



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

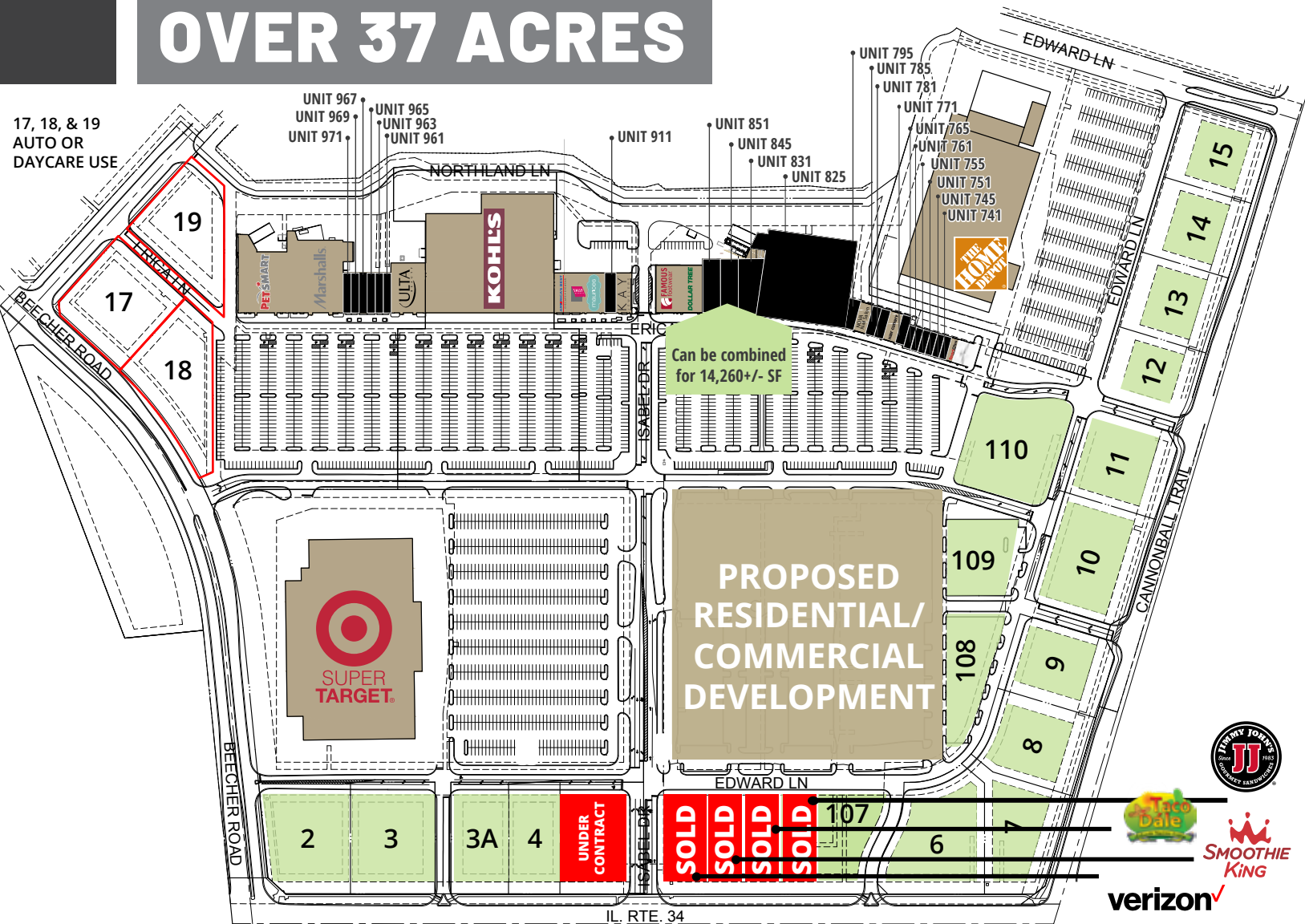
Cell: 630-486-7321

jason@thepesolagroup.com

1960 Springbrook Square Dr #100
Naperville, IL 60564

OVER 37 ACRES

17, 18, & 19
AUTO OR
DAYCARE USE



OUTLOT	ACRES	SF	APN	PROPERTY TAXES	OUTLOT	ACRES	SF	APN	PROPERTY TAXES
2	1.37+/-	59,871	02-29-101-001	\$8,832.10	110	1.75+/-	76,424	02-20-353-013	\$6,154.04
3	1.36+/-	59,368	02-29-101-002	\$8,759.48	7	1.25+/-	54,527	02-29-131-002	\$8,759.48
3A	0.94+/-	40,739			8	1.21+/-	52,590	02-29-131-003	\$8,759.48
4	0.93+/-	40,320			9	1.14+/-	49,498	02-29-131-004 02-20-381-008	\$4,379.58 \$4,379.58
5	UNDER CONTRACT				10	1.67+/-	72,650	02-20-381-007	\$8,759.48
6	1.58+/-	68,610	02-29-131-001	\$8,759.48	11	1.29+/-	56,013	02-20-381-006	\$8,759.48
103		SOLD			12	0.91+/-	39,725	02-20-381-005	\$6,965.24
104		SOLD			13	1.03+/-	44,884	02-20-381-004	\$8,759.48
105		SOLD			14	1.03+/-	44,896	02-20-381-003	\$8,759.48
106		SOLD			15	1.03+/-	44,682	02-20-381-002	\$8,759.48
107	1.10+/-	47,916	02-29-131-008	\$4,078.06	18	1.33+/-	57,891	02-20-353-005 02-19-482-003	\$4,848.72 \$4,806.36
108	1.33+/-	57,891	02-29-131-007 02-20-353-016	\$2,520.78 \$2,298.72	17	1.28+/-	55,738	02-19-482-001	\$9,175.94
109	1.28+/-	55,738	02-20-353-014	\$6,228.28	19	1.22+/-	53,143	02-19-482-002 02-20-353-003	\$1,722.32 \$7,040.14

