



FOR SALE

8824 B ROUTE 34
YORKVILLE, IL 60560

\$1,799,000

10.09 +/- ACRES

Exceptional opportunity to acquire 10 acres of land in one of Yorkville's fastest-growing commercial corridors, ideally positioned just across the street from the new Costco. Featuring approximately 223 feet of frontage on a highly traveled roadway and extending more than 2,300 feet in depth to the Fox River, this unique parcel offers tremendous potential for a variety of development concepts.

The property's substantial size, depth, and location create an opportunity for a creative multi-tenant development, potentially incorporating multiple commercial users or complementary uses within a thoughtfully planned site. The parcel may also offer potential for single-family residential development, particularly toward the rear of the property, creating the possibility for a mixed-use concept that takes advantage of both the high-visibility commercial frontage and the property's unique setting along the Fox River. All uses would be subject to zoning and municipal approval.

With strong traffic exposure, excellent accessibility, proximity to major new development, and a growing residential population surrounding the area, this is a rare opportunity for developers and investors looking to establish a presence in one of Kendall County's fastest-growing markets.

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

8824 B ROUTE 34

PROPERTY HIGHLIGHTS

LOCATED NEAR THE NEW
COSTCO AND OTHER
MAJOR RETAILERS

MAJOR DEVELOPMENTS ANTICIPATED
IN THE SURROUNDING AREA,
BOTH RESIDENTIAL & COMMERCIAL

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ROUTE 34 FRONTAGE

PIN: 02-27-176-003 / 2025 PROPERTY TAXES: \$297.42

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YORKVILLE ILLINOIS DEMOGRAPHICS

121 E Hydraulic, Yorkville, IL 60560

<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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KOHL'S



FAMOUS
footwear

PETSMART

Marshalls

ULTA
BEAUTY

KAY
JEWELERS

SportClips
HAIRCUTS

DOLLAR TREE

AMERICA'S BEST
EYECARE + EYEWEAR

verizon



NOTHING BUT
CAKES

SMOOTHIE
KING



maurices



SHERWIN-WILLIAMS

CHASE

