



FOR LEASE

1419 CANNONBALL TRAIL
YORKVILLE, IL 60560

\$17.50/SF NNN

+ \$5.50/SF CAM
1,500 +/- SF

Professional office suite available at Town's Crossing. This space features three private offices, one conference room, an ADA-compliant restroom, kitchenette, and an open work area. Beautifully built out and ready for immediate occupancy. Ideally located just off Route 34, directly across from Kendall Marketplace, and in close proximity to the Kendall County Courthouse and Rush Copley Medical Campus. The property offers prominent signage and ample parking. With limited office availability in the area, this is a great opportunity.

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

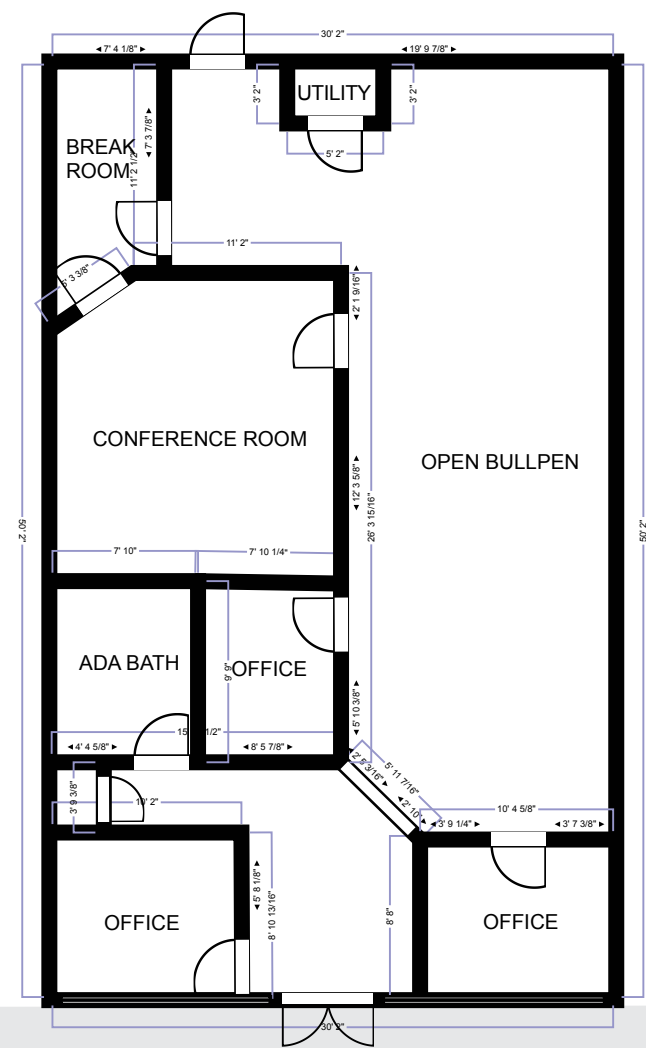
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PROPERTY HIGHLIGHTS

PRIME LOCATION

MOVE-IN READY

ROUTE 34 FRONTAGE



AMPLE
PARKING

1,500+/-
SQUARE FEET

PROMINENT
SIGNAGE

PROFESSIONAL OFFICE SUITE

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YORKVILLE ILLINOIS DEMOGRAPHICS

1419 Cannonball Trail, Suite 1419 - 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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