



FOR LEASE

1443 CANNONBALL TRAIL
YORKVILLE, IL 60560

\$1,750/MO
INCLUDES ALL UTILITIES AND CAM
700 +/- SF

Open suite available at Town's Crossing featuring an open layout, large front windows, and an ADA-compliant restroom. This flexible space is well-suited for a variety of uses, including boutique retail, gift shop, clothing store, office users, wellness services, or other specialty retail. Ideally located just off Route 34, directly across from Kendall Marketplace and near the Kendall County Courthouse and Rush Copley Medical Campus. The property benefits from strong visibility, high traffic counts along Route 34, prominent signage, and ample parking.

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

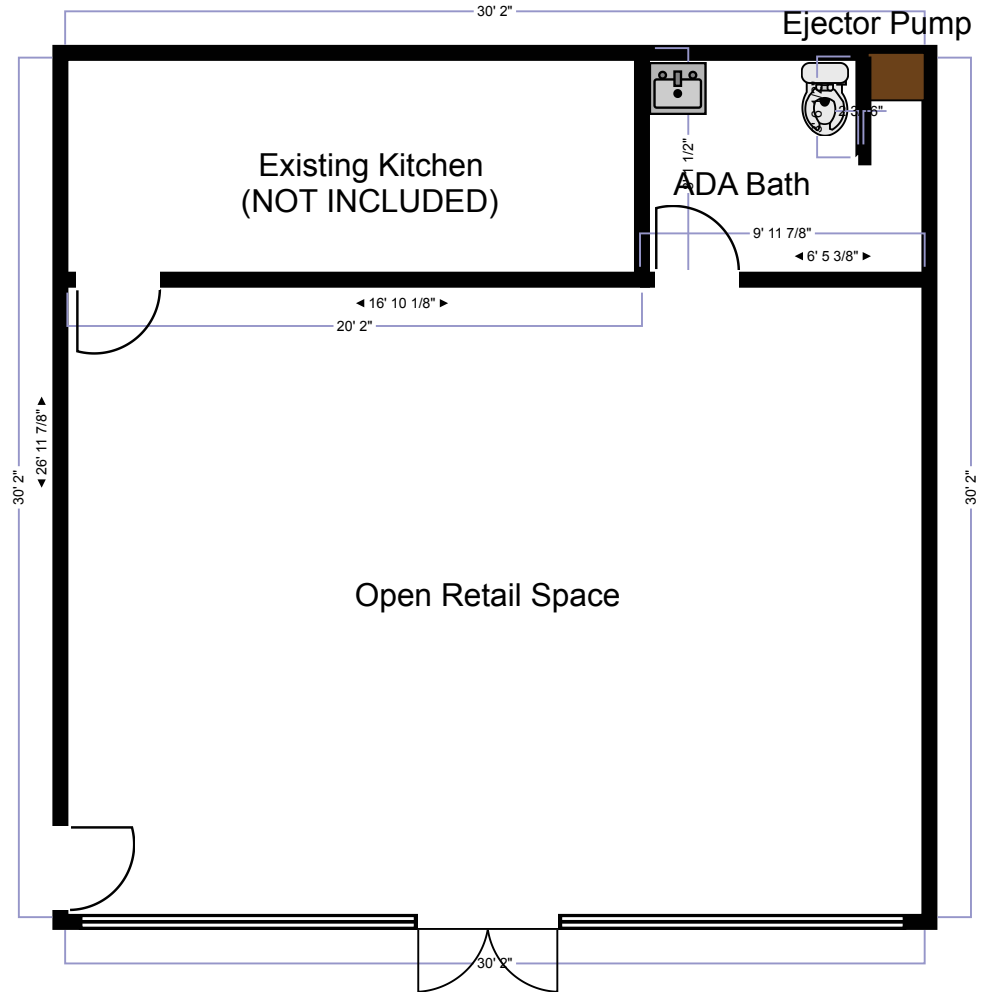
1443 CANNONBALL TRAIL

PROPERTY HIGHLIGHTS

PRIME LOCATION

MOVE-IN READY

ROUTE 34 FRONTAGE



AMPLE
PARKING

700+/-
SQUARE FEET

PROMINENT
SIGNAGE

BOUTIQUE RETAIL, GIFT SHOP, CLOTHING STORE, OFFICE USERS, WELLNESS SERVICES

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YORKVILLE ILLINOIS DEMOGRAPHICS

1443 Cannonball Trail - Yorkville, IL

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

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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