

# 111 West Madison Street Unit F

Yorkville, IL 60560

OFFICE SPACE FOR LEASE



john  
greene  
COMMERCIAL



# 111 West Madison Street Unit F | Yorkville, IL 60560

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john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



## OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (MG)
Available Space:	1,045± SF
Lot Size:	0.23± AC
Building Size:	9,093± SF
Built/ Renovated:	1893 / 2022
County:	Kendall
Zoning:	B-1
Traffic Count:	22,400 (Route 47)

## PROPERTY OVERVIEW

Prime office or retail lease opportunity in thriving downtown Yorkville! Most recently home to a salon, this newly renovated space is zoned B-1, accommodating a wide variety of office or retail uses. Unit features 3 spacious and bright offices along with a kitchenette, breakfast bar, and private bathroom. An expansive back deck provides elevated views of the downtown area.

For those who appreciate a location with some history, you'll find it here! This 1,045 SF space was a part of the historic Yorkville jail and Sheriff's residence from 1893 until the 1990's. Fully renovated in 2022, the building was thoughtfully modernized without loss of the unique features & character. Conveniently located only a block away from some of the area's best restaurants including Crusade, Parma, and a long list of other thriving downtown Yorkville businesses.

Parking available directly in front as well as from a 17 car public lot immediately adjacent to the north. Signage is available in the front and a good amount of green space outside of the unit is available if needed. Affordable downtown leases on turnkey units this nice are few and far between- don't miss it!

### Mike Waseen

mikewaseen@johnngreenecommercial.com

630.360.1196

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019





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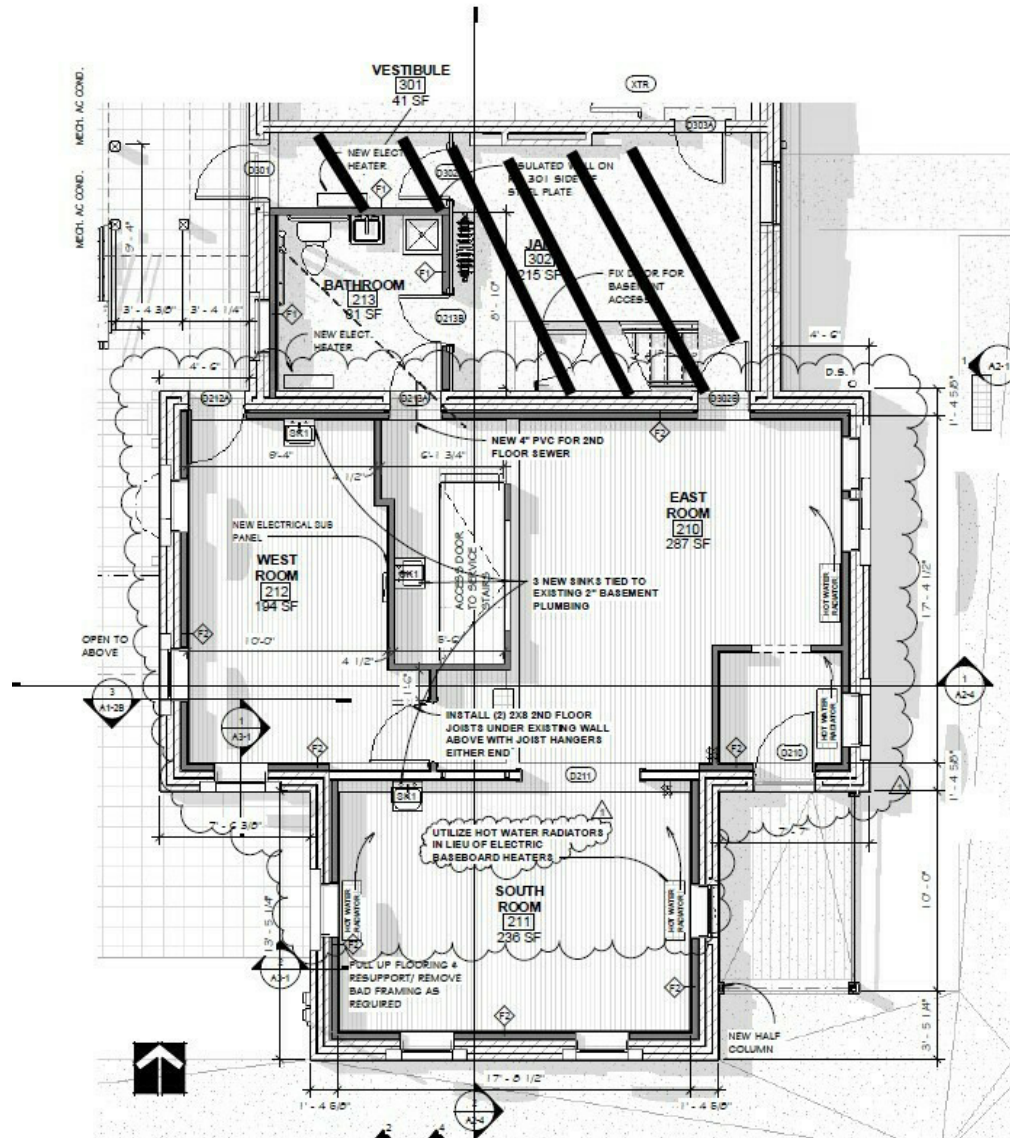
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RETAILER MAP

