

# YORKVILLE marketplace

Route 34 & Route 47  
234 E Veterans Pkwy Yorkville, IL

**1,400 SF, 4,503 SF  
and 40,000 SF  
AVAILABLE**

- 111,591 SF Jewel-Osco anchored center in well-established shopping area
- Strategically located at the intersection of US-34 and IL-47, a critical connection point for residency in Kendall County
- Major improvements to the intersection provide better access for the retail developments
- Rush-Copley Emergency Center, Boombah, Inc., and Wrigley Company all provide a solid job base for the market



RETAIL



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Demographic Information (2022 Estimate):



| Distance | Residential Population | Households | Average Household Income |
|----------|------------------------|------------|--------------------------|
| 1 Mile   | 5,646                  | 2,154      | \$101,454                |
| 2 Miles  | 26,589                 | 9,024      | \$107,447                |
| 3 Miles  | 61,647                 | 20,366     | \$109,548                |

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## SITE PLAN DETAILS

CENTER SIZE: 111,591 SF



|                     |                                  |           |                     |                           |              |
|---------------------|----------------------------------|-----------|---------------------|---------------------------|--------------|
| 1                   | Panera Bread                     | 4,400 SF  | 13                  | York Towne Dental         | 3,544 SF     |
| 2                   | AT&T Mobility                    | 1,256 SF  | 14                  | Pain to Health            | 2,572 SF     |
| 3                   | Fast Burrito                     | 1,728 SF  | <b>15 AVAILABLE</b> | <b>4,503 SF</b>           |              |
| 4                   | Juarez & Moreno Ice Cream Parlor | 1,200 SF  | 16                  | Planet Fitness            | 147,993 SF   |
| 5                   | Little Caesars                   | 1,200 SF  | 17                  | Chase Bank                | Not Included |
| 6                   | Pho Shack Noodle & Grill         | 1,258 SF  | 18                  | Centrue Bank              | Not Included |
| 7                   | Bellagio Nails                   | 1,170 SF  | 19                  | Maciano's Pizza and Pasta | Not Included |
| 8                   | Starbucks                        | 2,700 SF  | 20                  | Sunfield Restaurant       | Not Included |
| 9                   | Jewel-Osco                       | 63,892 SF | 21                  | Ace Hardware              | Not Included |
| 10                  | York Town Vape                   | 1,275 SF  | 22                  | O'Reilly Auto Parts       | Not Included |
| <b>11 AVAILABLE</b> | <b>1,400 SF</b>                  |           | 23                  | Sherwin-Williams          | Not Included |
| 12                  | Signature Cleaners               | 1,500 SF  |                     |                           |              |



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## AREA AMENITIES MAP

## PROPERTY HIGHLIGHTS

- Located at Intersection of E. Veteran's Pkwy (US Rte 34) - 13,200 VPD & N. Bridge St. (US 47) - 23,500 VPD
- Location is a critical connection point for residents in Kendall, Kane, and Will counties
- Strong demographics and great location makes this an exceptional choice for retailers of any size



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