

# JOIN KENDALL MARKETPLACE TODAY!

**PETSMART**

**Marshalls**

**ULTA**  
BEAUTY

**AMERICA'S BEST**  
EYECARE + EYEWEAR

**KOHL'S**

**maurices**

**KAY**  
JEWELERS



**verizon**



★ **YOUR CONCEPT!**

**FAMOUS**  
footwear

**DOLLAR TREE**

**SportClips**  
HAIRCUTS



## FOR LEASE

825 Erica Lane, Yorkville, IL  
Kendall Marketplace

## \$18.00/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

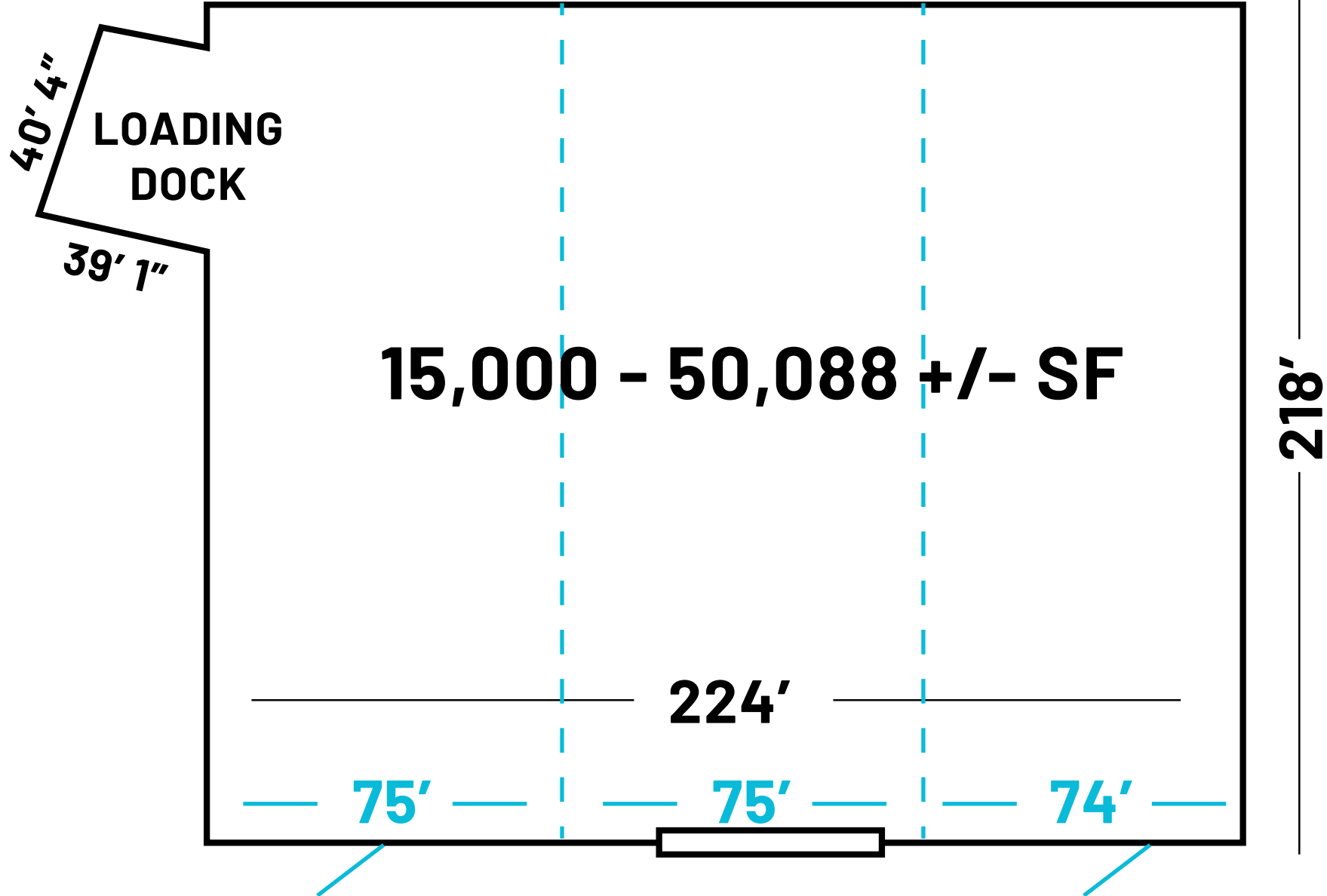
# ANCHOR TENANTS



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.

