

111 E Van Emmon St

Yorkville, IL 60560

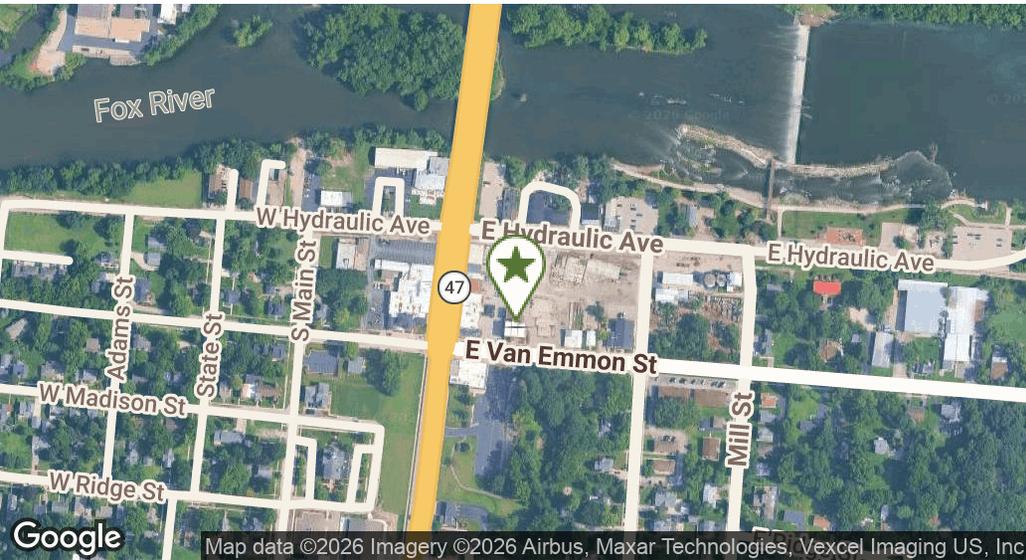
WALK-OUT LOWER LEVEL SPACE FOR LEASE



Conceptual rendering for marketing purposes only.

john
greene
COMMERCIAL

John Greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



PROPERTY OVERVIEW

3,650± SF of lower-level space is available for lease (can be subdivided) within a multi-story brick commercial building in Yorkville's B-2 (Retail Commercial District) zoning. This walk-out level space with direct parking access will be delivered as a vanilla box, ready for tenant build-out. The layout and location make it an excellent fit for a restaurant, cocktail bar, lounge, taproom, café, or other experiential use (subject to approvals).

The space offers two exterior entrances/exits—one at the side and one at the rear—providing convenient guest access and operational efficiency. The building is planned to be fully sprinklered, with ADA accessibility upgrades that include an ADA lift and accessible path for ease of entry. Additional site improvements feature a new steel egress stair, enhancing both safety and functionality.

Major building upgrades are underway, including installation of a new roof membrane, new gutters and downspouts, and exterior patching at discontinued penetrations. The basement layout includes an existing garage area along with open spaces well-suited for storage or back-of-house operations and deliveries.

Situated just one block from the Fox Riverfront, the property falls within the proposed Yorkville Hydraulic District revitalization project, which aims to transform downtown Yorkville into a dynamic destination for dining, entertainment, and community experiences.

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Lot Size:	0.19 Acres
Available Space:	3,650± SF
Zoning:	B-2 (Retail Commercial District)
Traffic Count:	2,393 (Van Emmon) 22,400 (Route 47)

PROPERTY HIGHLIGHTS

- Two exterior basement entrances/exits
- Planned fully sprinklered building
- ADA accessibility upgrades planned (including an ADA lift / accessible path)
- Site improvements include a new steel egress stair
- Basement layout includes an existing garage plus open areas/storage

Shawn LaBrasseur

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COMMERCIAL BUILDING FOR LEASE

