

JOIN KENDALL MARKETPLACE TODAY!

PETSMART

Marshalls

ULTA
BEAUTY

AMERICA'S BEST
EYECARE + EYEWEAR

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

\$14.00/SF

+\$6.50 CAM

15,000 - 50,088 +/- SF

This highly visible retail space in Kendall Marketplace, situated along Route 34 in Yorkville, offers an open floor plan with 15,000 to 50,088 SF.

The suite can be divided to accommodate a variety of tenant sizes. The center is home to a strong mix of national retailers, including SuperTarget, Kohl's, Home Depot, Famous Footwear, PetSmart, Marshalls, Ulta Beauty, Kay Jewelers, Sport Clips, Dollar Tree, America's Best, Nothing Bundt Cakes, Maurices, Verizon Wireless, and Smoothie King.

The space sits directly across from the Kendall County Government facilities, generating a steady stream of visitors throughout the day. With consistent traffic, growing surrounding neighborhoods, and high visibility, it's well-suited for a range of retail or service-oriented tenants.

JASON PESOLA

Cell: 630-486-7321
jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

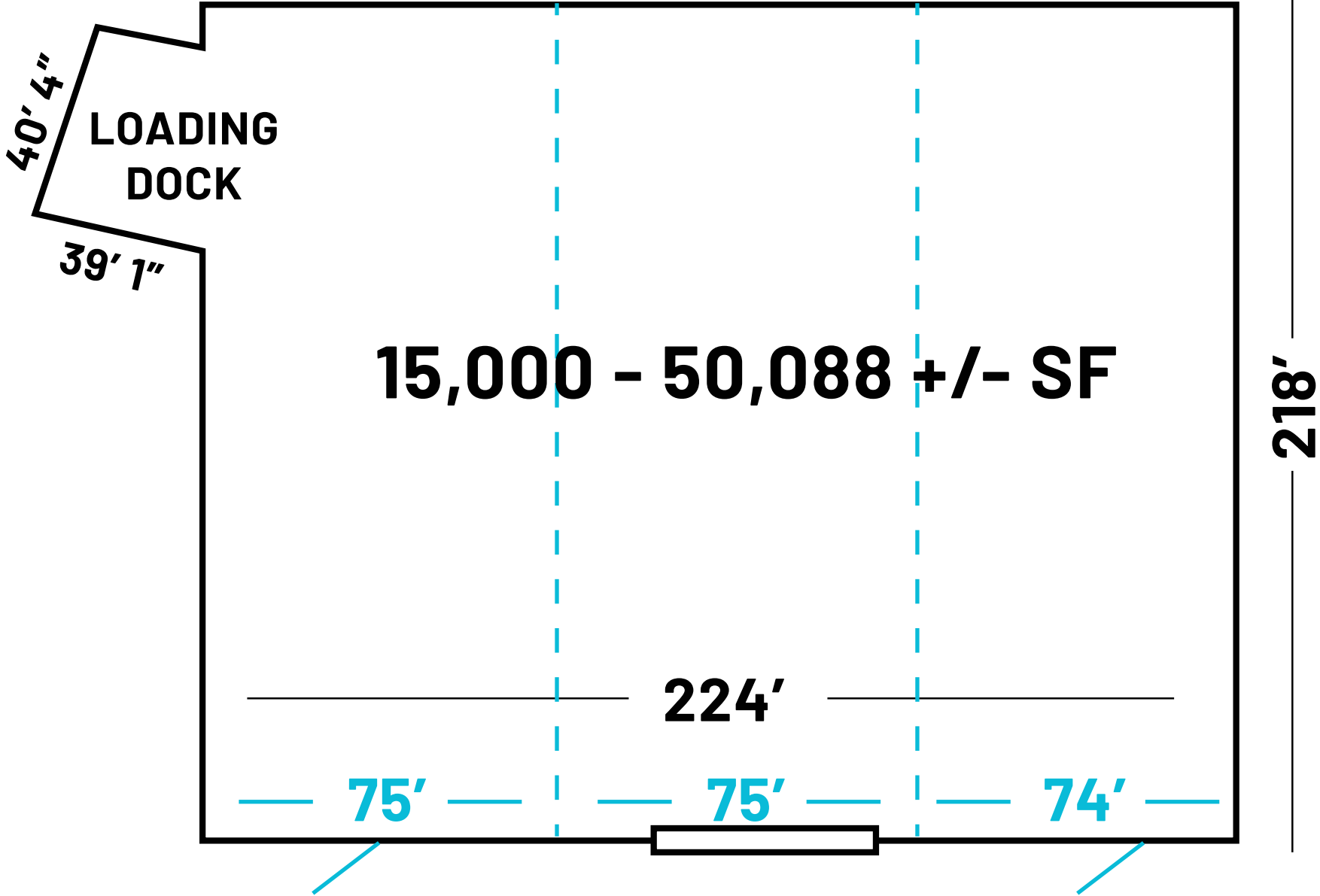
1960 Springbrook Square Dr #100
Naperville, IL 60564

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

15,000 - 50,088+/-
TOTAL SQ. FT.

PRIME
LOCATION

HIGH TRAFFIC FLOW | HIGH PROFILE TENANTS

JASON PESOLA

Cell: 630-486-7321
jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

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>

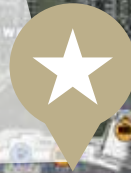
JASON PESOLA

Cell: 630-486-7321
jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

825 Erica Lane, Yorkville, IL



JASON PESOLA

Cell: 630-486-7321
jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP