

111 E Van Emmon St

Yorkville, IL 60560

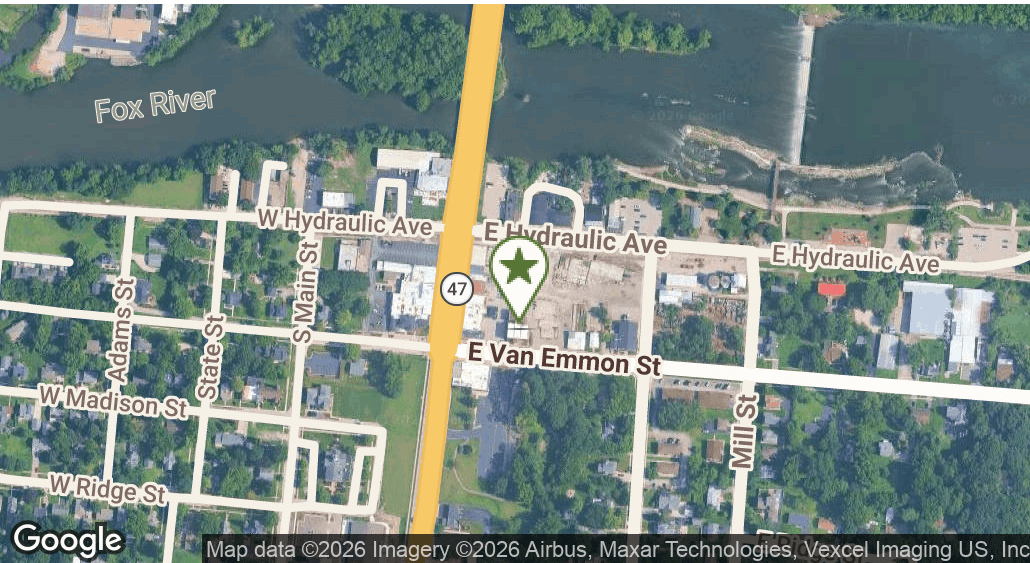
WALK-OUT LOWER LEVEL SPACE FOR LEASE



Conceptual rendering for marketing purposes only.

john
greene
COMMERCIAL

John Greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



PROPERTY OVERVIEW

3,650± SF of lower-level space is available for lease and can be divided depending on tenant needs. Located in a multi-story brick building in downtown Yorkville, the property is zoned B-2 Retail Commercial District. The space is a walk-out lower level storefront with direct parking lot access. Ownership will consider either vanilla box delivery or a build-to-suit structure for qualified tenants, with improvement costs and final delivery to be negotiated based on tenant concept, plans, lease term, and overall deal economics. The space could be a strong fit for a restaurant, cocktail bar, lounge, taproom, café, or other experiential use, subject to approval.

The 3,300 SF first floor is leased to Skin 101, a spa and wellness tenant, and the second floor is planned for three apartment units.

The walk-out lower level space offers two exterior entrances/exits, one at the side and one at the rear, giving it good functionality for both customers and operations. The building is planned to be fully sprinklered and to include ADA accessibility improvements, including an ADA ramp and accessible path of travel. A new steel egress stair is also planned.

The property is located roughly one block from the Fox River and within the area of Yorkville's proposed Hydraulic District revitalization effort, which is intended to bring additional dining, entertainment, and community activity to downtown.

OFFERING SUMMARY

Lease Rate:	\$19 SF/yr (NNN)
Lot Size:	0.19 Acres
Available Space:	3,650± SF
Zoning:	B-2 (Retail Commercial District)
Traffic Count:	2,393 (Van Emmon) 22,400 (Route 47)

PROPERTY HIGHLIGHTS

- Two exterior basement entrances/exits
- Planned fully sprinklered building
- ADA accessibility upgrades planned (including an ADA lift / accessible path)
- Site improvements include a new steel egress stair
- Basement layout includes an existing garage plus open areas/storage

Shawn LaBrasseur

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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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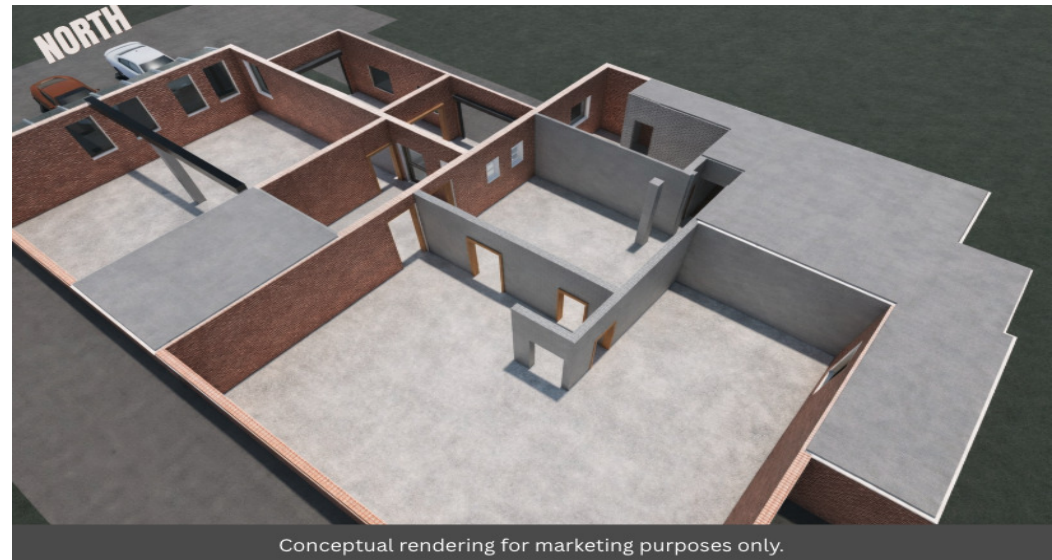
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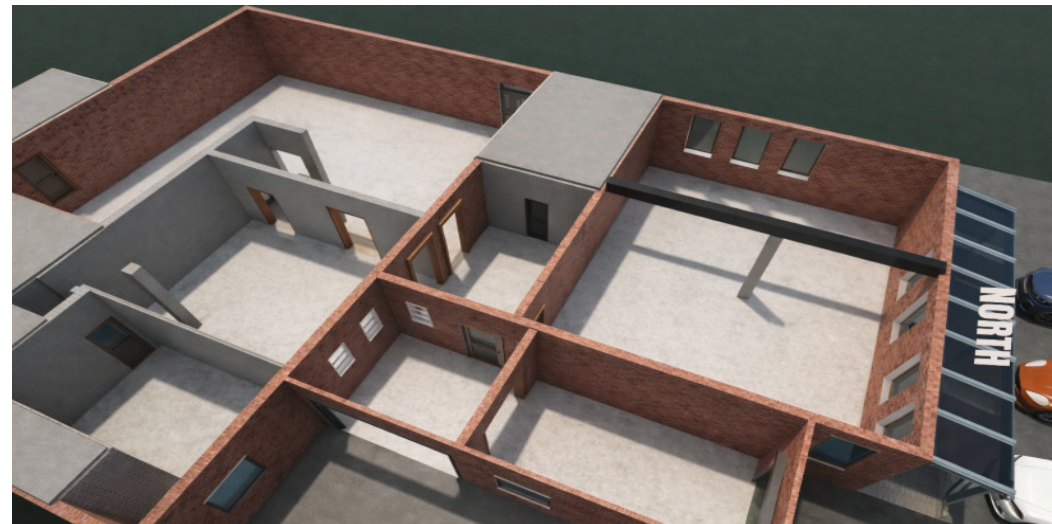
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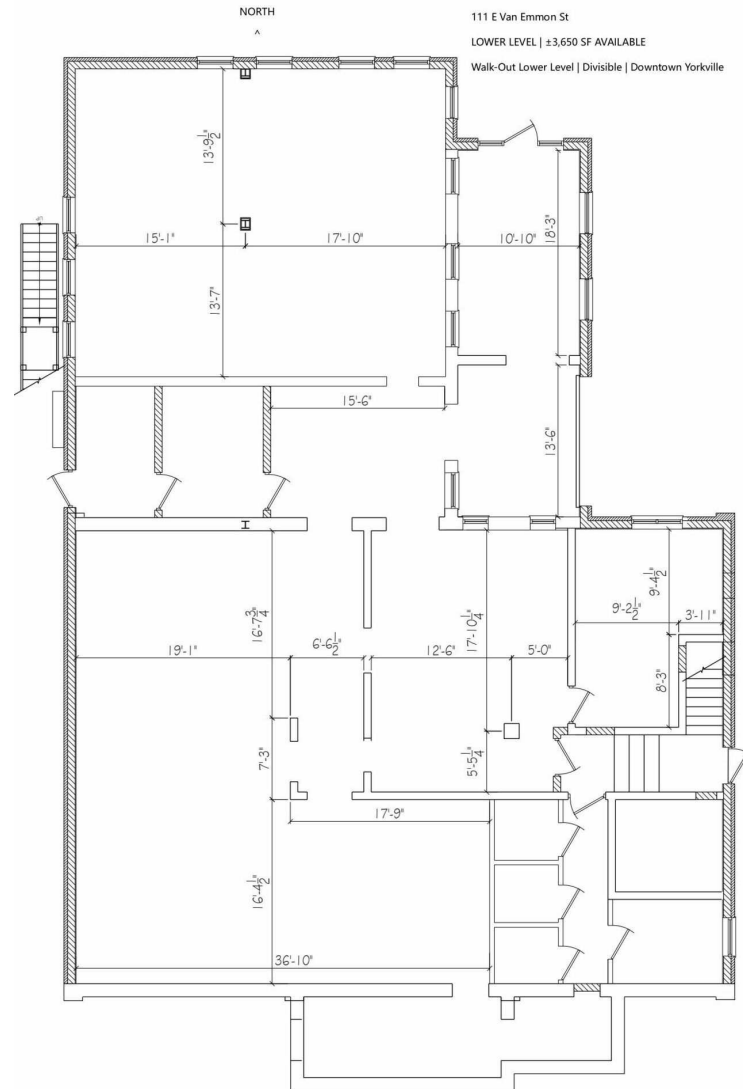
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LOWER LEVEL | ±3,650 SF AVAILABLE
Walk-Out Lower Level | Divisible | Downtown Yorkville

This floorplan is based on permit drawings and is for marketing purposes only. All dimensions, layouts, and features are approximate and subject to change. Final design and delivery to be determined.

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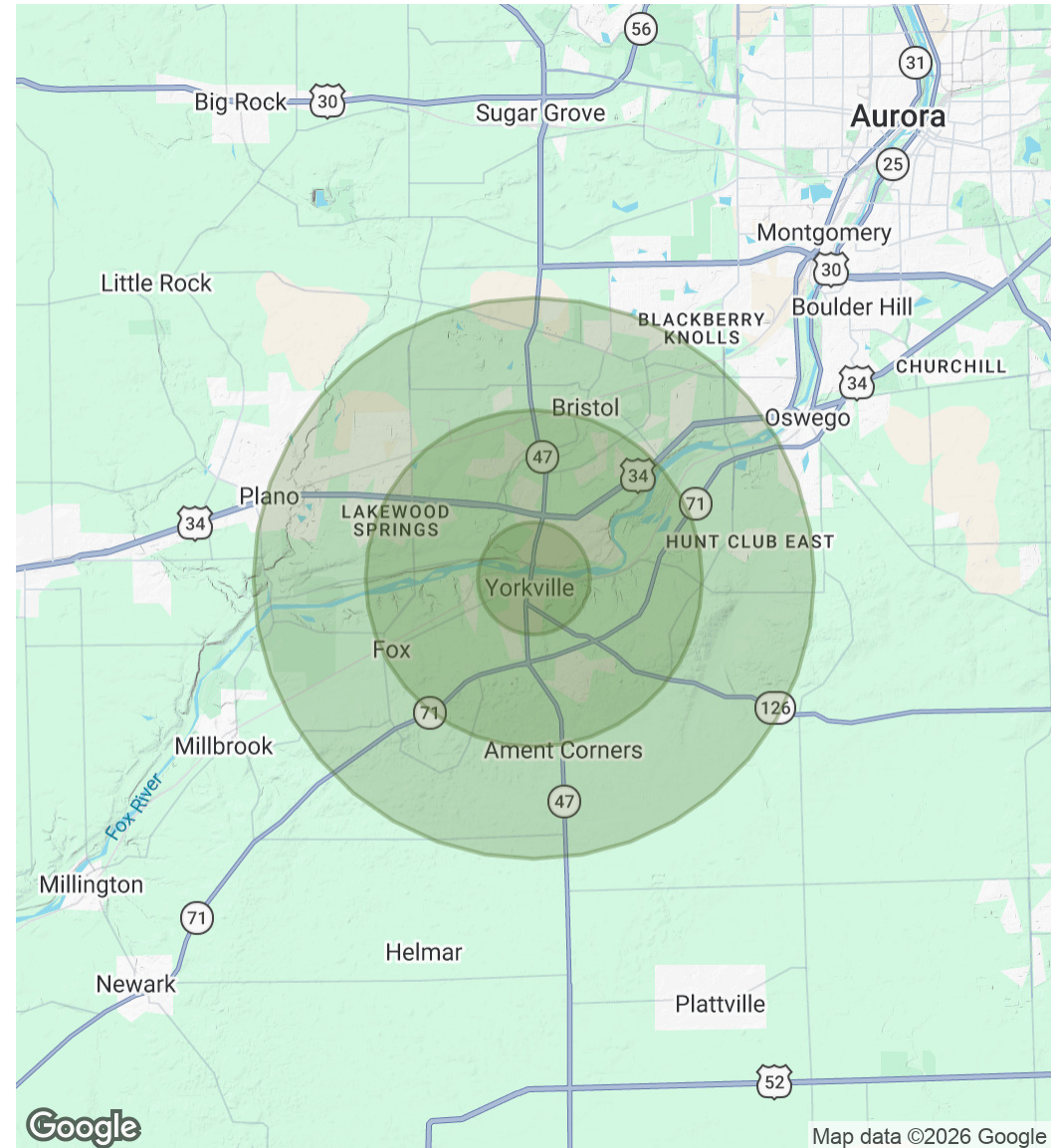
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,085	23,845	49,100
Average Age	41	39	37
Average Age (Male)	40	38	36
Average Age (Female)	42	40	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,935	8,357	16,493
# of Persons per HH	2.6	2.9	3
Average HH Income	\$126,013	\$130,957	\$126,482
Average House Value	\$360,622	\$368,533	\$348,809

Demographics data derived from AlphaMap



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