



FOR LEASE

109 S Bridge St,
Yorkville, IL 60560

\$1,750/MO

MODIFIED GROSS
ALL EQUIPMENT INCLUDED!

PRIME COFFEE AND/OR SANDWICH SHOP SPACE FOR LEASE - DOWNTOWN YORKVILLE!

Move-in ready opportunity for coffee or sandwich shop entrepreneurs in the heart of Downtown Yorkville! This former coffee shop offers an ideal setup with a fully equipped space, high-traffic location, and potential for expansion to add quick-serve sandwich capabilities.

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



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PROPERTY HIGHLIGHTS

HISTORIC
DOWNTOWN
YORKVILLE

IMMEDIATELY
AVAILABLE

ALL
EQUIPMENT
STAYS!

PRIME
CORNER

748 +/-
SQUARE FEET

MOVE IN
READY!

Perfect Coffee & Sandwich Shop

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- AVANTCO CO-32M HALF CONVECTION OVEN
- BUNN LPG-2E DUO HOPPER COFFEE GRINDER
- AVANTCO CMAPADJ DRIP COFFEE MACHINE
- (3) AIR POTS WITH (2) STEMS
- CHEFMAN WATER HOT POT
- AVAMIX 2 HP COMMERCIAL BLENDER WITH (2) 64oz. TRITAN CONTAINERS
- (2) MAZZER SUPER JOLLY TIMER ESPRESSO GRINDERS (WITH NEW BURRS)
- VEVOR COMMERCIAL COUNTERTOP ICE MAKER
- PASTRY CASE FOR DISPLAY
- COLD BREW TODDY SYSTEM
- (4) BEVERAGE CONTAINERS

Whether you're an established coffee professional, an aspiring cafe owner, or looking to expand into quick-serve offerings, this turnkey space provides everything needed to hit the ground running. It's the perfect spot to attract both locals and visitors.

Contact us today to schedule a viewing or for more details.
This incredible opportunity won't last long!

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YORKVILLE ILLINOIS DEMOGRAPHICS

109 S Bridge St., Yorkville, IL

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222>

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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