

# 111 E Van Emmon St

Yorkville, IL 60560

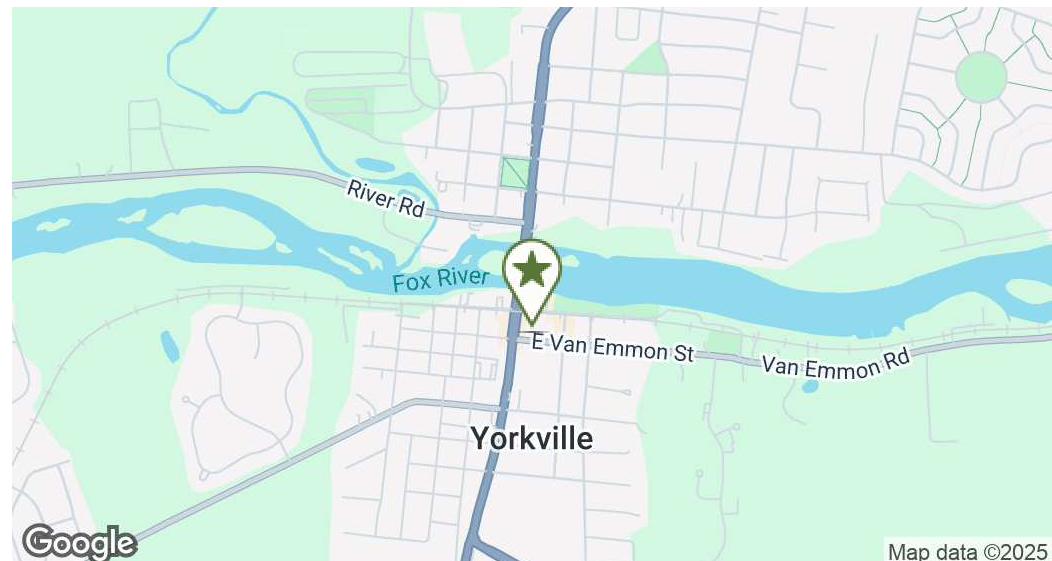
COMMERCIAL BUILDING FOR LEASE



john  
greene  
COMMERCIAL



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



### OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Lot Size:	0.19 Acres
Building Size:	9,784 SF
Zoning:	B-2 (Retail Commercial District)
Traffic Count:	2,393 (Van Emmon) 22,400 (Route 47)

### PROPERTY OVERVIEW

9,784± SF multi-story brick commercial building, zoned B-2 (Retail Commercial District), is now available for lease. The space is currently a shell and divisible down to 2,000± SF. The owner is willing to customize the build-out to meet tenant(s) needs. Once renovated the building features will include new electrical, water lines, gas, HVAC, and roofs. Street and dedicated building parking available. The building is located one block from the Fox Riverfront and falls within the proposed Yorkville Hydraulic District project, aimed at revitalizing downtown Yorkville. For additional information; <https://www.yorkville.il.us/ArchiveCenter/ViewFile/Item/5735> Listing broker has ownership interest in the property.

### PROPERTY HIGHLIGHTS

- Owner will customize the build-out
- Divisible down to 2,000± SF
- Once renovated building will feature new electrical, water lines, gas, HVAC, and roofs
- Street and dedicated parking available

#### Shawn LaBrasseur

ShawnLaBrasseur@johngreenecommercial.com

630.797.6496

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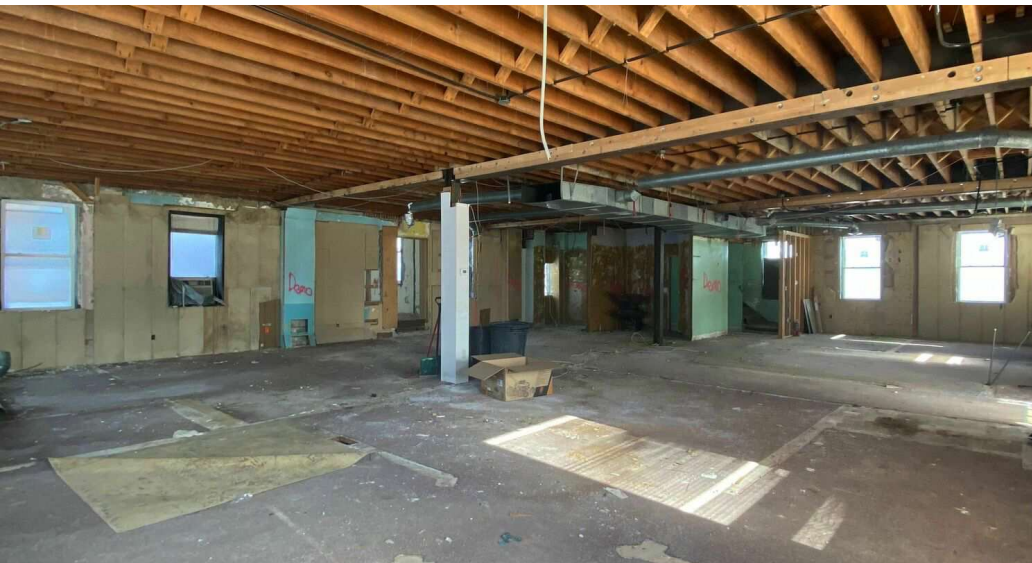




