

KENDALL MARKETPLACE

POWER CENTER IN KENDALL COUNTY



ROUTE 34 FRONTAGE

STRONG ANCHOR TENANTS

HIGHLY TRAFFICKED

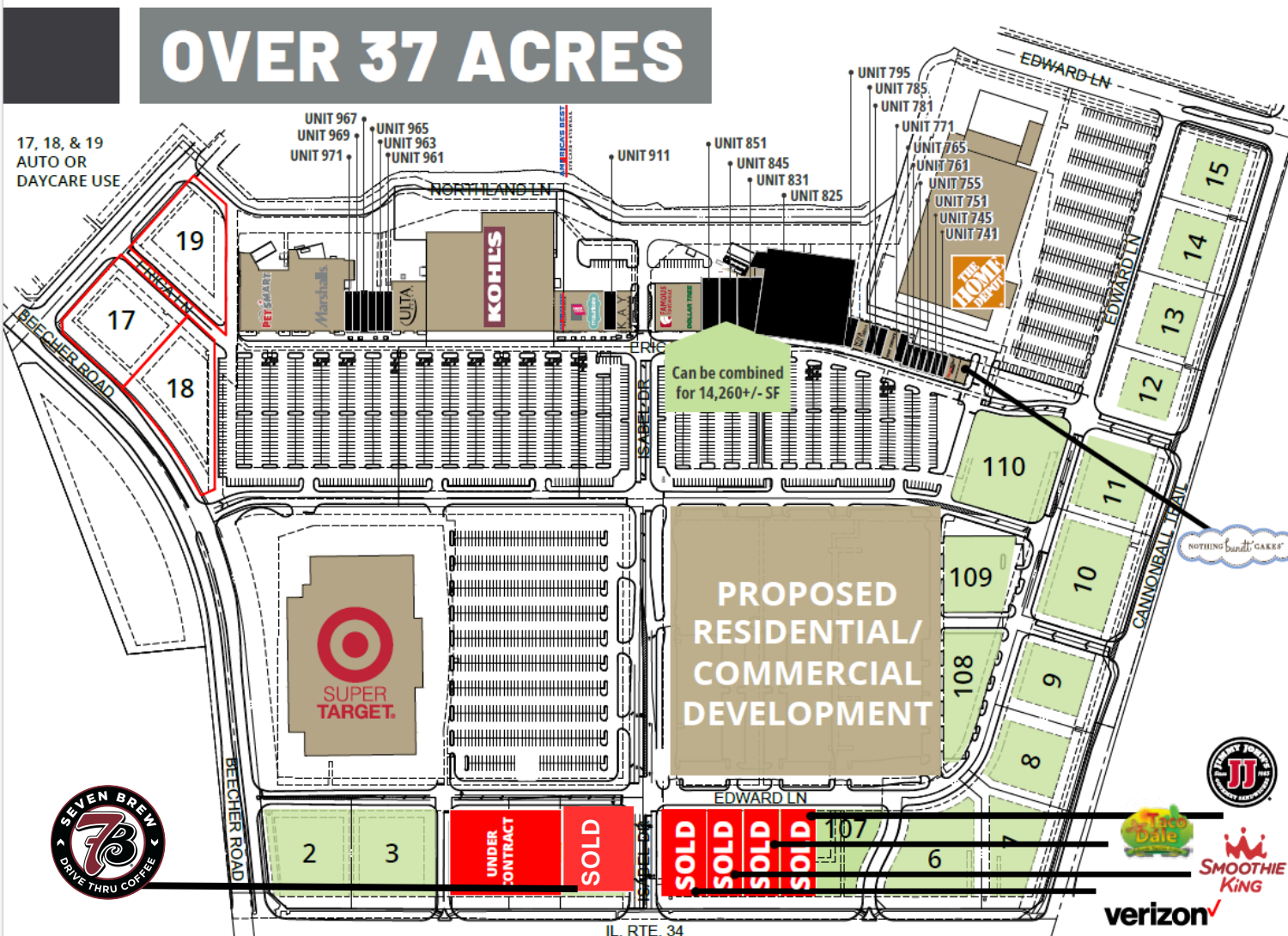
JASON PESOLA
CELL: 630-486-7321
EMAIL: jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr. #100
Naperville, IL 60564

