



Location Finders International, Inc.
9440 Enterprise Dr, Mokena, IL 60448
(708) 390-1629

SEC East State St & Kirk Rd

Geneva, IL

Development Site Available

4.3 AC

MARKET SUMMARY

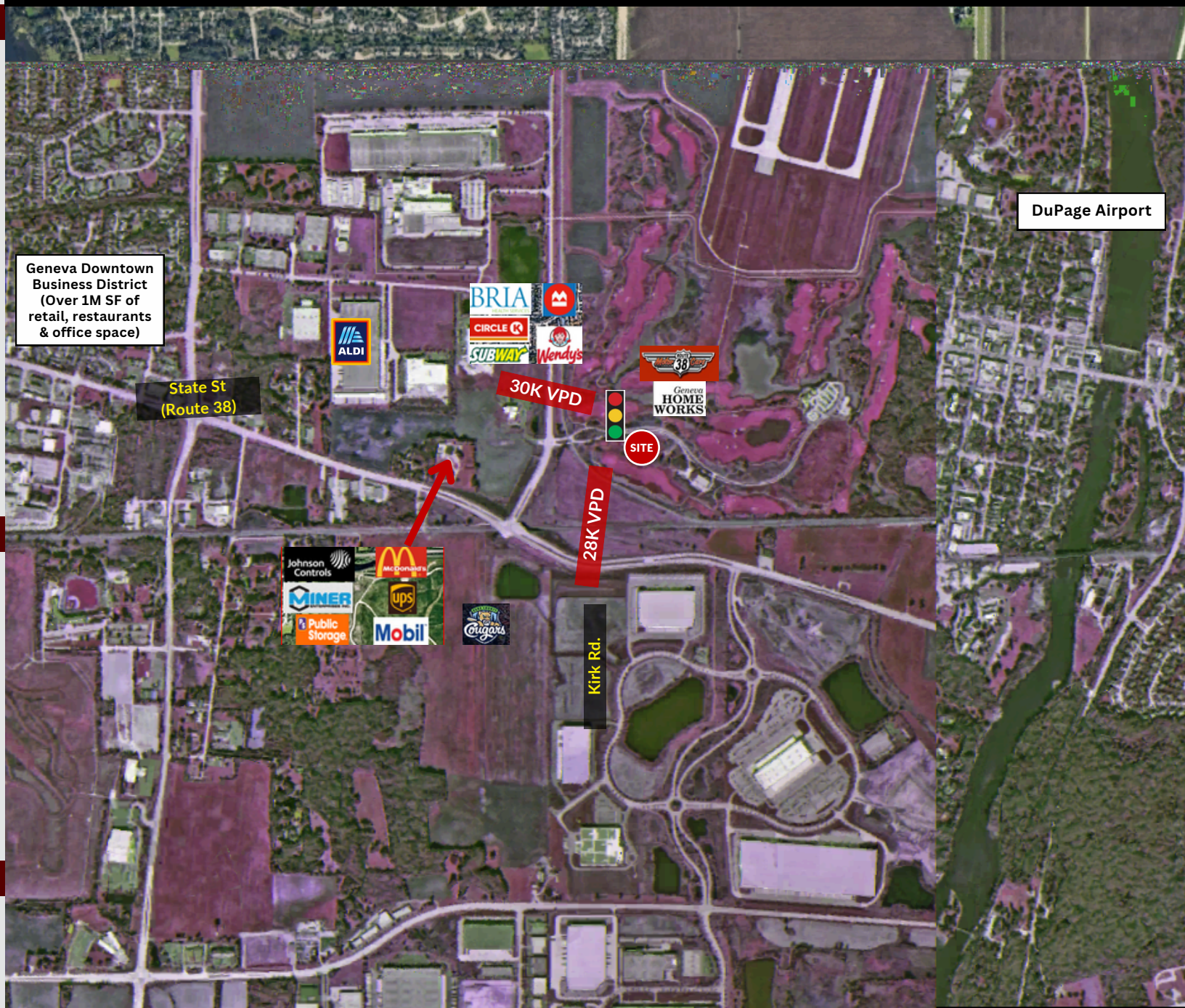
- Site is located within the Geneva Southeast Master Plan TIF District approved in July 2024
- Site ideal for grocer, petroleum/c-store, car wash or QSR.
- Vital alternative to Interstate 88 for work commuters into Oak Brook, 58,000 VPD at Kirk/East State intersection.
- Close proximity to industrial workforce site & home field of Kane County Cougars
- 50,000 employees within 3-mile radius
- Area retailers include: CVS, Aldi, McDonalds, Wendy's and Circle K