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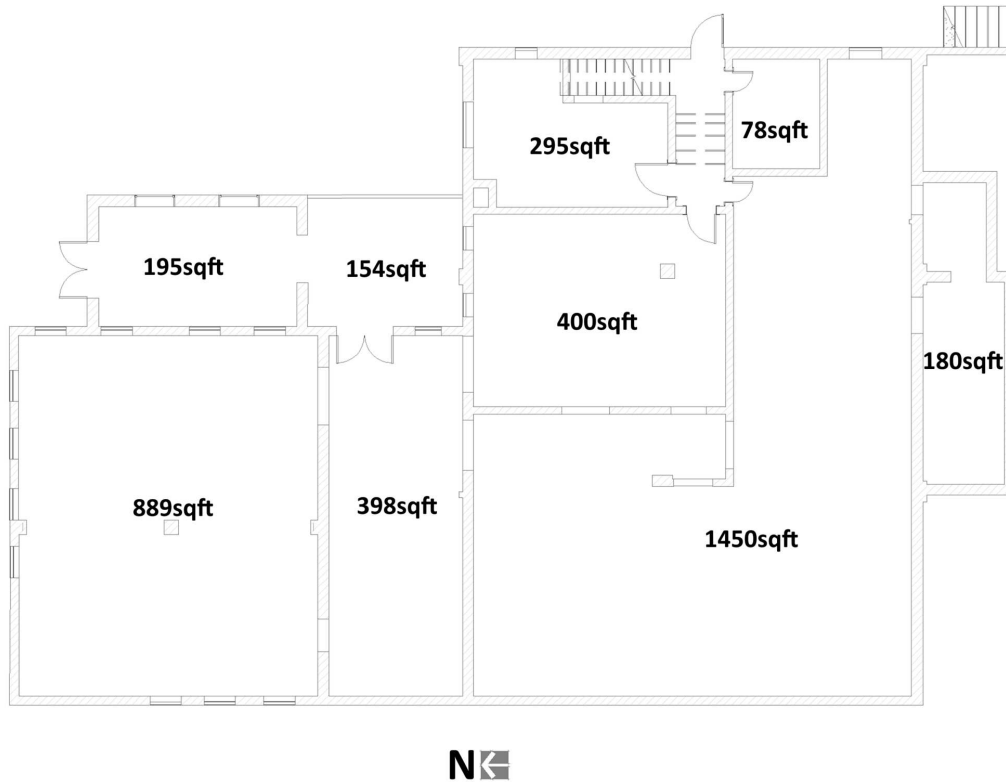
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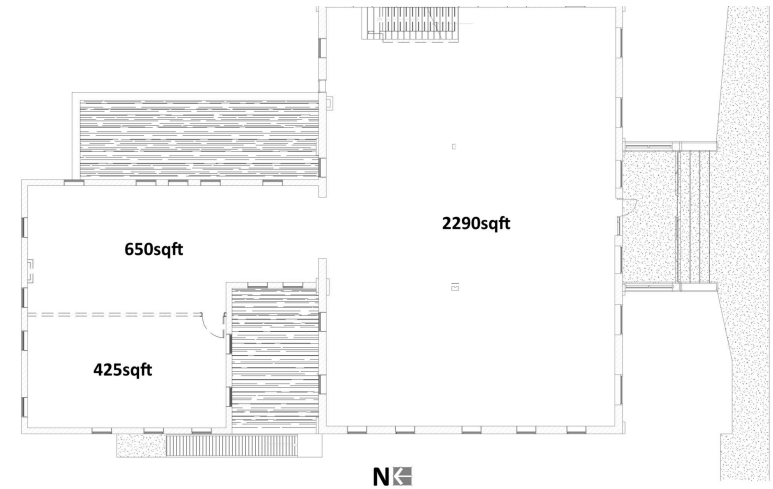
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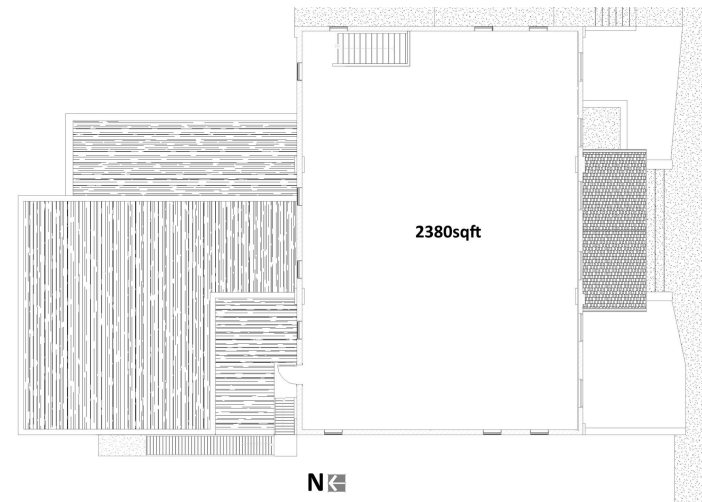
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Lower Level - Floor Plan