KENDALL MARKETPLACE OPPORTUNITIES

OVER 37 ACRES



- AVAILABLE IN-LINE SPACES
- ANCHOR TENANTS
- AVAILABLE OUTLOTS
- UNDER CONTRACT / SOLD

**COMING
SOON
EXCITING
NEW
CONCEPTS!**

JASON PESOLA
CELL: 630-486-7321
EMAIL: jason@thepesolagroup.com

**INTEGRA
COMMERCIAL**
THE PESOLA GROUP

1960 Springbrook Square Dr. #100
Naperville, IL 60564

OUTLOTS FOR SALE

OUTLOT	FRONTAGE	ACRES	SF	APN	PROPERTY TAXES	PRICE
2	Route 34	1.37 +/-	59,864	02-29-101-001	\$8,937.72	\$1,077,552
3	Route 34	1.36 +/-	59,363	02-29-101-002	\$8,864.24	\$1,068,534
3A	UNDER CONTRACT - NATIONAL RESTAURANT CONCEPT					
4						
5						
6	Route 34	1.58 +/-	68,644	02-29-131-001	\$8,864.24	\$1,235,592
7	Route 34 & Cannonball Tr.	1.25 +/-	54,302	02-29-131-002	\$8,864.24	\$977,436
8	Cannonball Tr.	1.21 +/-	52,699	02-29-131-003	\$8,864.24	\$790,485
9	Cannonball Tr.	1.14 +/-	49,578	02-29-131-004; 02-20-381-008	\$8,863.92	\$743,670
10	Cannonball Tr.	1.67 +/-	72,649	02-20-381-007	\$8,864.24	\$1,307,682

JASON PESOLA
CELL: 630-486-7321
EMAIL: jason@thepesolagroup.com

**INTEGRA
COMMERCIAL**
THE PESOLA GROUP

1960 Springbrook Square Dr. #100
Naperville, IL 60564

OUTLOTS FOR SALE

OUTLOT	FRONTAGE	ACRES	SF	APN	PROPERTY TAXES	PRICE
11	Cannonball Tr.	1.29 +/-	56,014	02-20-381-006	\$8,864.24	\$1,008,252
12	Cannonball Tr.	0.91 +/-	39,719	02-20-381-005	\$7,048.54	\$714,942
13	Cannonball Tr.	1.03 +/-	44,889	02-20-381-004	\$8,864.24	\$673,335
14	Cannonball Tr.	1.05 +/-	45,642	02-20-381-003	\$8,864.24	\$684,630
15	Cannonball Tr.	1.05 +/-	45,840	02-20-381-002	\$8,864.24	\$825,120
17	Beecher Rd.	1.20+/-	52,302	02-19-482-001	\$9,276.72	\$784,530
18	Beecher Rd.	1.34 +/-	58,129	02-19-482-003; 02-20-353-005	\$9,765.86	\$871,935
19	Erika Lane	1.16 +/-	50,556	02-19-482-002; 02-20-353-003	\$8,865.56	\$758,340

JASON PESOLA
CELL: 630-486-7321
EMAIL: jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr. #100
Naperville, IL 60564

OUTLOTS FOR SALE

OUTLOT	FRONTAGE	ACRES	SF	APN	PROPERTY TAXES	PRICE
107	Route 34	1.10 +/-	47,954	02-29-131-008	\$4,126.82	\$863,172
108	Edward Ln.	1.3 +/-	57,891	02-29-131-007; 02-20-353-016	\$4,877.18	\$868,365
109	Edward Ln.	1.68 +/-	73,328	02-20-353-014	\$6,302.78	\$1,099,920
110	Edward Ln.	1.64 +/-	71,247	02-20-353-013	\$6,227.64	\$1,282,446
103						
104						
105						
106						

JASON PESOLA
CELL: 630-486-7321
EMAIL: jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr. #100
Naperville, IL 60564

KENDALL MARKETPLACE

ESTABLISHED RETAIL CORRIDOR

This prime shopping destination has a diverse mix of national retailers, drawing significant consumer traffic and providing a strong retail environment.



