



# FOR SALE

9120 Route 34 Hwy, Yorkville, IL 60560

# \$1,699,000

1.75 +/- ACRES

This 1.75-acre commercial property presents an exceptional investment opportunity in a rapidly growing area of Yorkville, IL. Ideally positioned directly across from the new Costco, this prime location offers visibility and high traffic exposure. An IDOT traffic count of 14,900 vehicles per day makes it an ideal location for businesses seeking maximum exposure. The land is level and ready for development, with all utilities available at the street, streamlining the construction process.

At the back of the property, you'll find a spacious, newer pole building (approximately 52'x80') with an additional 20'x32' extension, featuring two large overhead doors, offering excellent storage or operational space for various business uses. The site is perfectly suited for retail stores, restaurants, service businesses, gas stations, or professional offices. Zoned for commercial use and situated in a thriving economic corridor experiencing significant residential and commercial growth, this property presents a rare opportunity to capitalize on increasing consumer demand and business activity.

**Don't miss the chance to secure a premier spot in one of Yorkville's most desirable commercial locations.**

**JASON PESOLA**

Cell: 630-486-7321

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**INTEGRA  
COMMERCIAL**  
THE PESOLA GROUP

1960 Springbrook Square Dr #100  
Naperville, IL 60564

9120 Rt. 34, Yorkville, IL 60560

# PROPERTY HIGHLIGHTS

PRIME LOCATION

HIGH GROWTH AREA

DEVELOPMENT POTENTIAL

52'X80' POLE BARN

UTILITIES TO STREET

**COSTCO DIRECTLY ACROSS RT. 34**



ROUTE 34  
**FRONTAGE**

**1.75 +/-  
ACRES**

HIGH  
**TRAFFIC**

PARCEL #: 02-28-278-001 / 2024 TAXES: \$6,959.24

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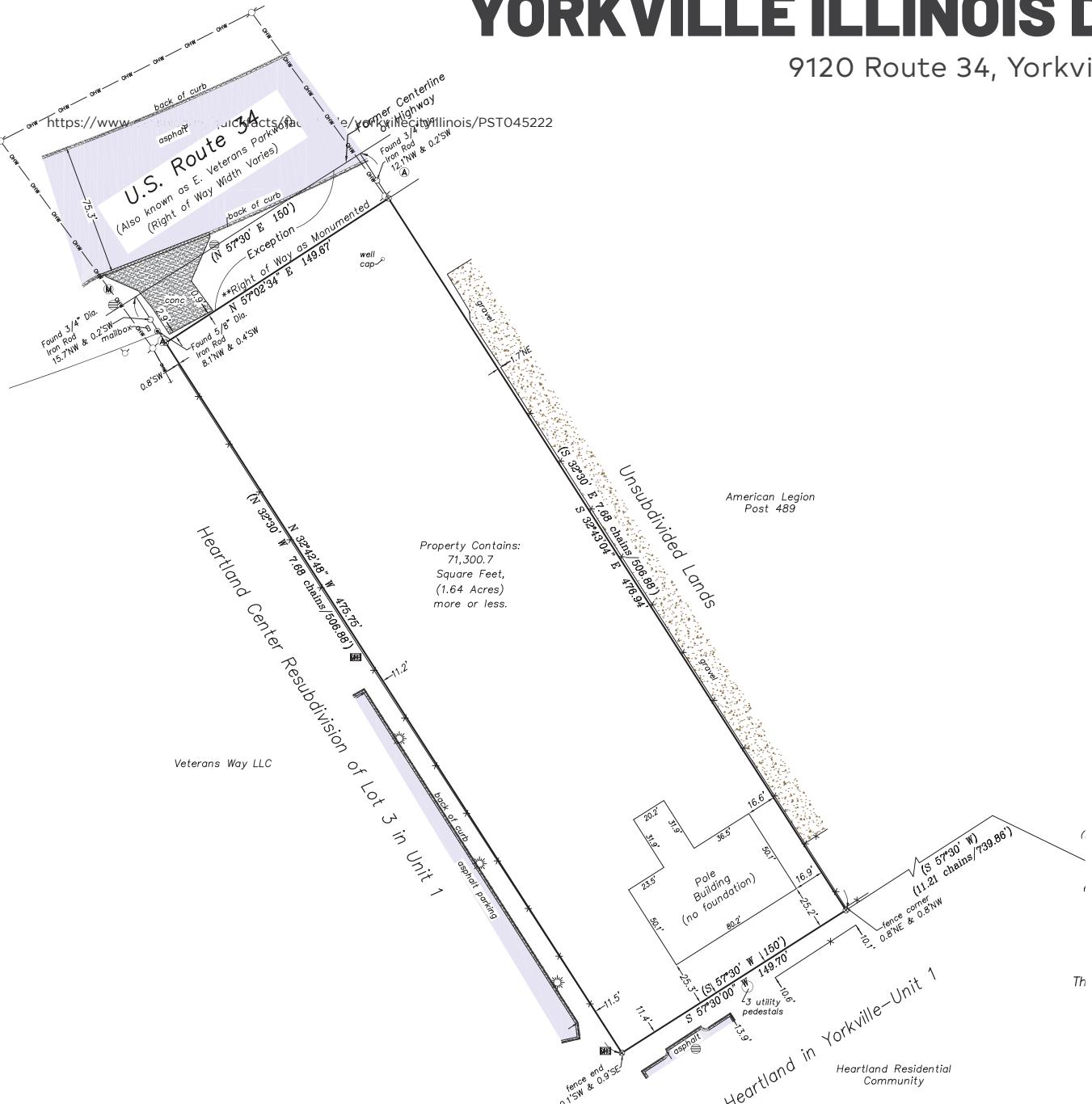
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# YORKVILLE ILLINOIS DEMOGRAPHICS

9120 Route 34, Yorkville, IL



2018-2022 HOUSEHOLDS

**7,465**

MEDIAN PROPERTY VALUE  
**\$308,900**

TOTAL RETAIL SALES

**\$13,452**  
PER CAPITA

MEDIAN HOUSEHOLD INCOME

**\$105,322**  
2018 - 2022

2022 EST. POPULATION

**23,835**

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