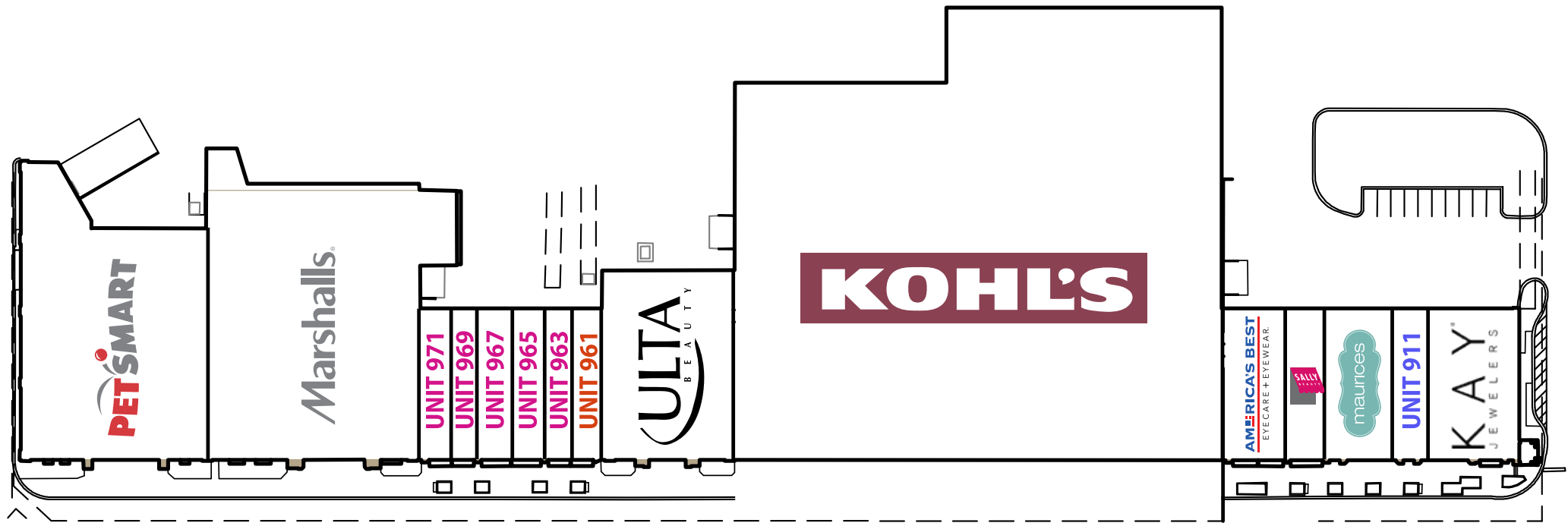
Available In-Line Spaces

Anchor Tenants

Available Outlots

AVAILABLE IN-LINE SPACES

****Rent Inclusive of Property Taxes and Common Area Maintenance**



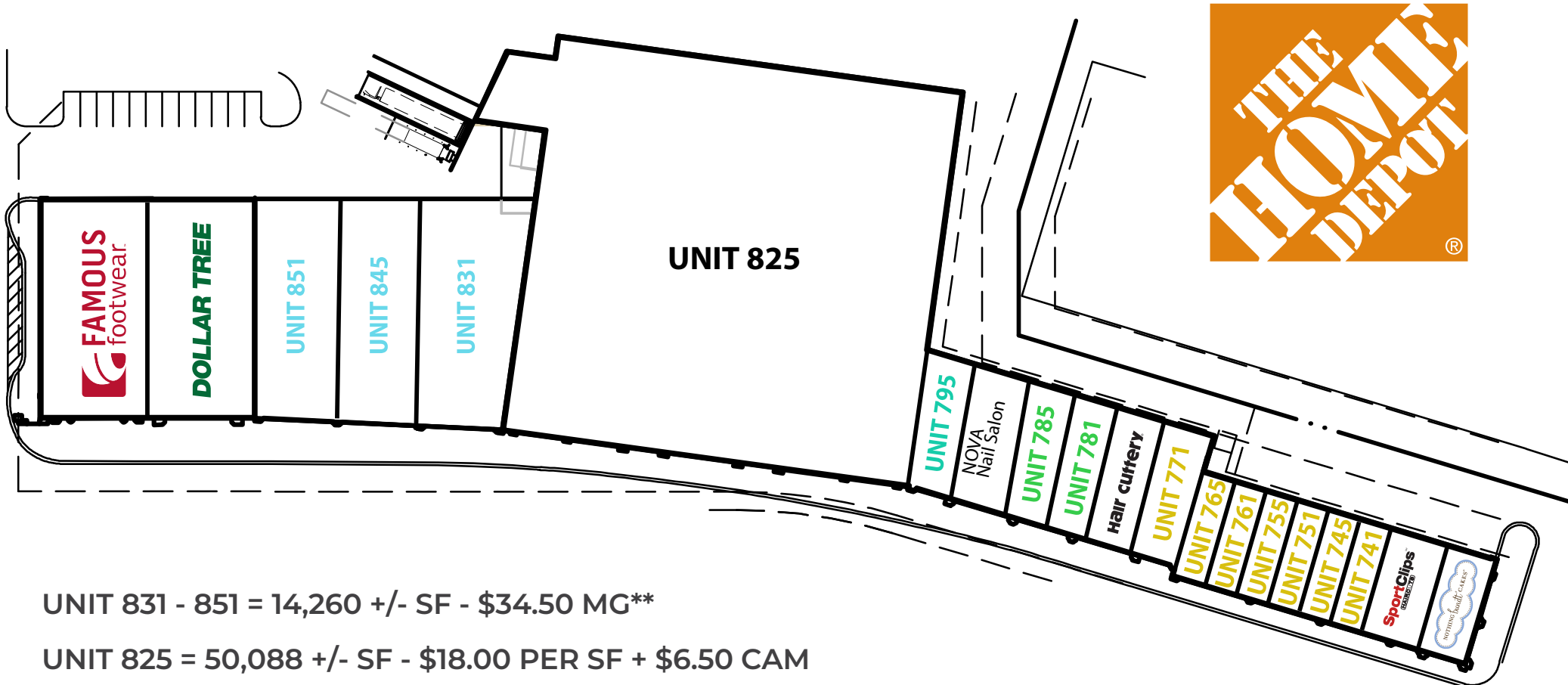
UNIT 963-971 = 9,309 +/- SF - \$34.50 MG**