JASON PESOLA
CELL: 630-486-7321
EMAIL: jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr. #100
Naperville, IL 60564

WHY YORKVILLE?

OVERVIEW

OPPORTUNITY OVERVIEW

Kendall Marketplace represents one of the premier retail development opportunities in Yorkville, Illinois, strategically positioned along highly traveled Route 34 in one of the fastest-growing communities in the Chicago metropolitan area. The center benefits from exceptional visibility, strong traffic counts, and immediate access to a rapidly expanding residential population.

Surrounded by major national retailers, Kendall Marketplace is ideally suited for retail, restaurant, entertainment, medical, and service-oriented users. The development offers a variety of in-line spaces and outlots designed to accommodate a broad range of concepts.

**COUNTY SEAT OF
KENDALL COUNTY**

**HIGH RESIDENTIAL
GROWTH MARKET**

**SURROUNDED BY
MAJOR RETAILERS**

**MAJOR COMMERCIAL DEVELOPMENT
PLANNED IN AREA**

WHY YORKVILLE?

MAJOR RESIDENTIAL PROJECTS

The City of Yorkville has approved a total of 7,264 entitled units across single-family and multi-family developments. Of these, 4,049 units remain, leaving substantial opportunity for future growth.

New Residential Developments

Six new residential developments that account for 1,116 entitled units, including:

- 670 Townhomes
- 426 Single Family Homes
- 20 Age-Restricted Single Family Homes

Existing Residential Developments

Nine existing residential developments that account for 2,933 entitled units, including:

- 1,147 Townhomes
- 978 Single Family Homes
- 300 Apartments
- 272 Condominiums
- 236 Duplexes

WHY YORKVILLE?

EXECUTIVE SUMMARY

- The population in the Yorkville School District (Y115) has increased and is forecasted to continue increasing by 2.35 % annually for the next five years.
- The district enrollment has increased and many grades are the largest that the district has historically experienced. Enrollment is forecasted to increase to 8,314 total students by 2029-2030 school year.
- The housing in Yorkville is expected to increase by 2.7% annually for the next five years.
- Yorkville is the Seat of Kendall County, hosting main government offices and facilities. Thousands of transactions take place annually at the two county campuses, bringing many visitors to the area.
- Rush Copley medical facilities have a significant presence in Yorkville. The Rush Copley Emergency Center and the Rush Copley Healthcare Center (with specialty clinics and departments) are located on Route 34, approximately 1.5 west of the Route 34/Route 47 intersection.
- Raging Waves Waterpark is the largest outdoor waterpark in Illinois and brings thousands of visitors to Yorkville every summer.
- Mars Wrigley manufacturing facility in Yorkville employs approximately 500 people that travel to the area every week.
- Costco opened in November 2025, increasing even more retail shoppers to the area.

MARKET OVERVIEW

YORKVILLE, IL

HIGH GROWTH AREA



8140+ HOUSEHOLDS
(2020-2024)



\$108,513 MEDIAN INCOME
(2020-2024)



26,730 EST. POPULATION
(7/1/2025)



**\$335,300 MEDIAN
PROPERTY VALUE**
(2020-2024)



TRAFFIC COUNTS*



16,500 VPD
ROUTE 34 & MCHUGH
(COSTCO)



21,300 VPD
ROUTE 34 & ROUTE 47



19,800 VPD
ROUTE 34 & CANNONBALL
(KENDALL MARKETPLACE)

**per IDOT Traffic Counts*

KENDALL MARKETPLACE

EXCLUSIVE REPRESENTATION



CONTACT US

JASON PESOLA
630-486-7321
jason@thepesolagroup.com

CARRIE WASSLER
630-865-3249
carrie@thepesolagroup.com

1960 Springbrook Sq. Dr. #100
Naperville, IL 60560

thepesolagroup.com



JASON PESOLA



CARRIE WASSLER

⁽²¹⁾ **INTEGRA**
COMMERCIAL
THE PESOLA GROUP