



# FOR LEASE

201 W. Hydraulic Ave.  
Yorkville, IL 60560

**\$12/SF NNN**  
**+ \$4/SF CAM**

Nestled just a block away from Historic Downtown Yorkville, this expansive commercial building presents a prime opportunity for any business venture. The generous square footage and flexible floor plan allow you to tailor the space to your vision, including the potential to convert it into a restaurant with scenic views of the Fox River. The property includes a private office space for administrative tasks and an enclosed loading dock that could be transformed into an outdoor porch. Additionally, the outdoor area offers the possibility of creating a delightful patio for restaurant seating. The robust HVAC system guarantees a comfortable environment year-round. This building combines convenience and charm, making it an ideal choice for your next commercial endeavor.

**JASON PESOLA**

Cell: 630-486-7321  
jason@thepesolagroup.com

**INTEGRA**  
**COMMERCIAL**  
THE PESOLA GROUP

1960 Springbrook Square Dr #100  
Naperville, IL 60564



201 W. Hydraulic Ave. Yorkville, IL

# PROPERTY HIGHLIGHTS

PRIVATE OFFICE SPACE

HISTORIC DOWNTOWN YORKVILLE

FLEXIBLE FLOOR PLAN

SCENIC VIEWS

3,850+/- SQUARE FEET

LOADING DOCK 330+/- SF

Near bustling restaurants and nightlife of Downtown Yorkville

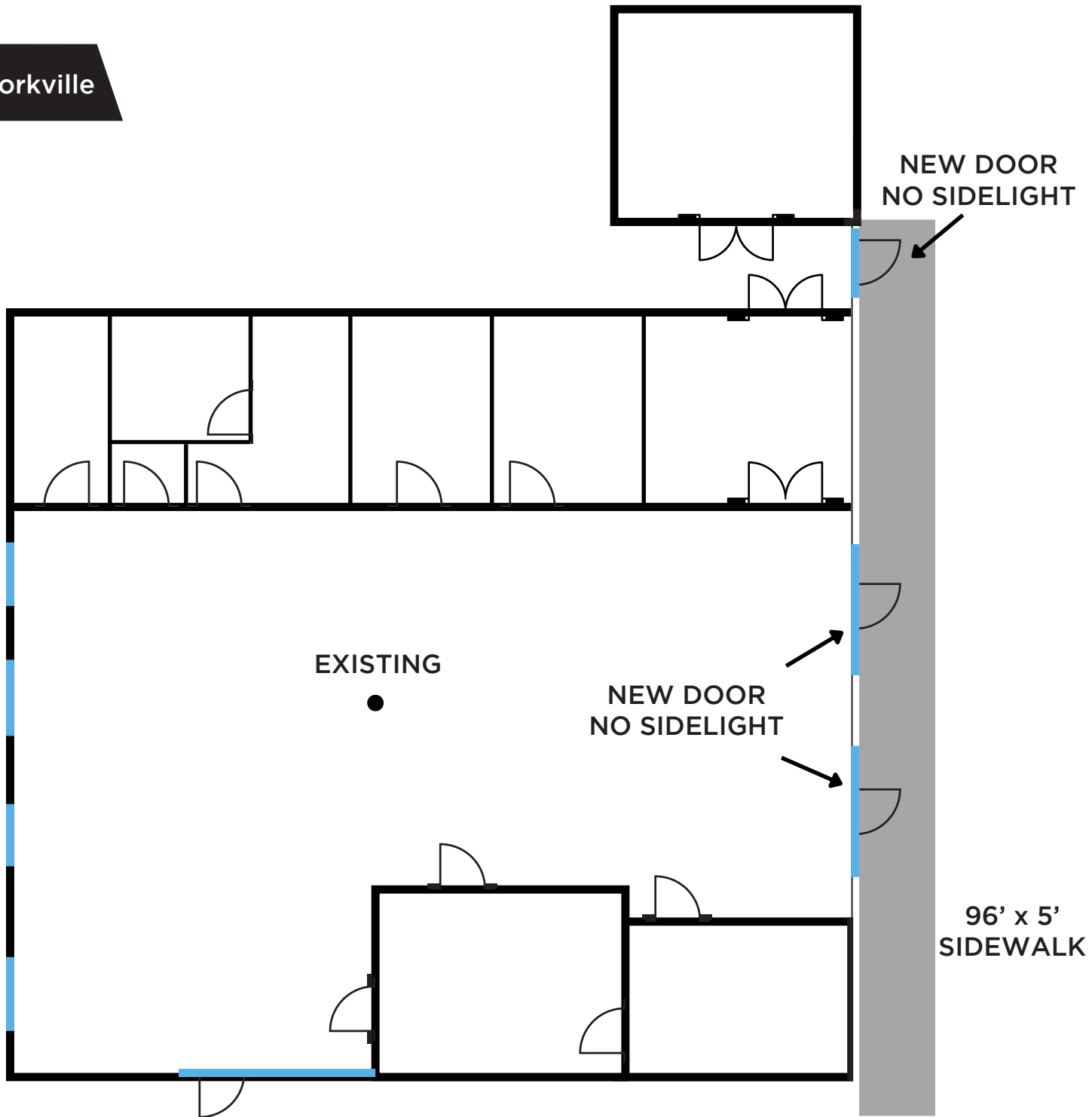
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201 W. Hydraulic Ave., Yorkville



36" Glass Door w/ Sidelights

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36" Glass Door

36" High Handrail

Concrete Foundation Wall

96' Long x 5' Wide Sidewalk

# YORKVILLE ILLINOIS DEMOGRAPHICS

201 W. Hydraulic Ave., Yorkville, IL

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST04522>

2022 EST. POPULATION

**23,835**

MEDIAN PROPERTY VALUE

**\$308,900**

2018-2022 HOUSEHOLDS

**7,465**

TOTAL RETAIL SALES

**\$13,452**

PER CAPITA

MEDIAN HOUSEHOLD INCOME

**\$105,322**

2018 - 2022



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