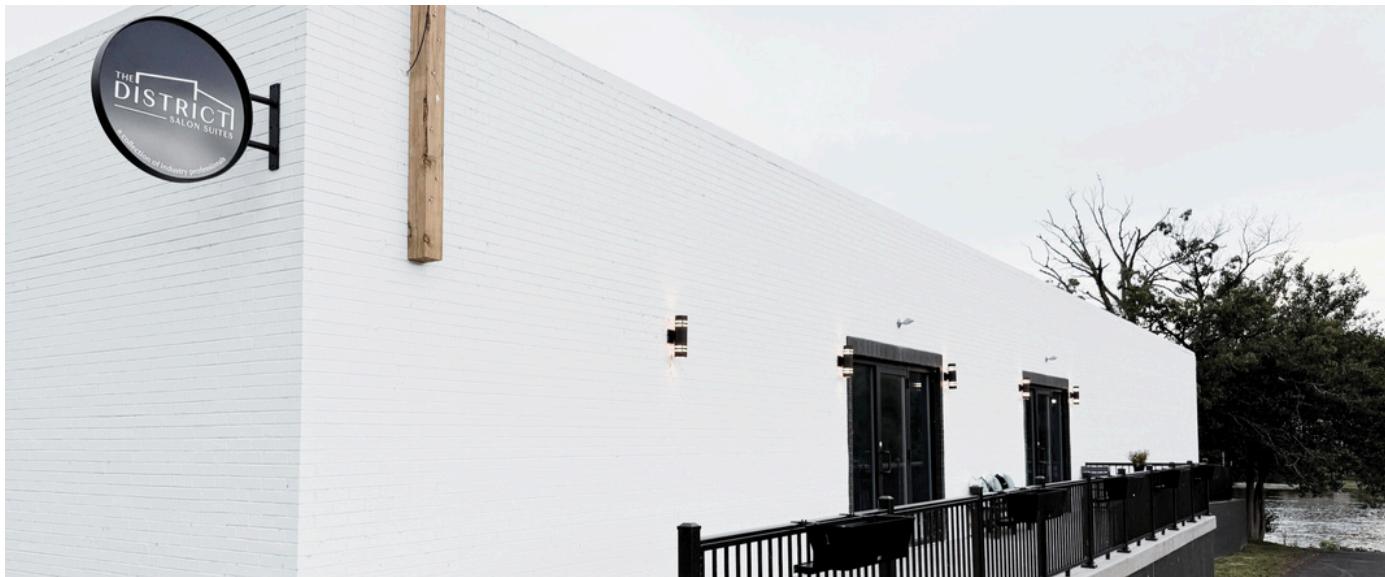


# THE DISTRICT SALON SUITES

DOUBLE SUITES NOW AVAILABLE!

201 W HYDRAULIC | YORKVILLE



FULLY RENOVATED FACILITY WITH 15 LUXURY SALON SUITES – PERFECT FOR A PROFESSIONAL READY TO GROW THEIR OWN BRAND IN A MODERN, PRIVATE SUITE.

**\$1500/MONTH – PACKED WITH PREMIUM AMENITIES**

CARRIE WASSLER  
CELL: 630-865-3249  
CARRIE@THEPESOLAGROUP.COM

**INTEGRA  
COMMERCIAL**  
THE PESOLA GROUP

1960 SPRINGBROOK SQUARE DR  
SUITE #100  
NAPERVILLE, IL 60564



FOUR SALON SUITES AVAILABLE TO ACCOMMODATE  
INDIVIDUALS OR DUAL OCCUPANTS!  
GREAT FOR ANY OF THESE SPECIALTIES!

hair  
STYLIST

lash  
ARTIST

massage  
THERAPIST

skin  
SPECIALIST

spray tan  
TECHNICIAN

waxing  
SPECIALIST

health  
COACH

men's  
GROOMING

nail  
TECHNICIAN

DOUBLE SUITES AVAILABLE:

SUITE #5: 145 SF

SUITE #6: 145 SF

SUITE #7: 145 SF

SUITE #8: 195 SF

SET YOUR **OWN** HOURS, KEEP YOUR **OWN** PROFITS, AND  
BUILD YOUR **OWN** BUSINESS!



## SUITE AMENITIES:

- ONE BRANDED PHOTO SHOOT
- FURNISHINGS TAILORED TO YOUR SERVICE
- FULLY CUSTOMIZABLE SUITES - MAKE IT YOUR OWN!!
- SINK/WASH BASIN CONNECTIONS
- TWO WAITING ROOMS & OUTSIDE SEATING AREA
- FRONT KIOSK & DIGITAL SIGNAGE
- WI-FI & UTILITIES (INCLUDING DUMPSTER SERVICE)
- ON-SITE LAUNDRY SERVICE
- ON-SITE SECURITY
- CLEANING OF RESTROOMS & COMMON AREAS
- COMMON BREAK AREA
- PRIVATE TENANT BATHROOM WITH STORAGE
- AMPLE PARKING (UP TO 40 PUBLIC PARKING SPOTS)
- CONTINUING EDUCATION (CEU) CLASSES AVAILABLE
- SOCIAL MEDIA SUPPORT & WEBSITE ROLL OUT
- CONNECTIONS TO YORKVILLE CHAMBER OF COMMERCE
- IN HOUSE SPECIALTIES TO ASSIST WITH INSURANCE, PAYROLL, TAXES, INVENTORY, IT SUPPORT, WELLNESS & MUCH MORE!
- CLIENT PERKS - LOCAL RESTAURANT DELIVERY OPTIONS