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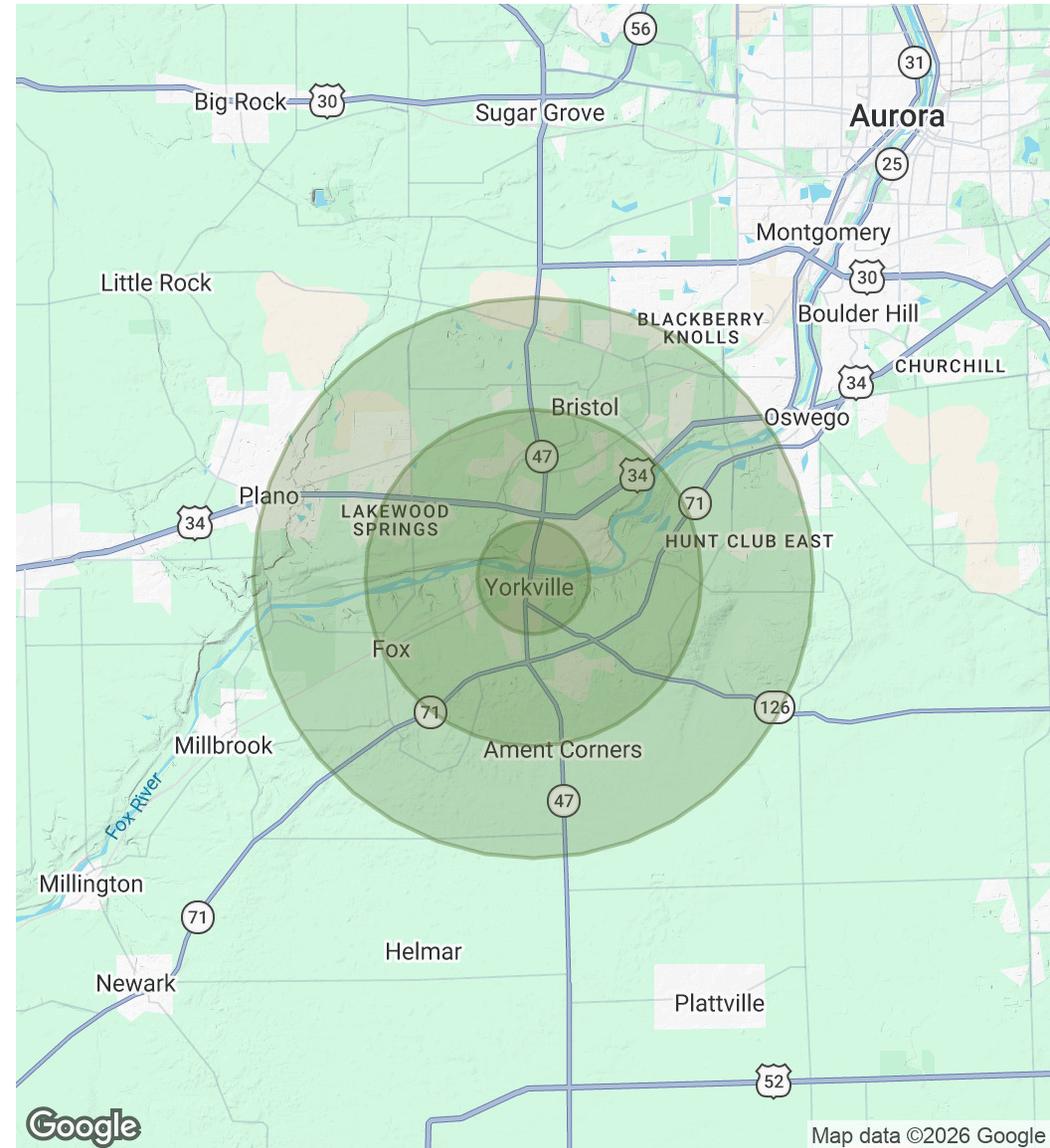
POPULATION

	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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