UNIT 961 = 2,475 +/- SF - \$34.50 MG**

UNIT 911 = 4,704 +/- SF - \$34.50 MG**

AVAILABLE IN-LINE SPACES

****Rent Inclusive of Property Taxes and Common Area Maintenance**



UNIT 831 - 851 = 14,260 +/- SF - \$34.50 MG**

UNIT 825 = 50,088 +/- SF - \$18.00 PER SF + \$6.50 CAM

UNIT 795 = 2,035 +/- SF - \$34.50 MG**

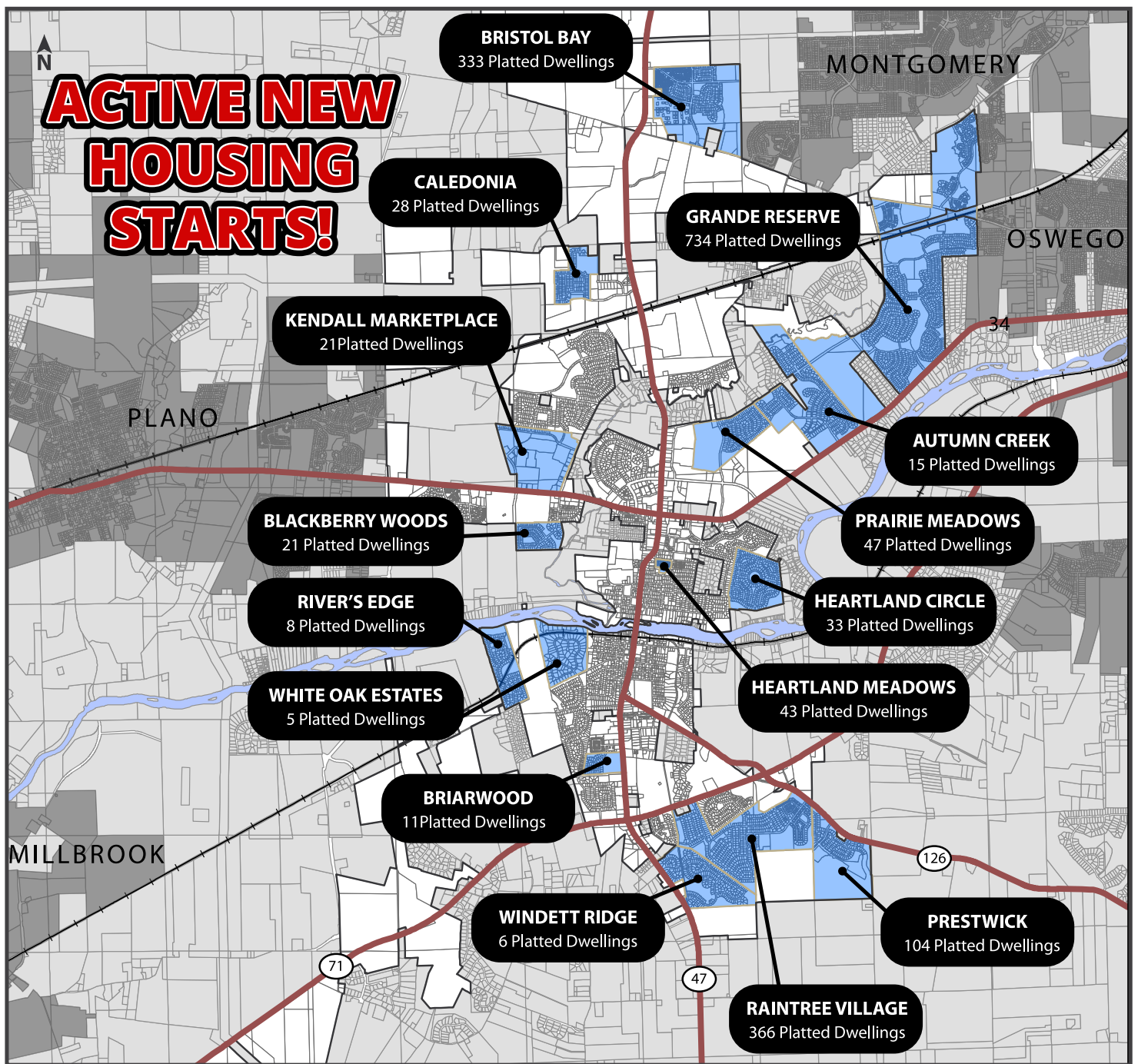
UNIT 781 - 785 = 4,033 +/- SF - \$34.50 MG**

UNIT 741 - 771 = 9,096 +/- SF - \$34.50 MG**

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.



DEMOGRAPHICS

SUMMARY	CENSUS 2010	2016	2021
Population	53,181	56,426	61,565
Households	17,473	18,391	19,958
Families	13,810	14,444	15,631
Average Household Size	3.03	3.06	3.08
Owner Occupied Housing Units	15,101	15,604	16,970
Renter Occupied Housing Units	2,372	2,788	2,989
Median Age	32.7	33.9	34.2

	1 MILE	3 MILES	5 MILES
Population	6,481	22,764	59,956
Daytime Population	6,400	18,888	40,502
Average Household Income	\$98,876	\$106,929	\$109,898
Number of Households	2,056	7,493	19,382

HOUSEHOLD INCOME PROFILE

MEDIAN HOUSEHOLD INCOME:

2016 - \$82,284

2021 - \$93,441

AVERAGE HOUSEHOLD INCOME:

2016 - \$96,858

2021 - \$106,344

PER CAPITA INCOME:

2016 - \$33,262

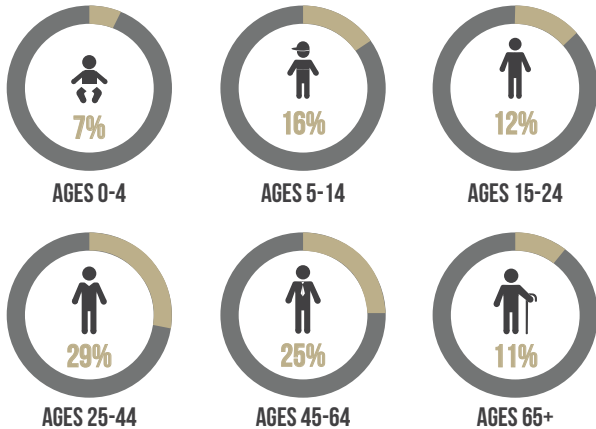
2021 - \$36,290

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1.
Esri Forecasts for 2016 and 2021

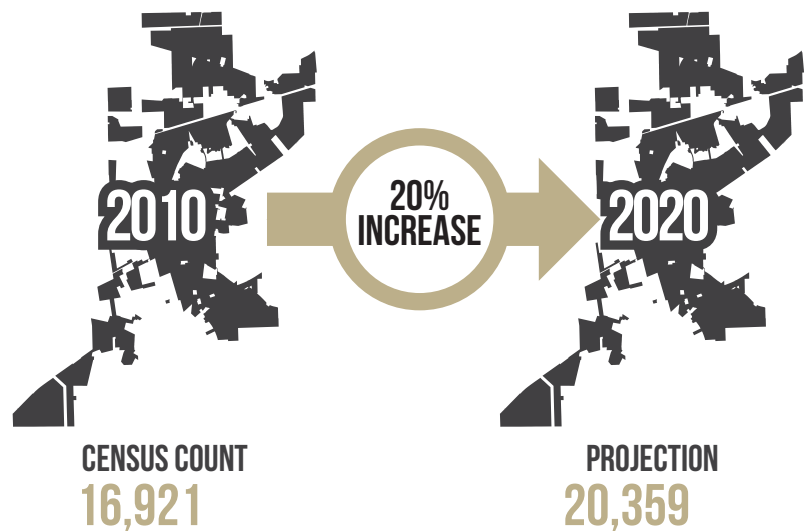
YORKVILLE, ILLINOIS

COMMUNITY PROFILE

POPULATION BY AGE



POPULATION GROWTH



AVERAGE
TRAVEL TIME
TO WORK?

35 MINUTES

HOW DO RESIDENTS GET TO WORK?



85%
DRIVE
ALONE



7%
CARPOOL



3%
RAILROAD



3%
WORK
FROM HOME

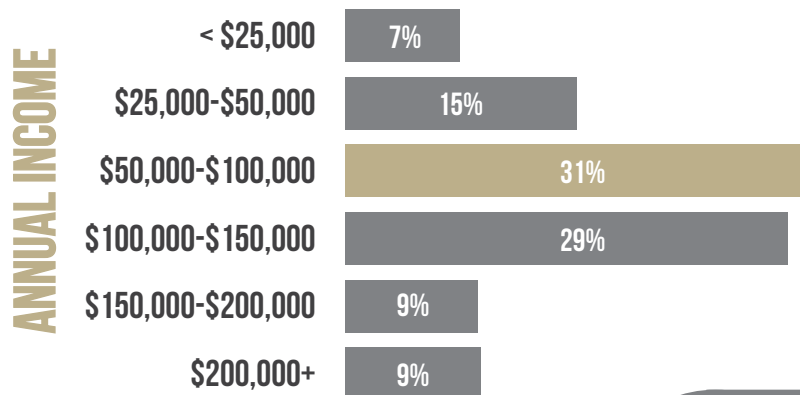


1%
WALK



1%
OTHER
MEANS

YORKVILLE HOUSEHOLDS



MOST HOUSEHOLDS EARN BETWEEN
\$50,000 - \$100,000 PER YEAR



92,084

MEDIAN HOUSEHOLD INCOME

43.6%

THE PERCENTAGE OF YORKVILLE RESIDENTS
WHO PURCHASED THEIR HOMES BETWEEN
2000-2009.



