



KENDALL MARKETPLACE LARGEST POWER CENTER IN KENDALL COUNTY

Corner of Cannonball Trail & US Route 34
Yorkville, IL

NOW LEASING!

The United City of Yorkville has so much to offer your concept!

Yorkville, IL is a growing, thriving community deeply rooted in its rich history and traditions. Yorkville's small-town charm continues to be embraced, even as it grows. Yorkville is a growing community with shops, numerous festivals & events, and of course, the picturesque Fox River. Come explore Yorkville, you will not be disappointed. Between the tree-lined riverfront and small-town vibe backed by a vibrant dining and nightlife scene, you might be surprised by all the fun you will find here. Yorkville continues to progress and expand every single day, but the atmosphere of friendly residents, remarkable businesses, and a high quality of life remain unchanged.

INTEGRA
COMMERCIAL
REAL ESTATE

JASON PESOLA

Cell: 630-486-7321

jason@thepesolagroup.com

1960 Springbrook Square Dr #100
Naperville, IL 60564

JOIN KENDALL MARKETPLACE TODAY!

PETSMART

Marshalls

ULTA
BEAUTY

claire's

KOHL'S

maurices

KAY
JEWELERS



SUPER TARGET

verizon



★ YOUR CONCEPT!

FAMOUS
footwear

DOLLAR TREE

SportClips
HAIRCUTS



FOR LEASE

825 Erica Lane, Yorkville, IL
Kendall Marketplace

\$18.00/SF

+\$6.50 CAM

ONE UNIT - 50,088 SF - OPEN FLOOR PLAN

Discover an exceptional opportunity with this open floorplan, ideally suited for a fitness center, indoor recreational facility, sports clubs, or large retail center...the options are endless! Located in the vibrant Kendall Marketplace on the highly trafficked Route 34, you'll benefit from an impressive roster of anchor tenants, including Kohl's, Home Depot, Super Target, Famous Footwear, PetSmart, Marshalls, Ulta Beauty, Kay Jewelers, Sport Clips, Dollar Tree, Claire's, Maurices, Verizon Wireless, and Smoothie King.

This space has undergone substantial upgrades, including a significant investment in flooring, ensuring a fresh look.

Don't miss your chance to be part of this thriving Power Center!

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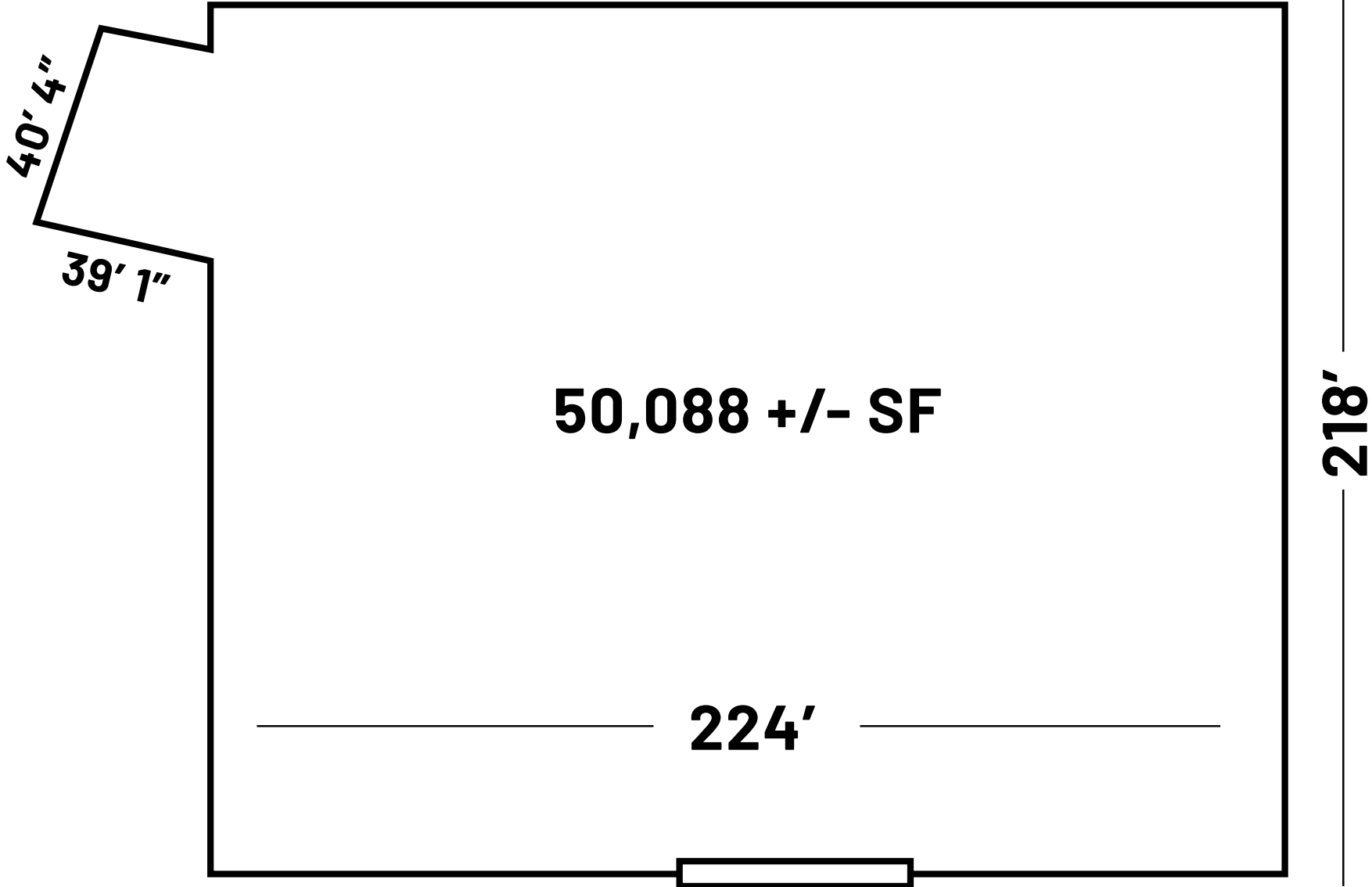
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ANCHOR TENANTS



Kendall Marketplace is a 500,000+ SF Power Center at the highly traveled intersection of US Route 34 & Cannonball Trail. Kendall Marketplace offers prime opportunities for Restaurants, Retail, Brewers & much more! Area employers include Wrigley, Aurora Textiles, Boombah Customized Athletic Gear, Raging Waves Waterpark, Jewel Osco, Rush Copley Emergency Center, Kendall County Government Center and Assisted Living Centers.

**UNIT
825**





825 Erica Lane, Yorkville, IL

PROPERTY HIGHLIGHTS

IMMEDIATE AVAILABILITY

SPACIOUS OPEN FLOOR PLAN

FULLY UPGRADED

50,088+/-
TOTAL SQ. FT.

KENDALL MARKETPLACE

PRIME
LOCATION

HIGHLY TRAFFIC FLOW | HIGH PROFILE TENANTS

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YORKVILLE ILLINOIS DEMOGRAPHICS

825 Erica Lane, Yorkville, IL 60560



TOTAL RETAIL SALES
\$13,452
PER CAPITA

MEDIAN PROPERTY VALUE
\$308,900

2018-2022 HOUSEHOLDS
7,465

MEDIAN HOUSEHOLD INCOME
\$105,322
2018 - 2022

2022 EST. POPULATION
23,835

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222>

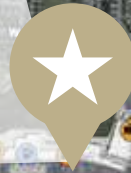
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