

RETAIL FOR LEASE

PEPPER VALLEY PLAZA

2401 Kaneville Rd, Geneva, IL 60134



OFFERING SUMMARY

AVAILABLE SF:	1,403 SF
LEASE RATE:	\$19.00 SF/yr (NNN)
YEAR BUILT:	1992
BUILDING SIZE:	17,046 SF
ZONING:	B1

PROPERTY OVERVIEW

Last remaining suite available.
Join national credit tenants including American Bank & Trust, Orange Theory, and Kumon.
Across from busy Delnor Hospital.
At intersection of Kaneville Rd & Randall Rd.
Abundant parking - 86 spaces in front and back of center

PROPERTY HIGHLIGHTS

- Suite 8 - fully carpeted w/ reception area and four private offices.
- Ideal for Insurance agency, small business, cellphone retailer/repair, specialty shop, boutique clothing store, logistics/printing center
- For Showings call Patrice or Jennifer at 773-732-4711

CHICAGO, IL
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PATRICE MARKS
Senior Director & Executive Vice President
O: 847.409.7983
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JENNIFER QUIJADA
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each office independently owned and operated.

Each Office Independently Owned and Operated kwcommercial.com

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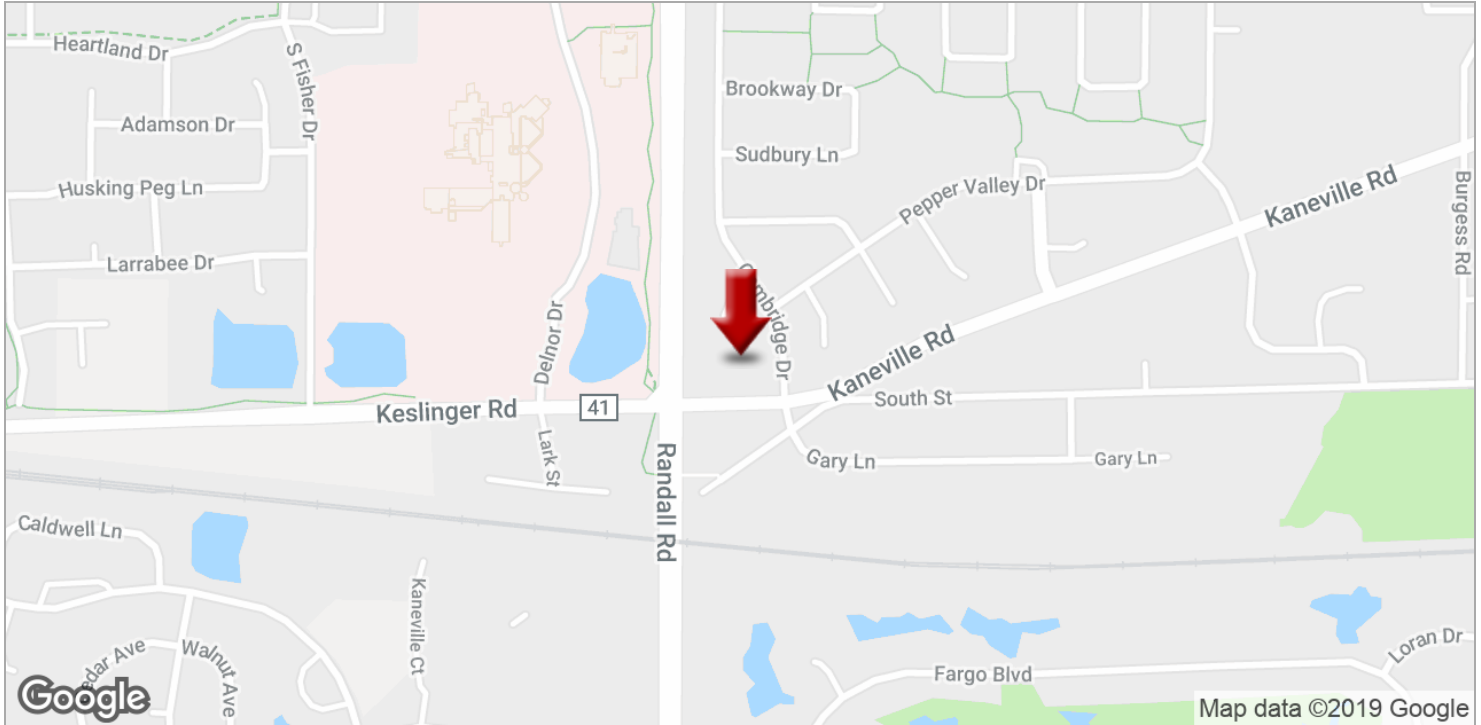
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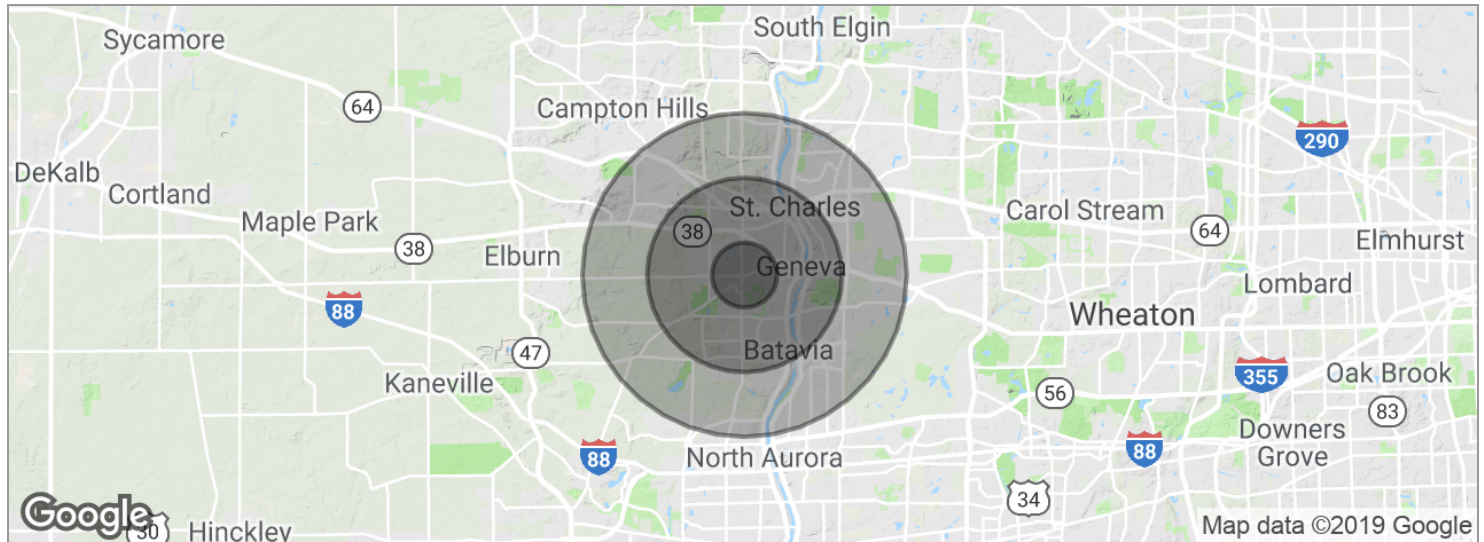
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,349	56,984	118,720
Median age	42.8	40.1	38.9
Median age (male)	42.1	39.1	38.2
Median age (Female)	43.2	41.0	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,313	21,181	42,313
# of persons per HH	2.7	2.7	2.8
Average HH income	\$122,129	\$105,403	\$110,793
Average house value	\$388,075	\$346,405	\$366,711

** Demographic data derived from 2010 US Census*

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