

Fully Leased Property For Sale!

21,143 SF PROFESSIONAL/MEDICAL OFFERING!

2172 Blackberry Drive, Geneva, IL 60134



SIZE:

21,143 SF on 1.3 Acre Site and
Vacant 1.3 Acre Pad-Ready Site!

ADDRESS:

2172 Blackberry Drive Geneva, IL 60134

SUMMARY:

Fully Leased Medical/Professional Building - Additional 1.3 Acre Site with proposed development for a 12,140 sf Building!

ZONING:

B-2

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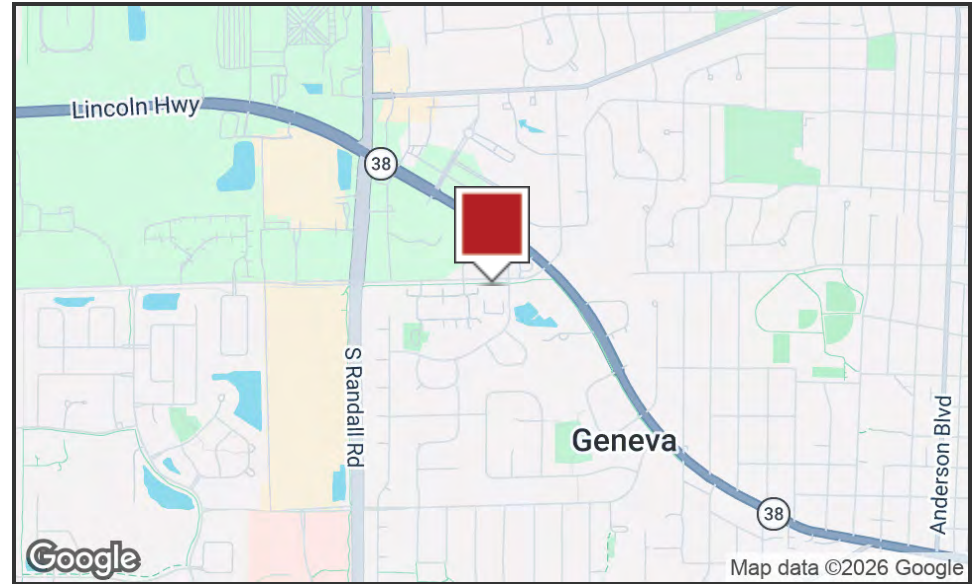
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All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Executive Summary



OFFERING SUMMARY

Sale Price:	\$4,685,000.00
NOI:	\$312,826.00
CAP RATE:	6.7%
Zoning:	B-2

PROPERTY OVERVIEW

Pristine 2-Story Medical/Professional Building in Geneva, IL on 2.6 Acre Site

PROPERTY HIGHLIGHTS

- 13 Finished Suites
- Elevator provided for 2nd Floor Access
- Close Proximity to Randall Road & Roosevelt Road
- Ample Parking!
- Additional 1.3 Acre Vacant site for 2nd building of 12,140 sf!
- Rent Roll Available upon Request.

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■ Additional Photos - South View/Expansion Lot



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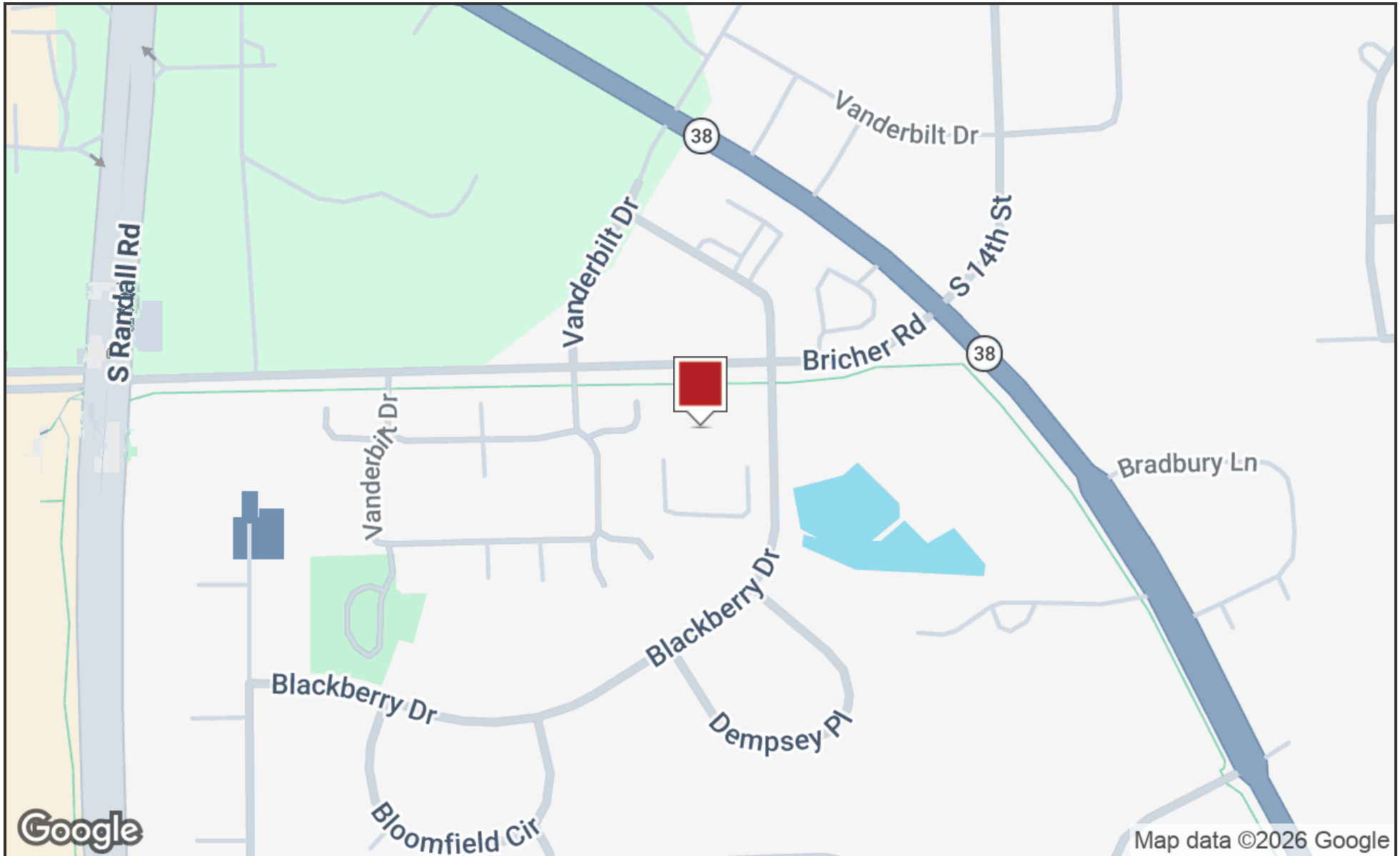
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Location Map