DEMOGRAPHICS

POPULATION	1 Mile	4,155
	3 Mile	38,076
	5 Mile	121,275
# HOUSEHOLDS	1 Mile	1,493
	3 Mile	14,998
	5 Mile	41,930
AVG HH INCOME	1 Mile	\$110,458
	3 Mile	\$121,704
	5 Mile	\$127,366

CONTACT

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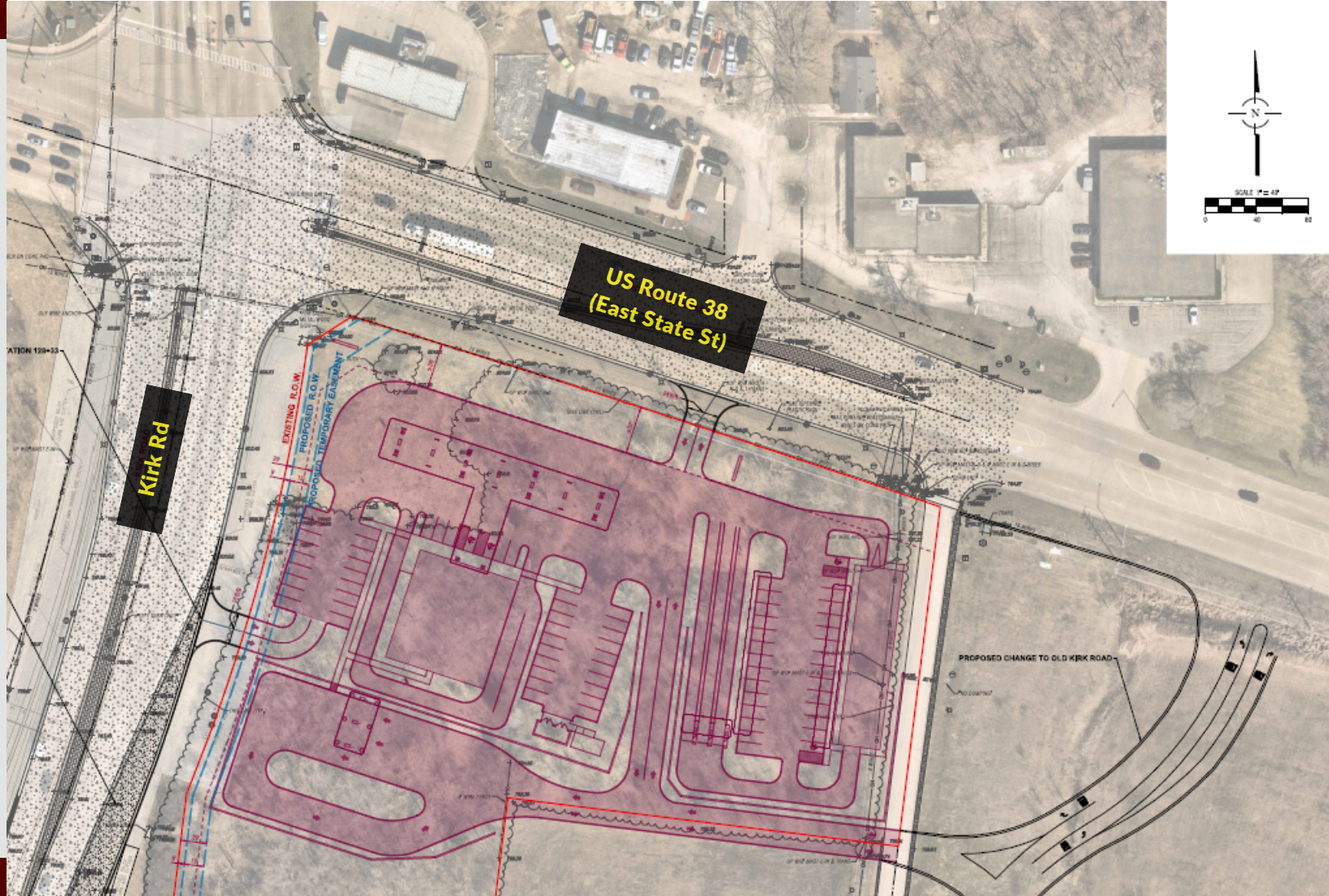
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SITE SUMMARY

- Hard corner lot available
- Site Area: 4.3 AC
- Zoning: B-1
- Access:
 - Proposed full access realignment of Old Kirk Rd
 - Right in, right out off East State St Rd
 - Proposed access point off Kirk Rd
- Signage: On East State & Kirk Rd
- 28,000+ VPD on Kirk Rd
- 30,000+ VPD on Route 38



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(Proposed Site Plan)