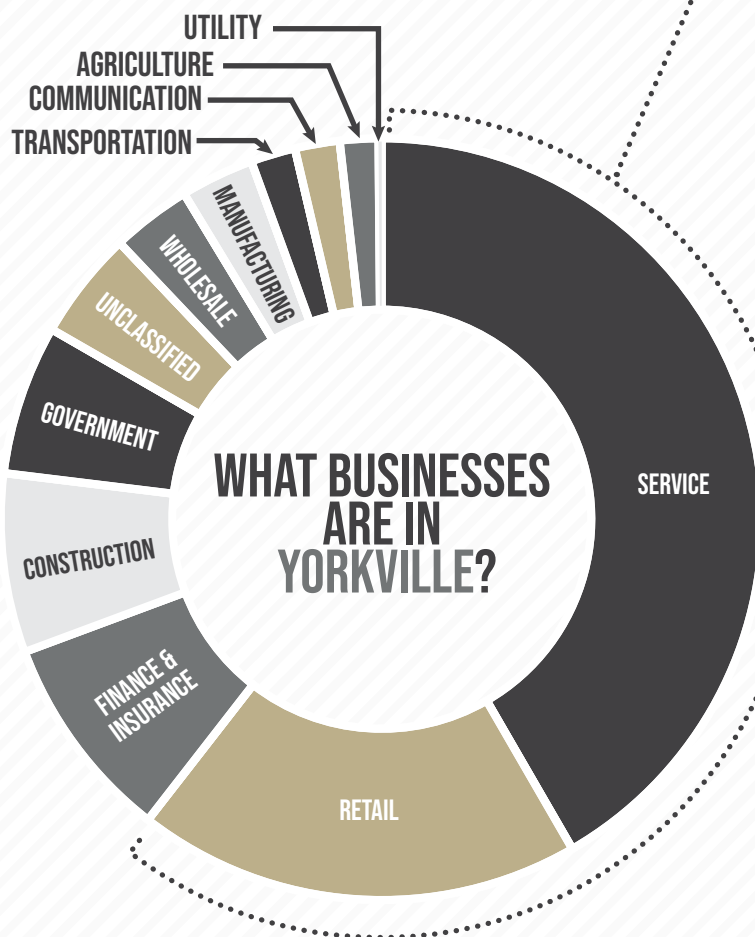
UNITED CITY OF YORKVILLE
800 GAME FARM ROAD
YORKVILLE, IL 60560

ALL DATA COLLECTED FROM
2010 U.S. CENSUS, 2017 SPECIAL CITY CENSUS, 2014-2018 AMERICAN
COMMUNITY SURVEY & INTERNAL PROJECTIONS

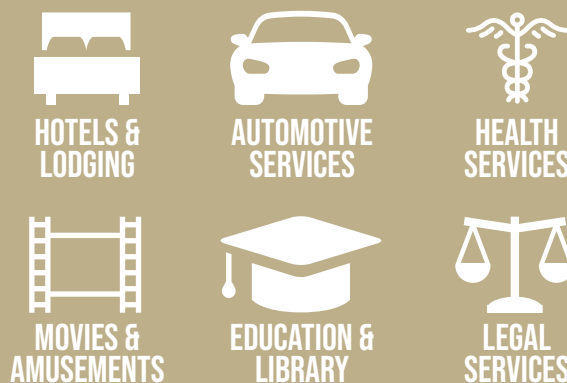
YORKVILLE, ILLINOIS

BUSINESS SUMMARY

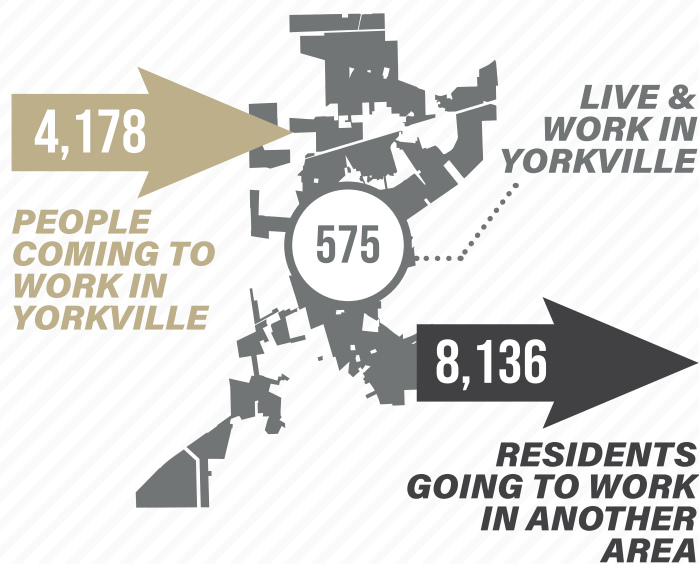
SERVICES AND RETAIL
MAKE UP OVER 60%
OF BUSINESSES



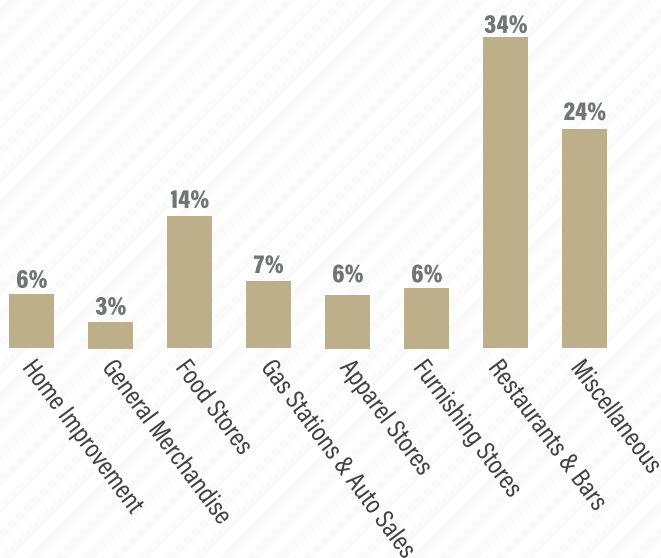
WHAT ARE CONSIDERED SERVICES?



