

# INTEGRA REALTY

## 721 BLACKBERRY SHORE

YORKVILLE, ILLINOIS

### BUILD TO SUIT

This is a rare opportunity to secure a premier commercial lot located just outside the Kendall Marketplace power center. Four lots are available, ranging from 0.73 to 1.03 acres, with flexible built-to-suit options.

LOT 24  
\$629,000

LOT 22  
\$449,000

LOT 23  
\$449,000

LOT 21  
\$549,000

#### ANCHOR TENANTS

The Home Depot, Kohls, Target, Smoothie King, Verizon, Nothing Bundt Cakes, Maurices, Marshalls, PetSmart, Dollar Store, Famous Footwear & More!



# 721 BLACKBERRY SHORE - LOTS FOR SALE

## PROPERTY OVERVIEW

These prime corner lots and inline spaces are not subject to SSA tax, offering lower ongoing costs and greater long-term savings — a clear financial advantage for your investment. Situated in a bustling retail corridor, the lots enjoy strong visibility to both shoppers and the surrounding growing residential communities. With easy access, they're ideal for businesses looking to establish a presence in the fastest-growing city in Kendall County.

## PROPERTY DETAILS

### PROPERTY SUMMARY

**SALE PRICE:** \$449,000 - \$629,000

**LOT SIZE:** From .73 - 1.03 Acres

**ZONED:** B2 - Retail/Office

**YORKVILLE POP:** 25,986 (2024)

### PROPERTY HIGHLIGHTS

- High Visibility & Accessibility - Corner lots and inline spaces with excellent exposure to local traffic.
- Not Subject to SSA Tax
- Prime Location - Situated just outside Kendall Marketplace, high-traffic and residential neighbor hoods nearby.



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**INTEGRA REALTY**

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# YORKVILLE ILLINOIS DEMOGRAPHICS