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Aerial Map



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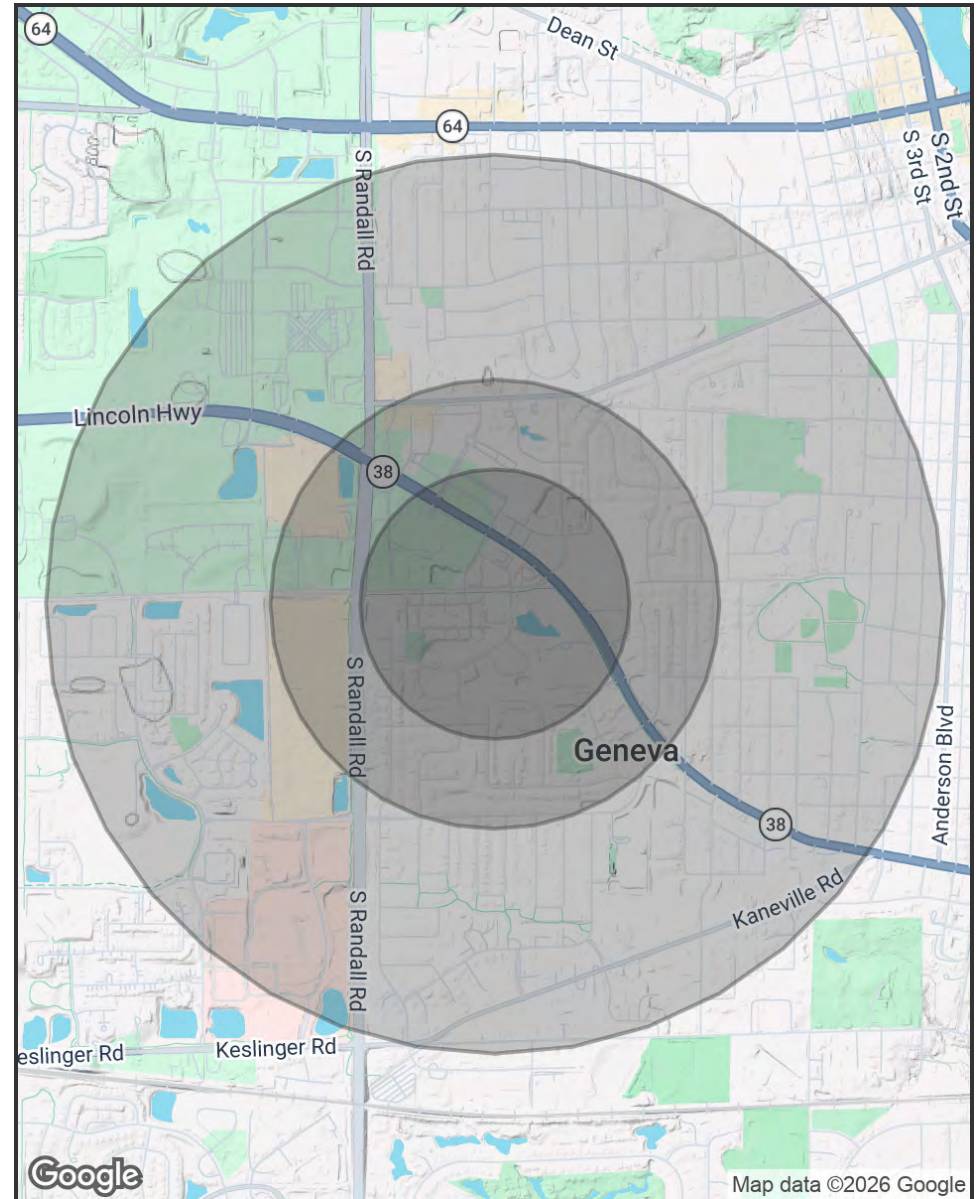
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Demographics Map & Report

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

2020 American Community Survey (ACS)



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