INFLOW & OUTFLOW OF WORKERS



RETAIL BREAKDOWN



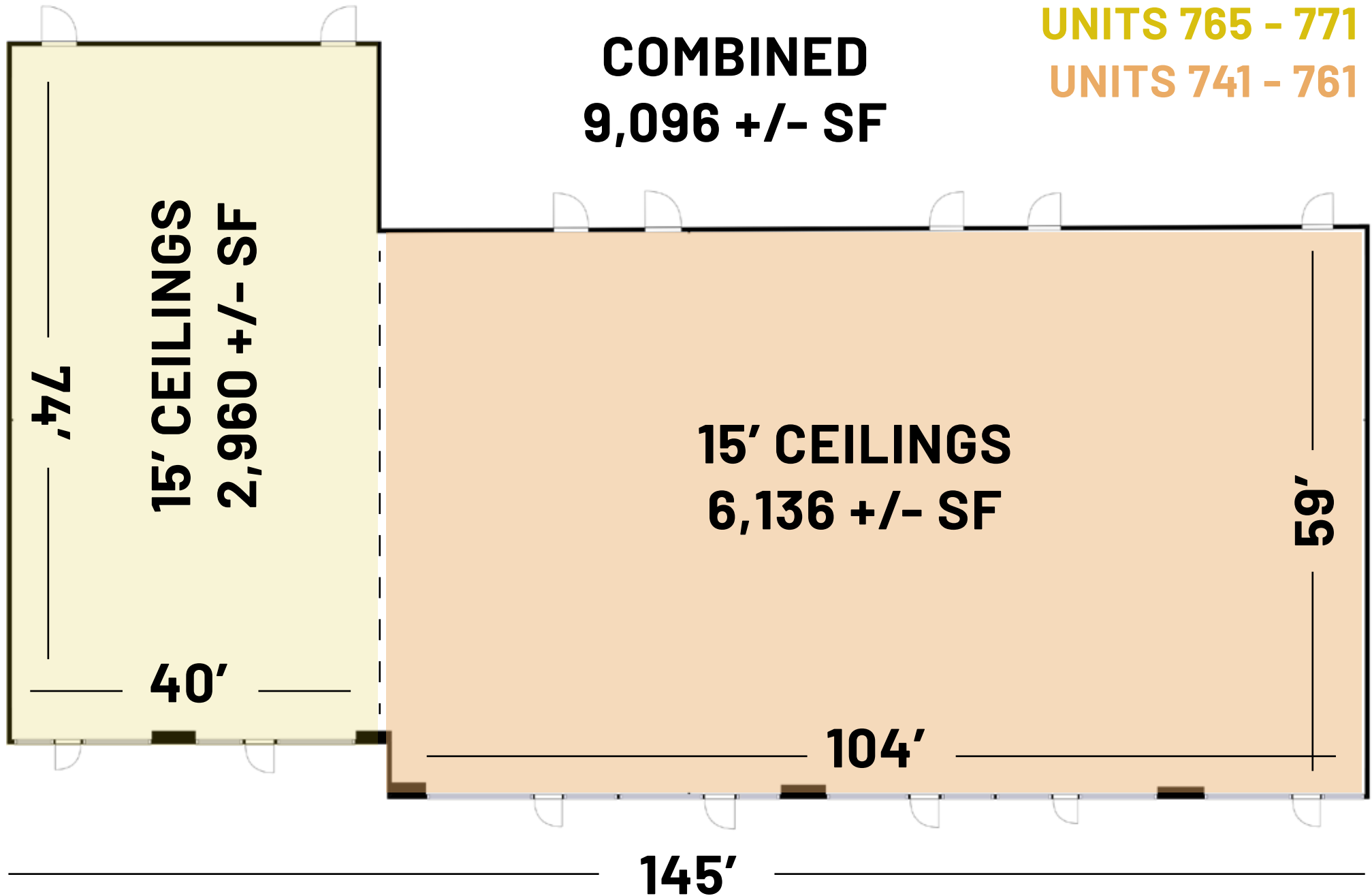
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

All data collected from
2019 Infogroup, Inc., ESRI & U.S. Census Longitudinal Employer-Household Dynamics

