



FOR SALE

8824 B ROUTE 34
YORKVILLE, IL 60560

\$1,799,000

10.09 +/- ACRES

Exceptional opportunity to acquire 10 acres of land in one of Yorkville's fastest-growing commercial corridors, located just across the street from the new Costco. Featuring approximately 223 feet of frontage on a highly traveled roadway and extending over 2,300 feet in depth, this unique parcel offers outstanding flexibility for a wide range of commercial and industrial uses.

The property's expansive depth makes it especially well-suited for users requiring large outdoor areas. Potential uses include RV, boat, and camper storage, self-storage facilities, contractor yards, landscape supply businesses, industrial condominiums, flex industrial buildings, warehouse development, sports and recreation facilities, outdoor pickleball courts, and other commercial or industrial concepts (subject to zoning and municipal approval). Possibilities are endless.

With strong traffic exposure and excellent accessibility, this is a rare opportunity for developers, investors, or owner-users looking to capitalize on one of Kendall County's fastest-growing markets.

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

8824 B ROUTE 34

PROPERTY HIGHLIGHTS

LOCATED NEAR THE NEW
COSTCO AND OTHER
MAJOR RETAILERS

MAJOR DEVELOPMENTS ANTICIPATED
IN THE SURROUNDING AREA,
BOTH RESIDENTIAL & COMMERCIAL

\$1,799,000

10.09 +/- ACRES

ROUTE 34 FRONTAGE

PIN: 02-27-176-003 / 2025 PROPERTY TAXES: \$297.42

YORKVILLE ILLINOIS DEMOGRAPHICS

2024 EST. POPULATION

25,986

MEDIAN PROPERTY VALUE

\$335,300

2020-2024 HOUSEHOLDS

8,140

TOTAL RETAIL SALES

\$15,513

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$108,513

2020 - 2024

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

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Yorkville

KOHL'S



FAMOUS
footwear

PETSMART

Marshalls

ULTA
BEAUTY

KAY
JEWELERS

SportClips
HAIRCUTS

DOLLAR TREE

AMERICA'S BEST
EYECARE + EYEWEAR

verizon



NOTHING BUT
CAKES

SMOOTHIE
KING



maurices



SHERWIN-WILLIAMS

CHASE