## **YORKVILLE, ILLINOIS DEMOGRAPHICS**

### **AS OF 2023**

#### **POPULATION (ESTIMATE)**

**\$24,700**

#### **MEDIAN PROPERTY VALUE**

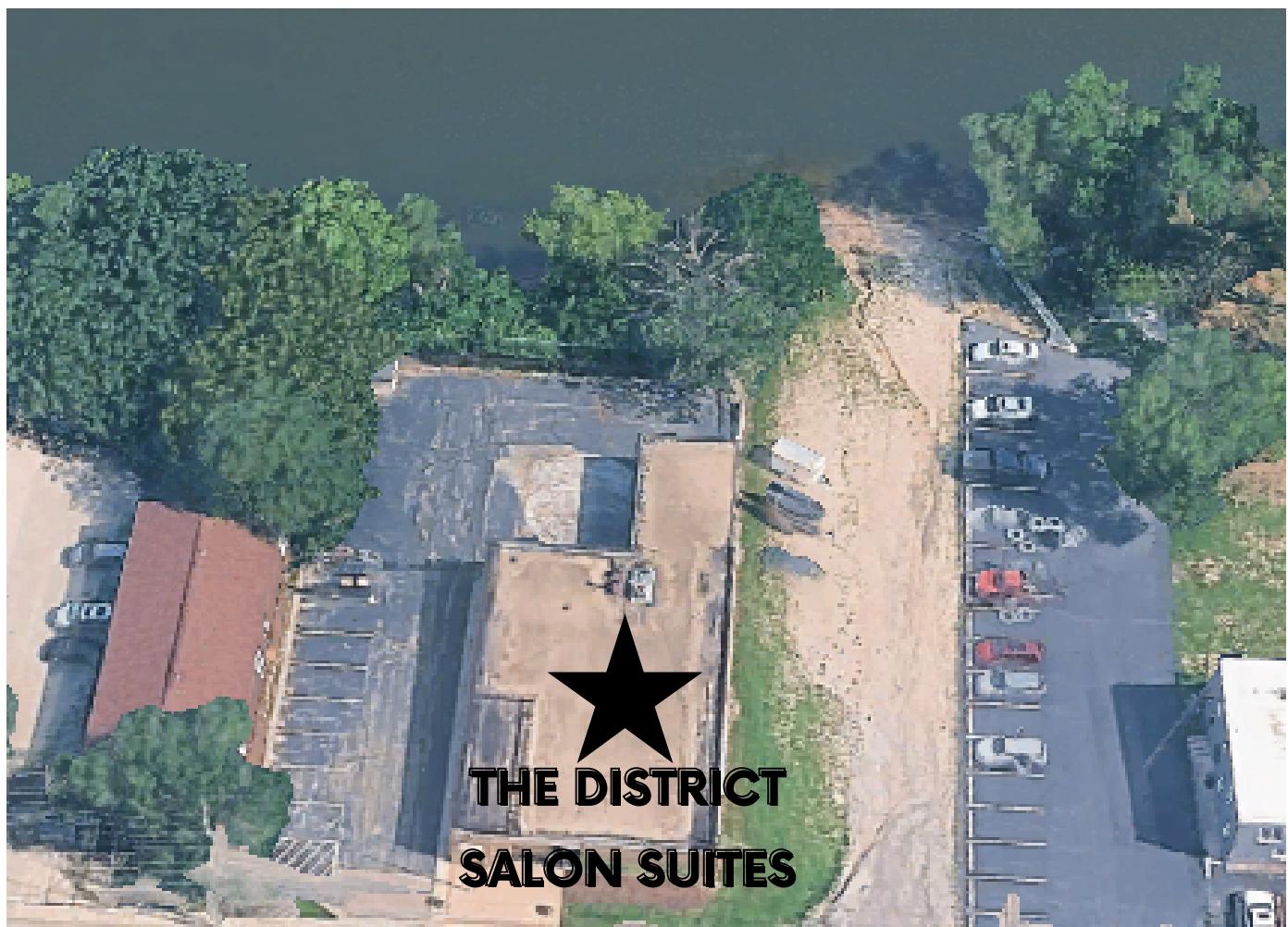
**\$314,200**

#### **HOUSEHOLDS**

**7,946**

#### **MEDIAN HOUSEHOLD INCOME**

**\$108,775**



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