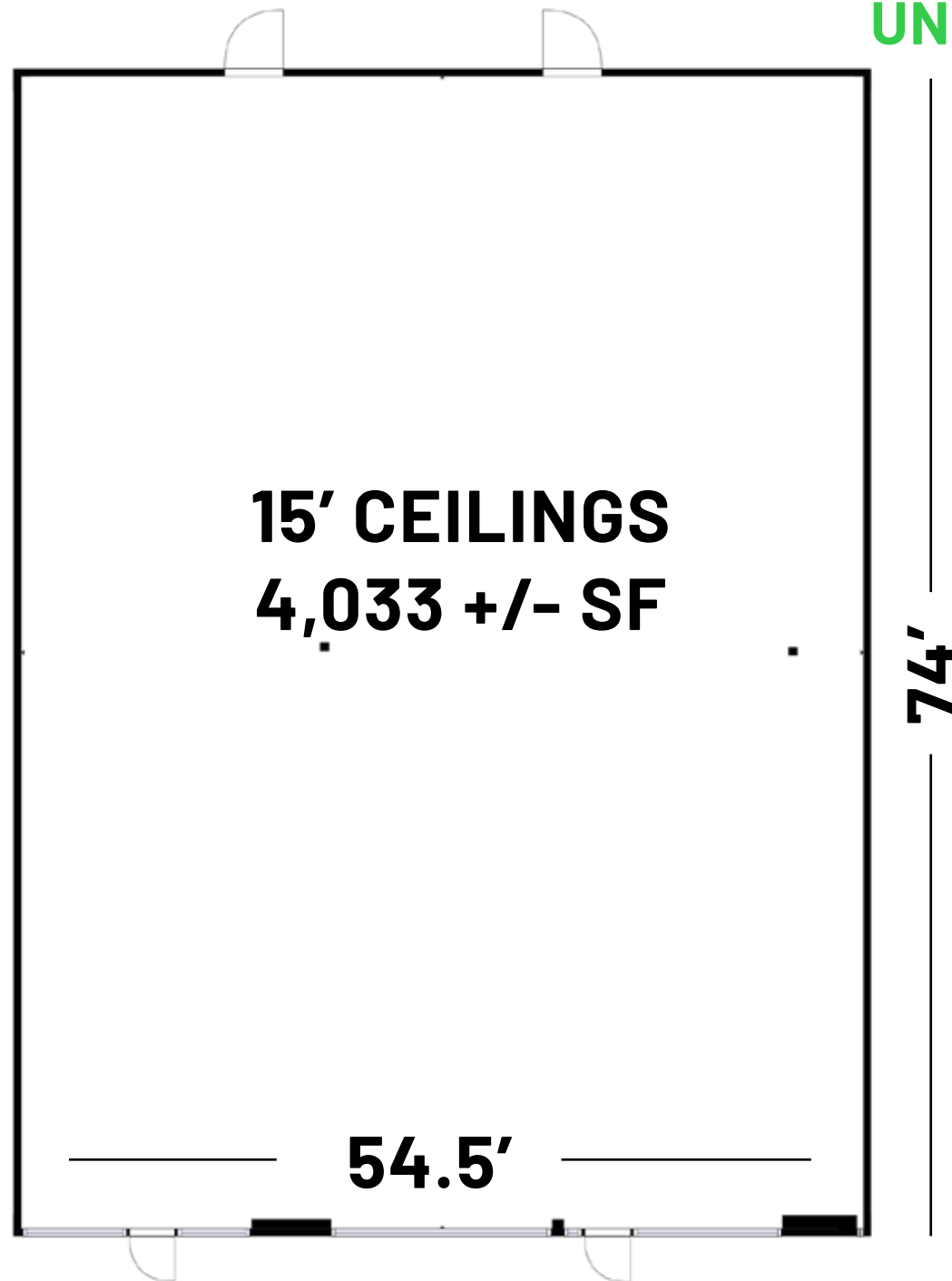


UNITS 765 - 771
UNITS 741 - 761

COMBINED
9,096 +/- SF



UNITS 781 - 785



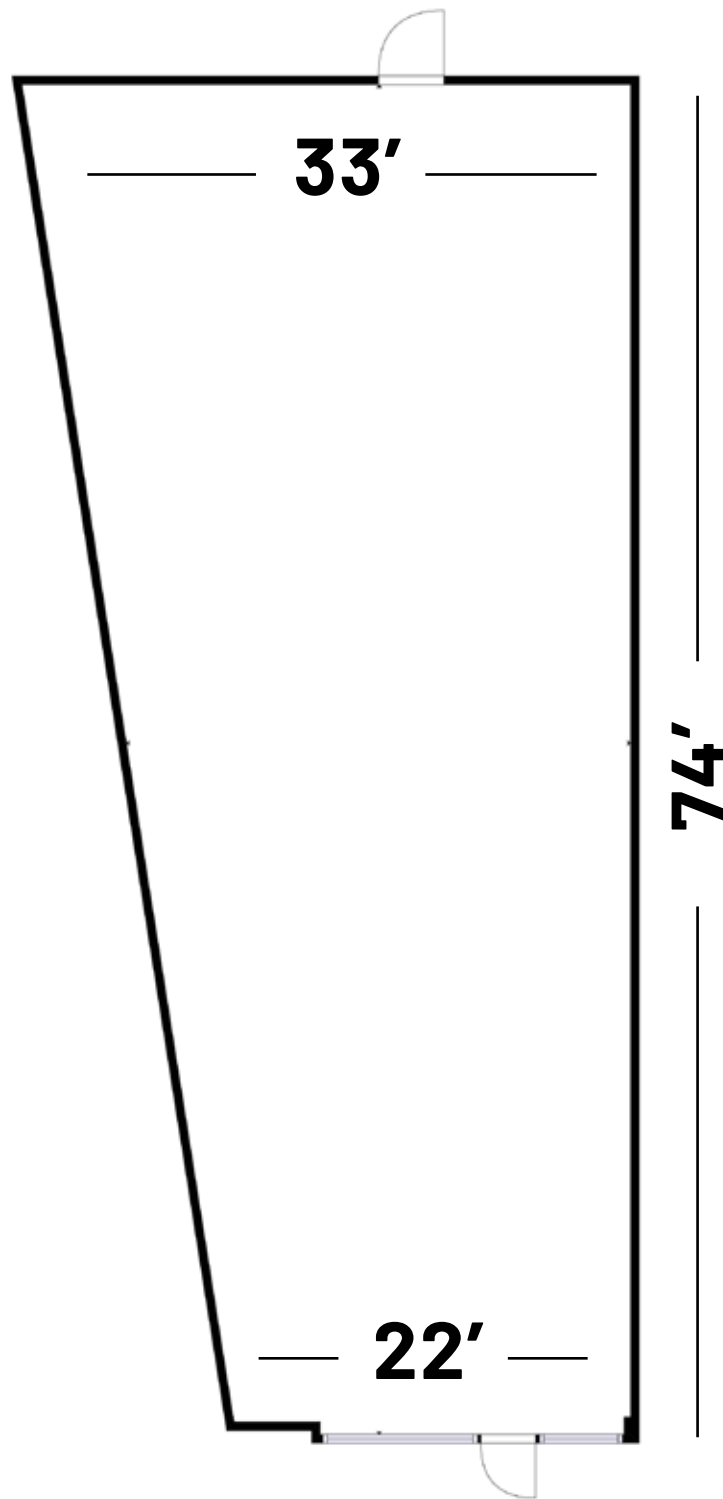
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UNIT 795