Main Level - Floor Plan



Second Level - Floor Plan

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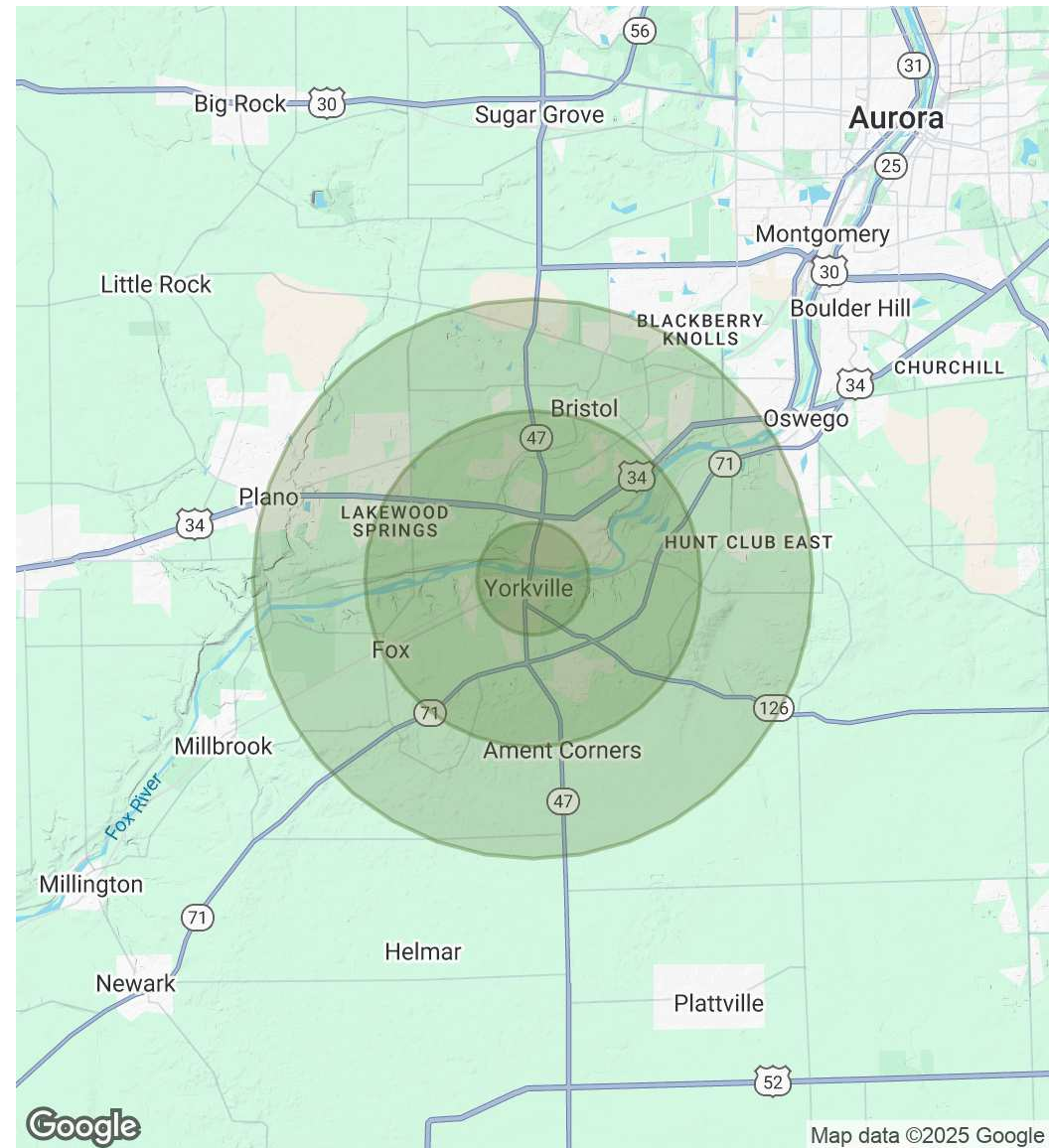
### POPULATION

	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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