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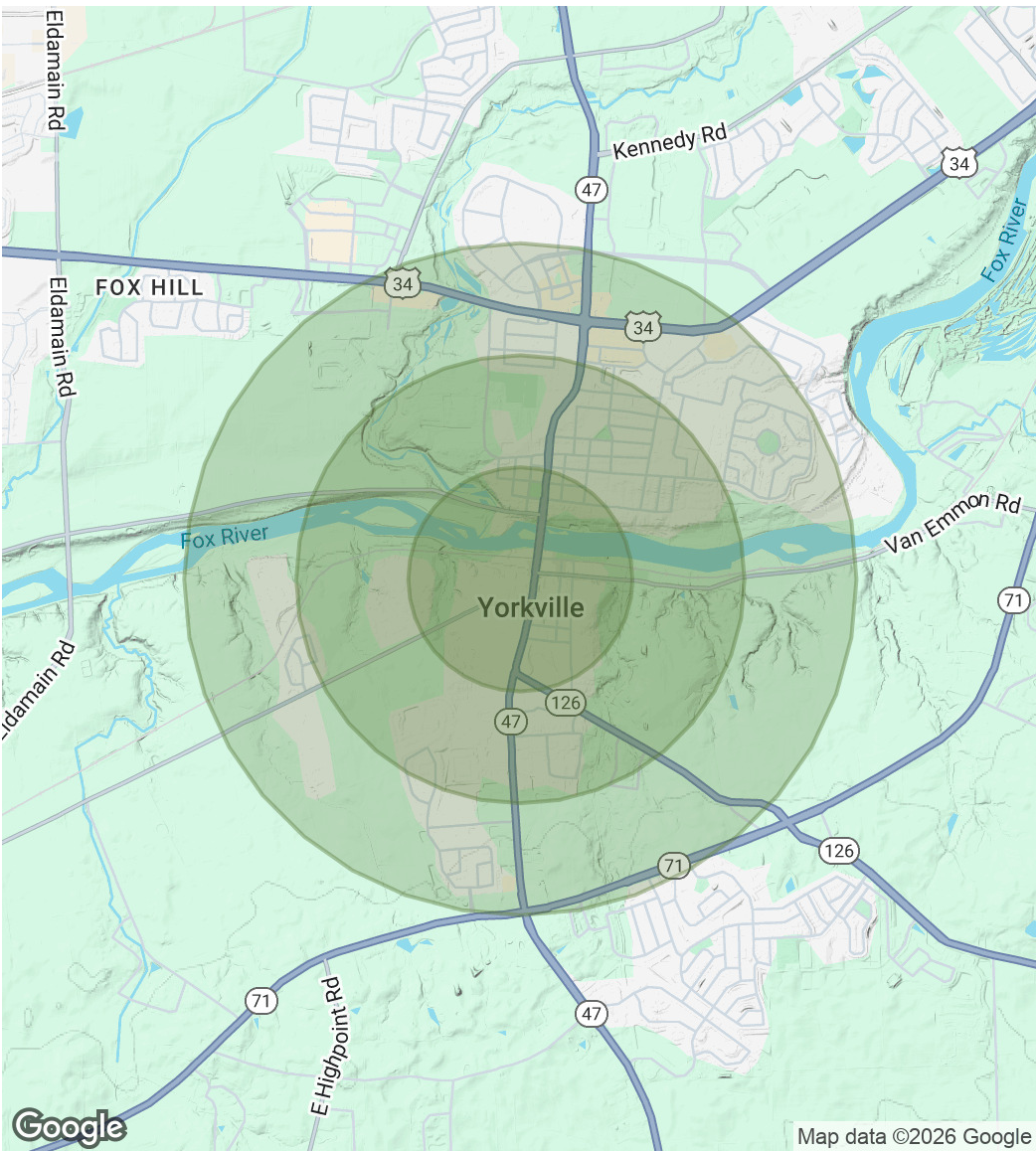
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,675	4,618	10,135
Average Age	42	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	649	1,766	3,728
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$106,357	\$117,962	\$137,066
Average House Value	\$346,284	\$354,796	\$367,557

Demographics data derived from AlphaMap



Map data ©2026 Google

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