## 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





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Demographic Information (2022 Estimate):









Distance	Residential Population	Housholds	Average Houshold 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
2	AT&T Mobility	1.256 SF
3	Fast Burrito	1,728 SF
4	Juarez & Moreno Ice Cream Parlor	1,200 SF
5	Little Caesars	1,200 SF
6	Pho Shack Noodle & Grill	1,258 SF
7	Bellagio Nails	1,170 SF
8	Starbucks	2,700 SF
9	Jewel-Osco	63,892 SF
10	York Town Vape	1,275 SF
11	AVAILABLE	1,400 SF
12	Signature Cleaners	1,500 SF

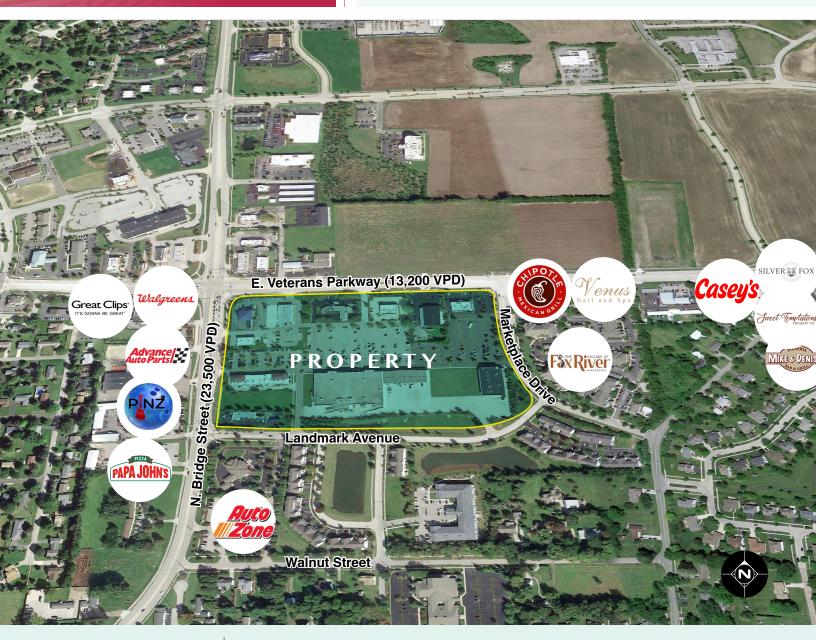
13	York Towne Dental	3,544 SF
14	Pain to Health	2,572 SF
15	AVAILABLE	4,503 SF
16	Planet Fitness	147,993 SF
17	Chase Bank	Not Included
18	Centrue Bank	Not Included
19	Maciano's Pizza and Pasta	Not Included
20	Sunfield Restaurant	Not Included
21	Ace Hardware	Not Included
22	O'Reilly Auto Parts	Not Included
23	Sherwin-Williams	Not Included



# YORKVILLE marketplace 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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