721 BLACKBERRY SHORE, YORKVILLE, IL

2024 EST. POPULATION

**25,986**

MEDIAN PROPERTY VALUE

**\$308,900**

2018-2022 HOUSEHOLDS

**7,465**

TOTAL RETAIL SALES

**\$13,452**

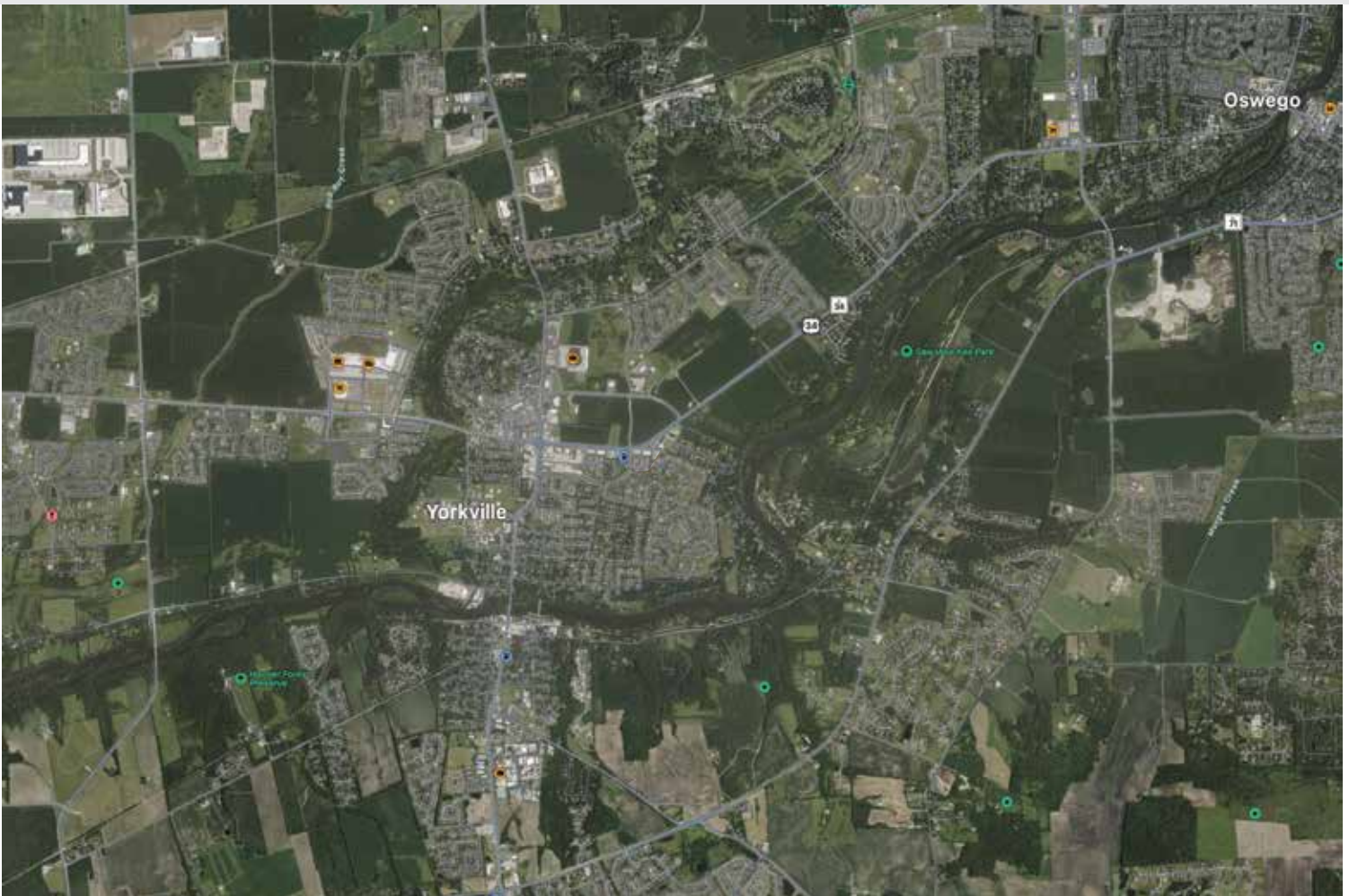
PER CAPITA

MEDIAN HOUSEHOLD INCOME

**\$105,322**

2018 - 2022

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



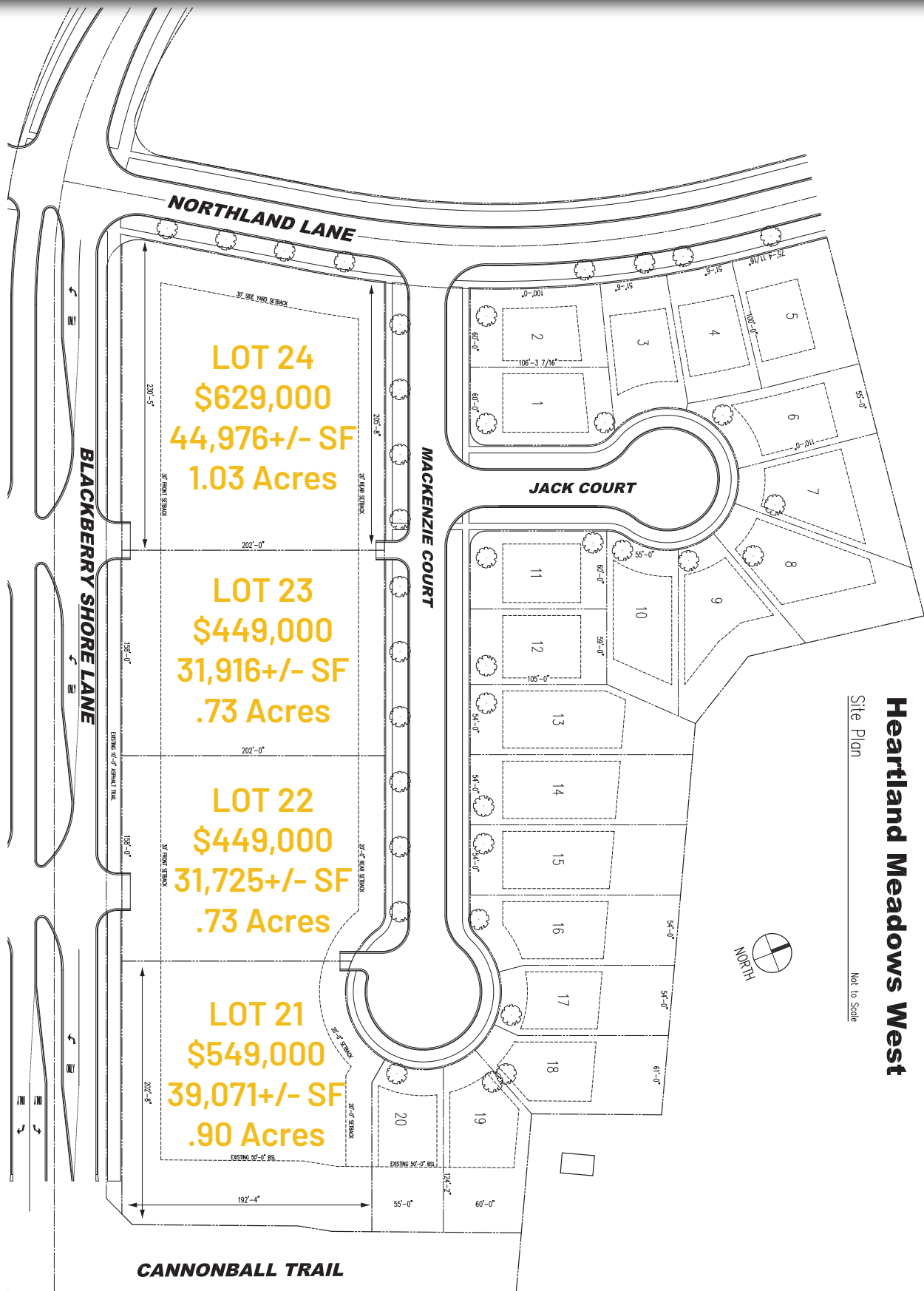
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# 721 BLACKBERRY SHORE - LOTS FOR SALE



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