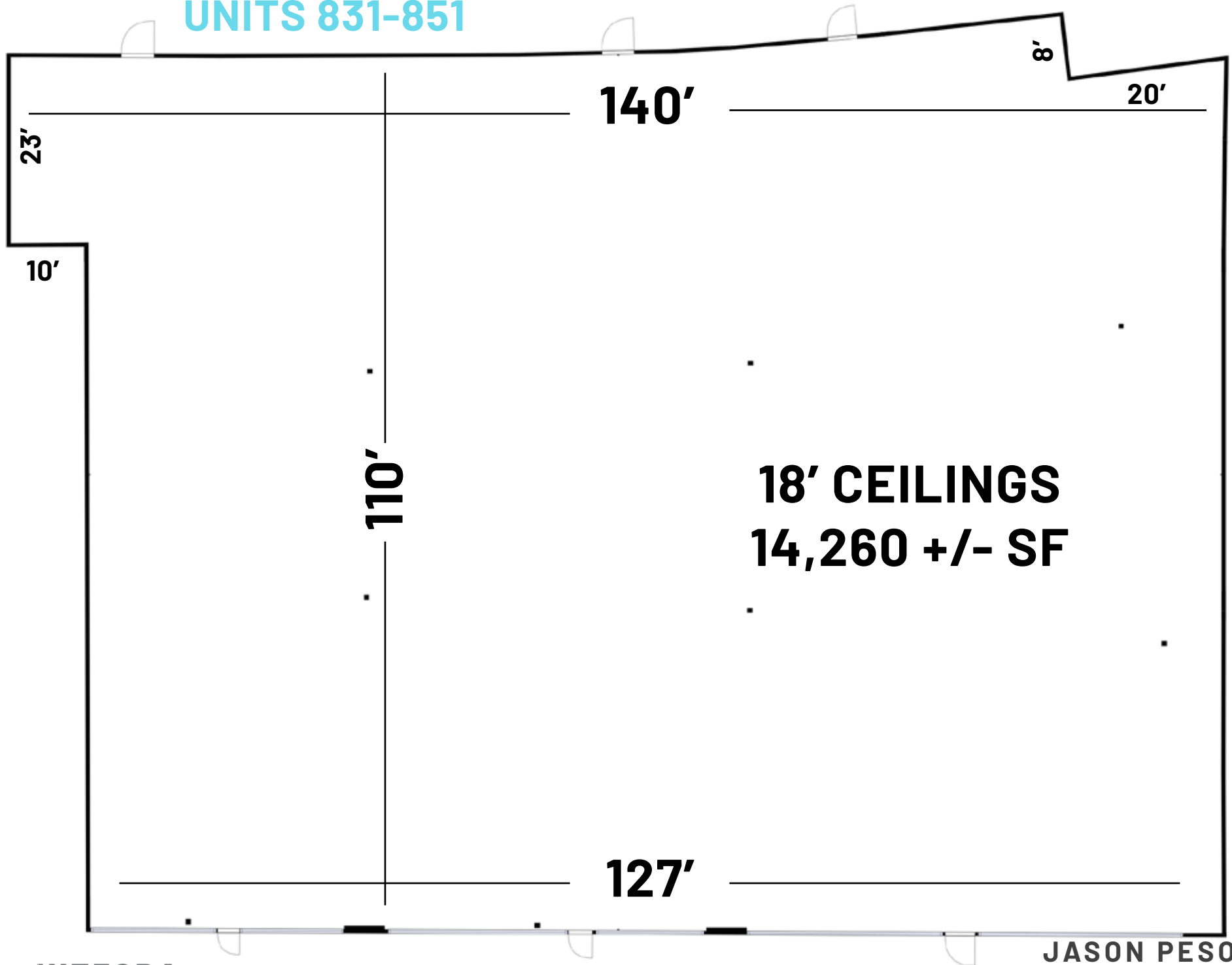
**15' CEILINGS
2,035 +/- SF**

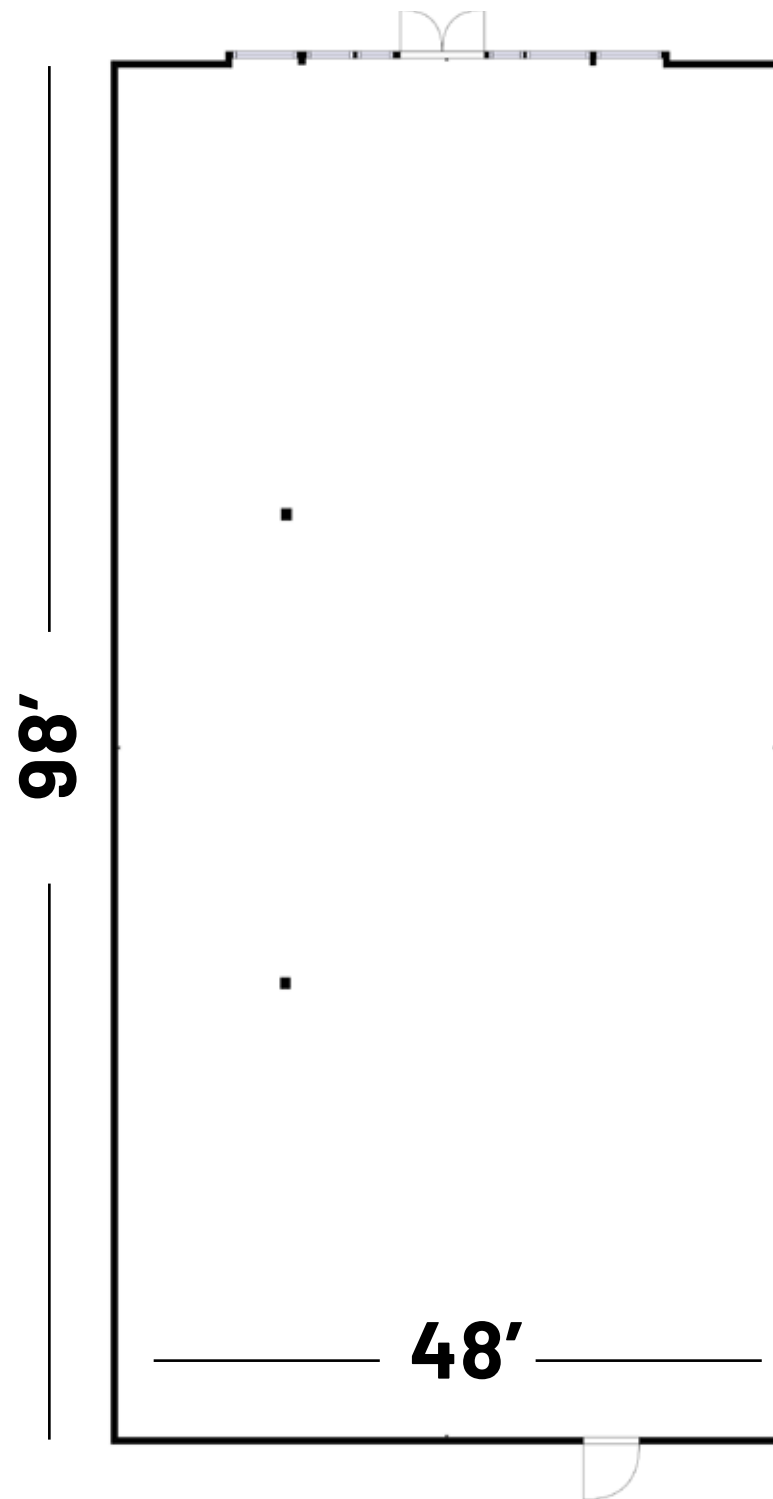


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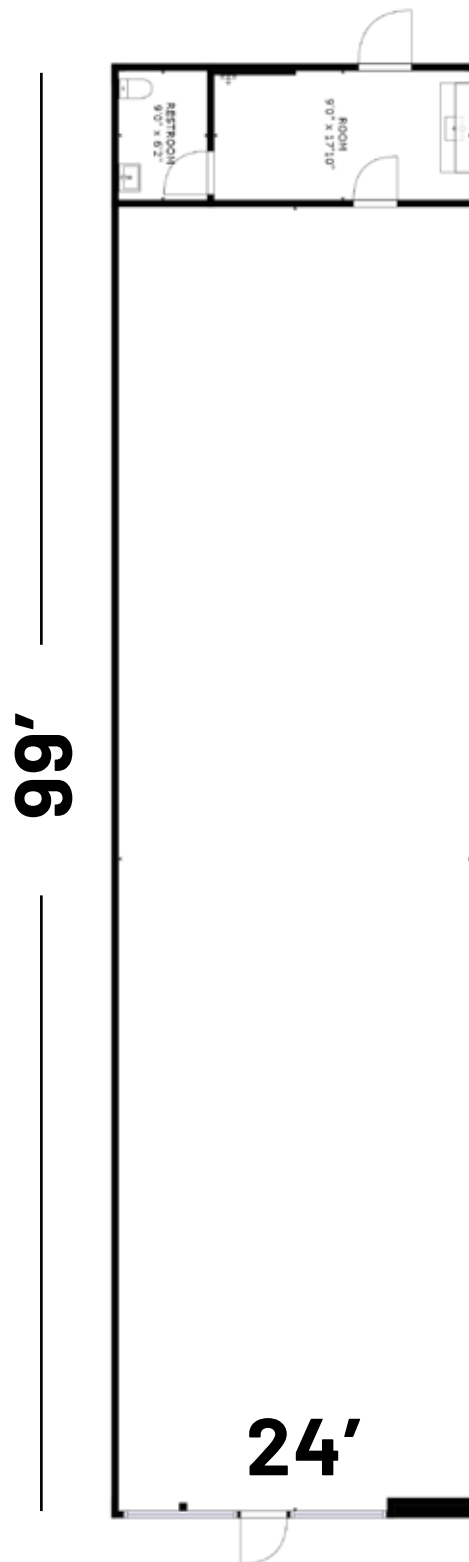
UNITS 831-851





