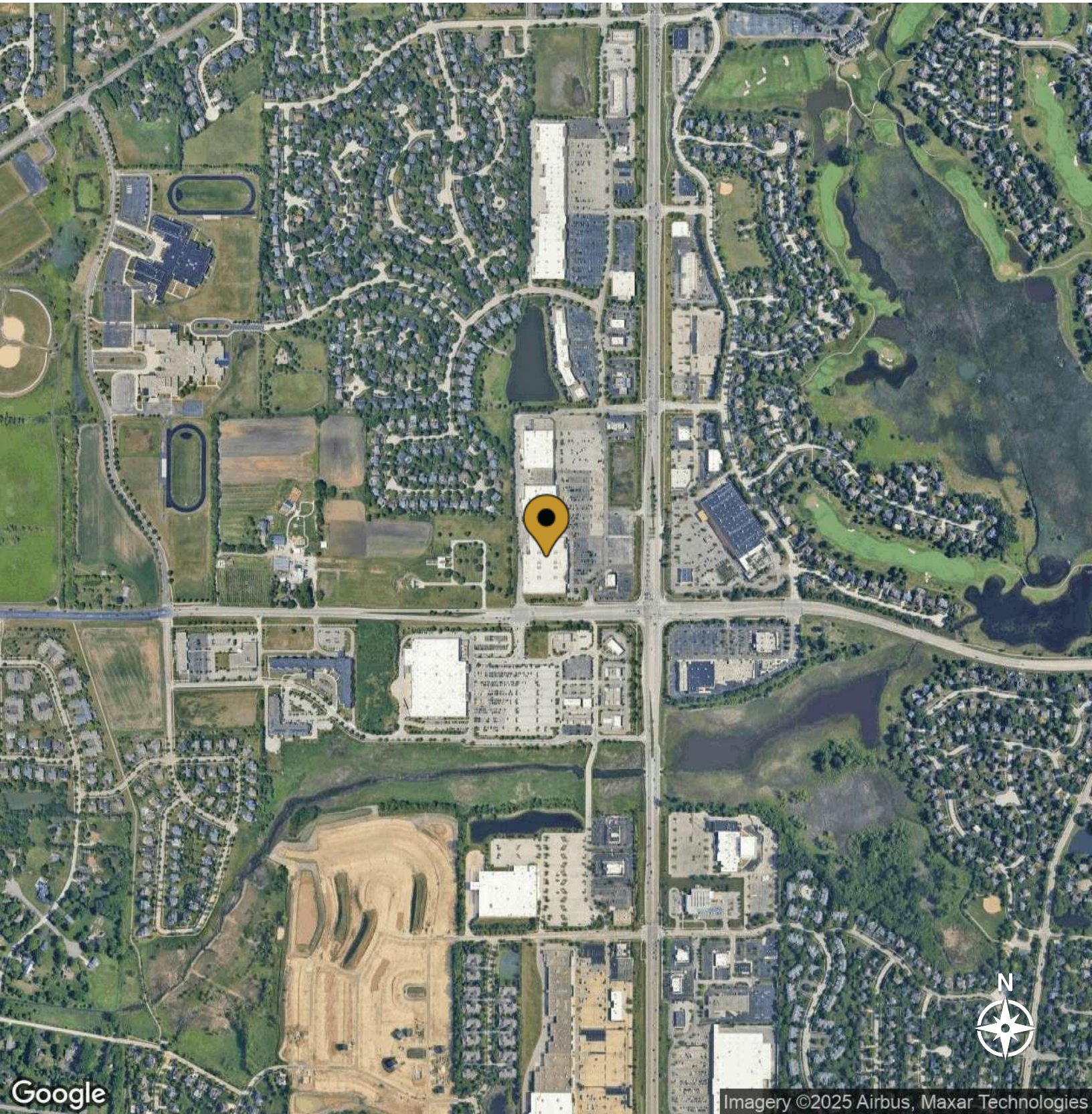
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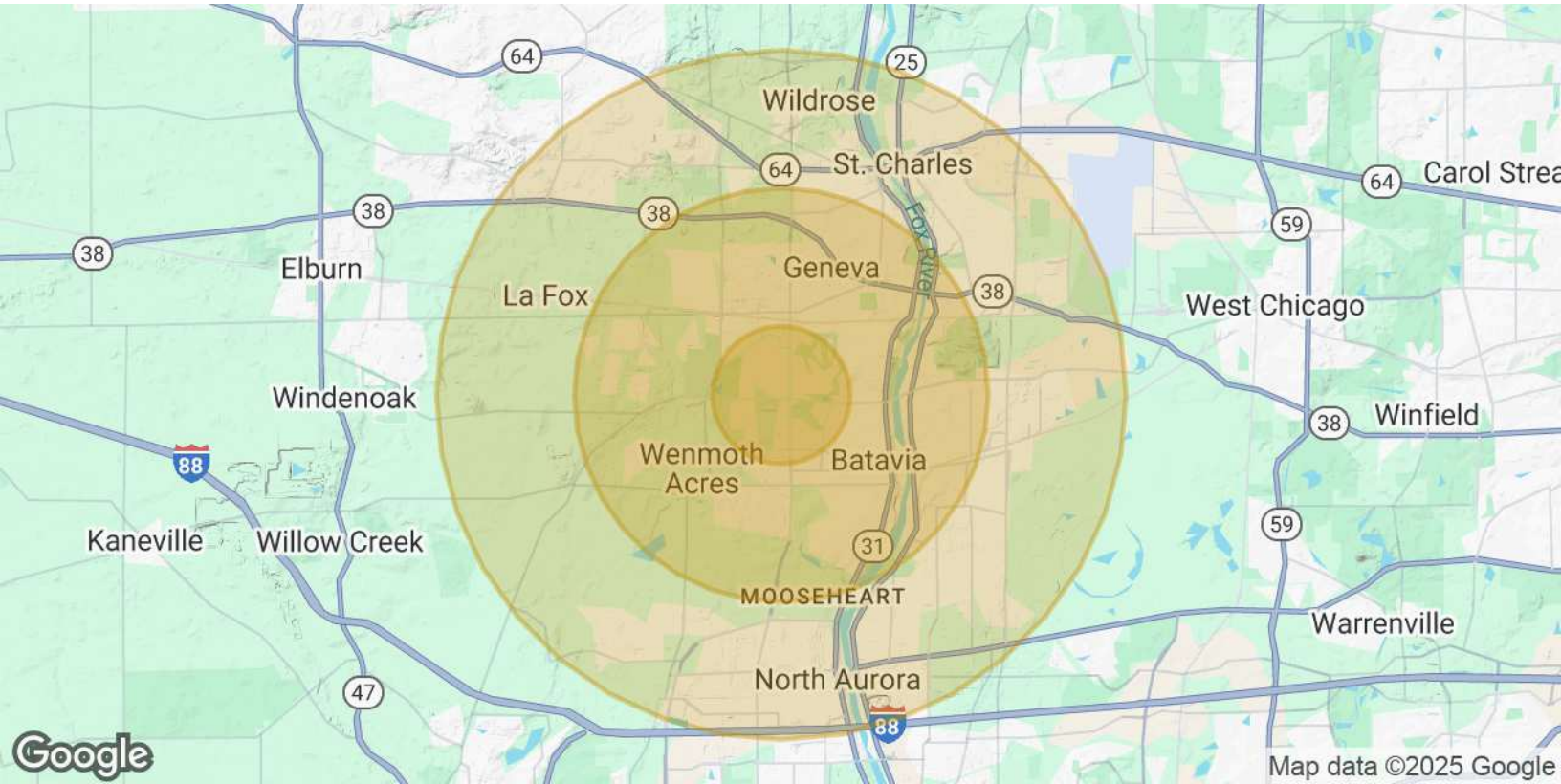
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 6,046 | 52,478 | 108,450 |
| Average Age | 42 | 41 | 41 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,257 | 20,131 | 41,420 |
| Average HH Income | \$186,385 | \$175,272 | \$166,645 |
| Average House Value | \$491,513 | \$452,219 | \$424,159 |

Demographics data derived from AlphaMap

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