

JOIN KENDALL MARKETPLACE TODAY!

PETSMART

Marshalls

ULTA
BEAUTY

AMERICA'S BEST
EYECARE + EYEWEAR

KOHL'S

maurices

KAY
JEWELERS



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

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**INTEGRA
COMMERCIAL**
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

ANCHOR TENANTS

KOHL'S



FAMOUS
footwear.

PETSMART

Marshalls

ULTA
BEAUTY

KAY
JEWELERS

DOLLAR TREE

SportClips
HAIRCUTS

verizon



AMERICA'S BEST
EYECARE + EYEWEAR

maurices

SMOOTHIE
King

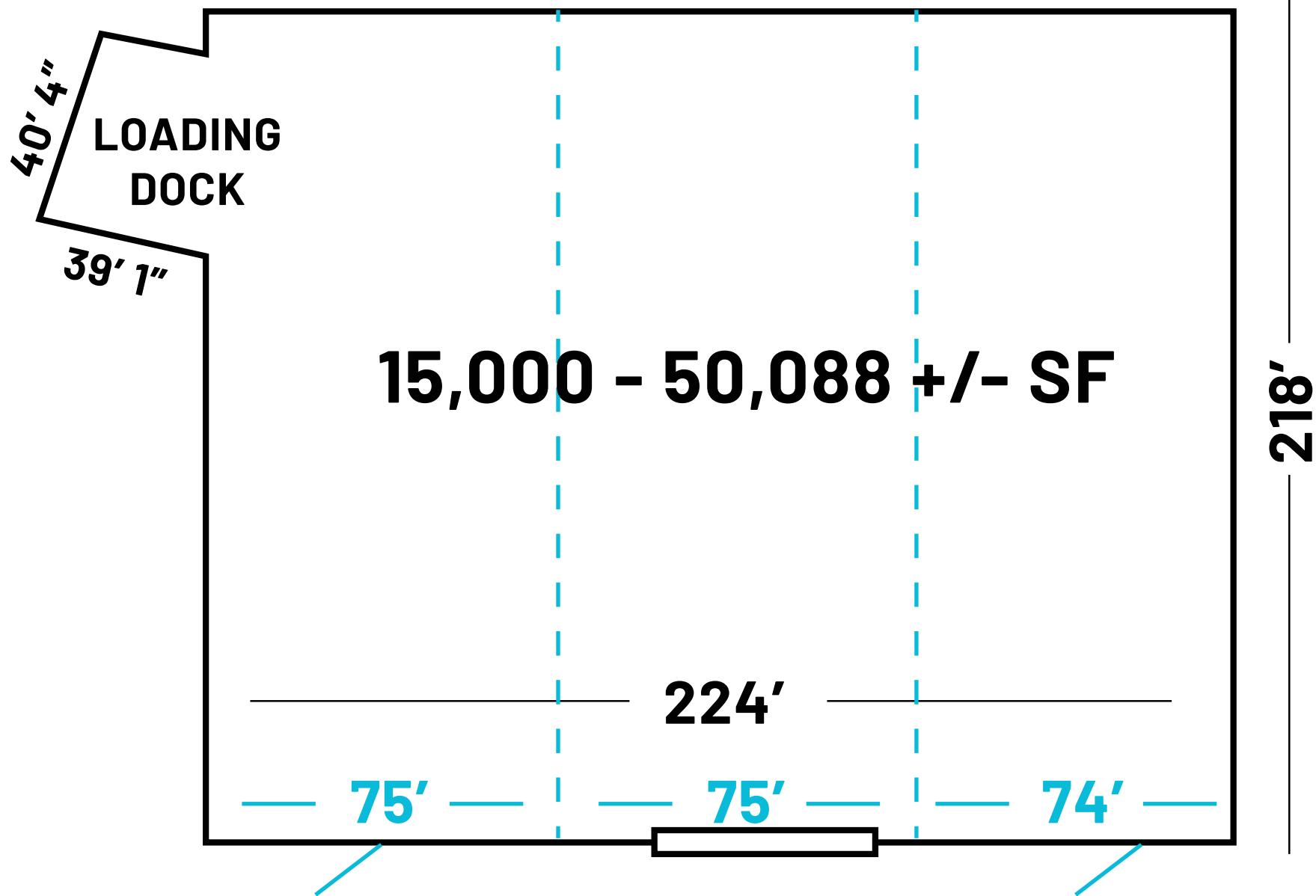
NOTHING *bundt* **CAKES**®



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



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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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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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