18' CEILINGS
4,704 +/- SF

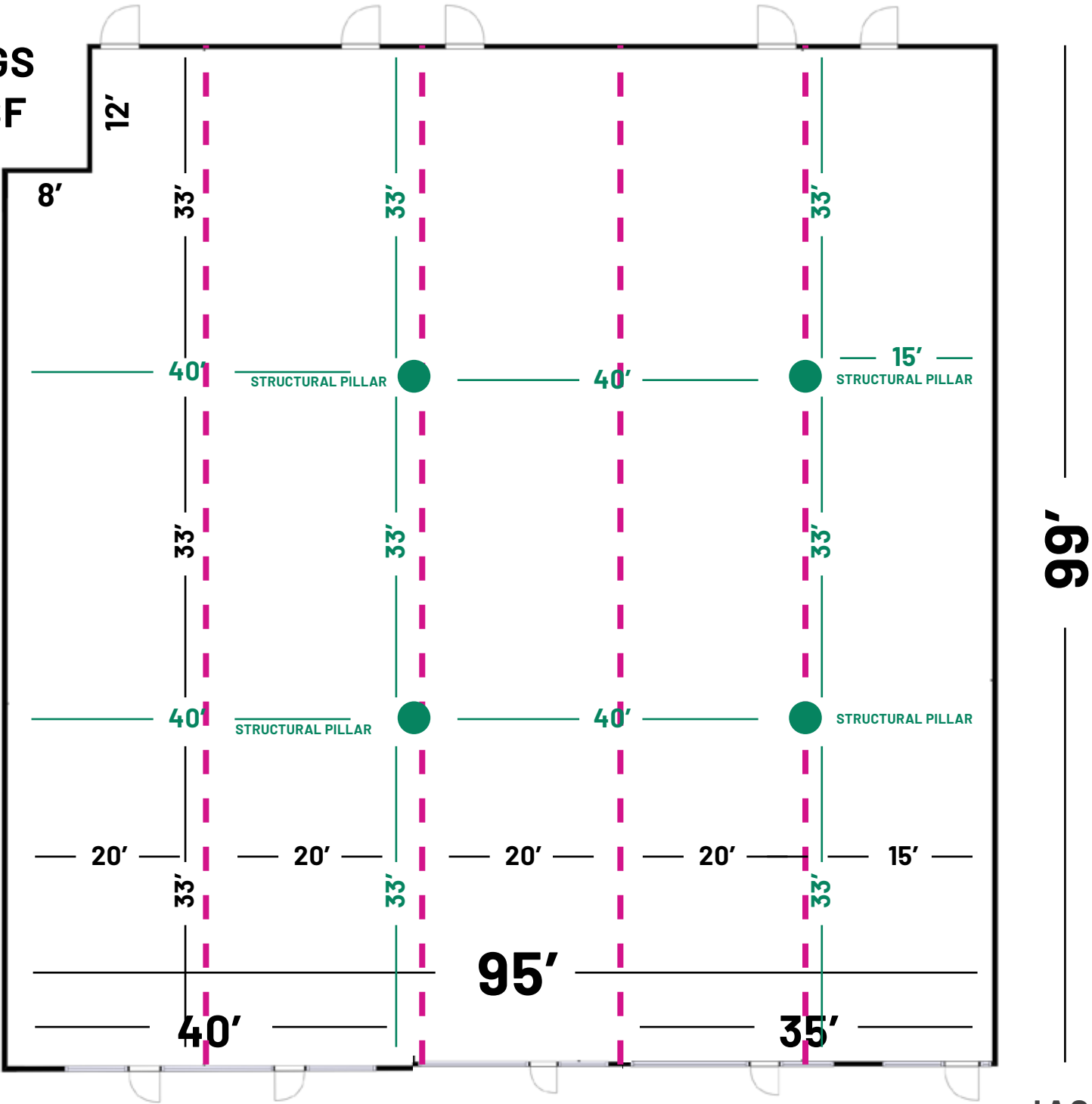
UNIT 961



20' CEILINGS
2,376 +/- SF

20' CEILINGS
9,309 +/- SF

UNITS
963 - 971



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SUITE 971
1,884 SF

SUITE 969
1,980 SF

SUITE 967
1,980 SF

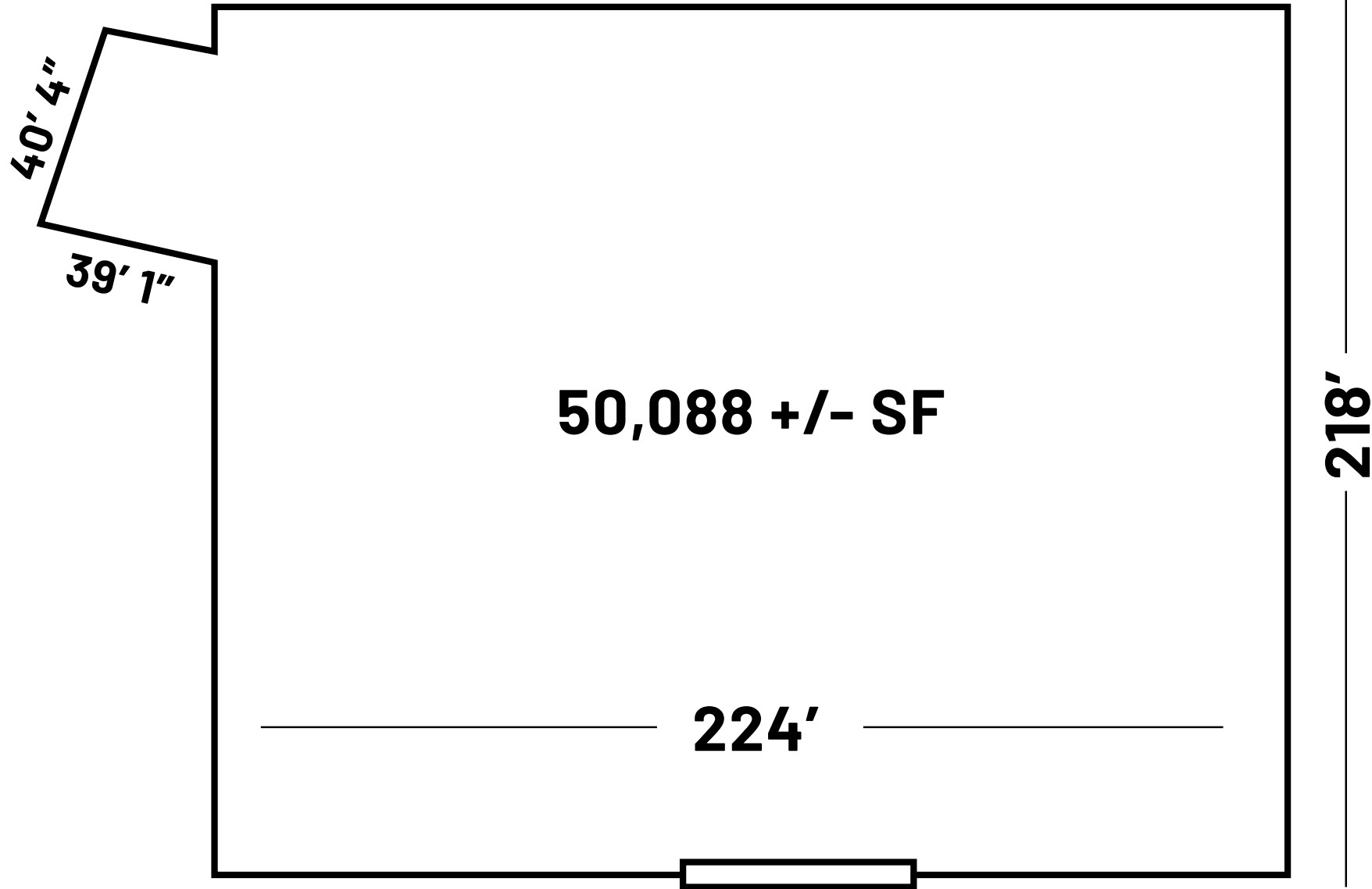
SUITE 965
1,980 SF

SUITE 963
1,485 SF

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**UNIT
825**



^{C21}INTEGRA COMMERCIAL

REAL ESTATE



Integra Commercial, the esteemed commercial real estate division within the Integra C21 family, is comprised of a select group of top-performing professionals dedicated to serving the commercial real estate needs of clients across the Midwest. Renowned for our expertise in property brokerage, commercial mortgages, property management, and investment opportunities, Integra Commercial is your trusted partner in navigating the complexities of the commercial real estate market.

Backed by a wealth of experience, our team of professionals employs a comprehensive, full-service approach to deliver unparalleled customer support and foster lasting relationships. We craft strategic opportunities tailored to the unique goals of our clients, whether they seek to invest, purchase, or lease commercial properties and multi-family homes.

At Integra Commercial, our commitment lies in sourcing lucrative deals through our extensive network of buyers, investors, and agents. Allow us to leverage our expertise and expansive network of resources to exceed your expectations. Experience the Integra Commercial difference today.

Let us put our experience and expansive network of resources to work for you.

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jason@thepesolagroup.com

UNIT 825