**INTEGRA  
COMMERCIAL**

**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

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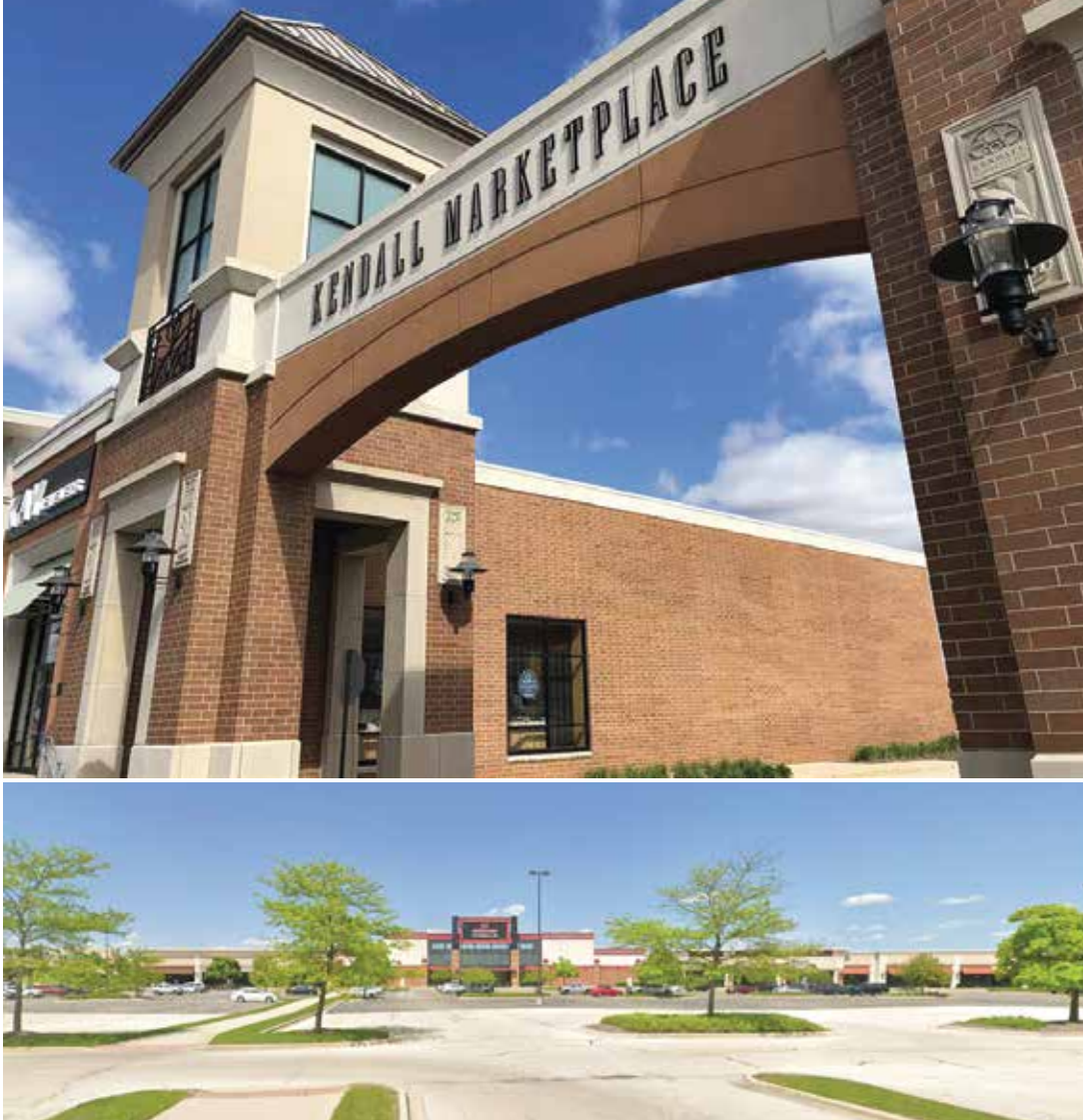
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# YORKVILLE ILLINOIS DEMOGRAPHICS

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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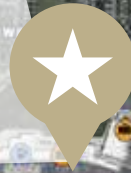
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