



FOR SALE

9054 ROUTE 34
YORKVILLE, IL 60560

\$6,499,000
6.5+/- ACRES

This property represents a rare redevelopment opportunity in a highly visible, fast-growing location in Yorkville. Situated directly across from the new Costco, the land is perfectly positioned for retail, mixed-use, or other development projects that can take advantage of high traffic and strong community demand.

With over 6.5 acres of space, this site offers flexible options for creative redevelopment. Its location provides excellent access to surrounding neighborhoods, major roadways, and commercial amenities, making it a standout opportunity for developers looking to capitalize on one of the area's most prominent and high-traffic locations.

Additionally, the current owner is open to remaining on site as a tenant for up to two years, providing a smooth transition and potential income during the redevelopment planning phase.

This is more than just land—it's a chance to shape the future of Yorkville's growth in a highly sought-after location.

JASON PESOLA

Cell: 630-486-7321

jason@thepesolagroup.com

**INTEGRA
COMMERCIAL**
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

PROPERTY HIGHLIGHTS

PRIME
LOCATION

HIGH
VISIBILITY

DEVELOPMENT
OPPORTUNITY



ACRES
6.5+/-

LARGE
HIGH-PROFILE
PARCEL

DIRECTLY ACROSS FROM
COSTCO

ENDLESS OPPORTUNITIES

APN: 02-27-152-001 / 1.79 ACRES / PROPERTY TAXES: \$1,892.02
APN: 02-28-278-002 / 4.71 ACRES / PROPERTY TAXES: \$1,492.42

JASON PESOLA

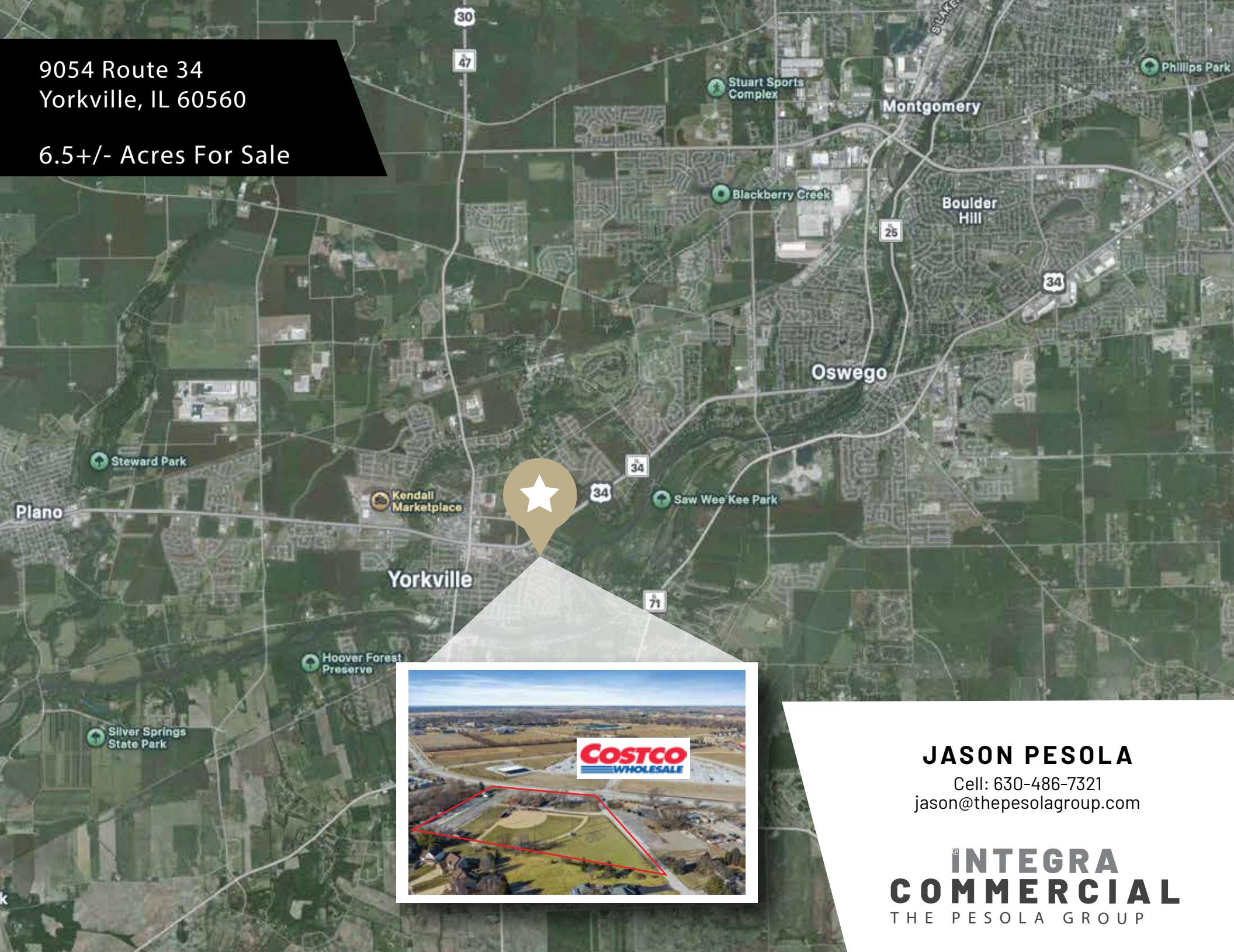
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