



KENDALL MARKETPLACE

LARGEST POWER CENTER IN KENDALL COUNTY

Corner of Cannonball Trail & US Route 34
Yorkville, IL

NOW LEASING!

The United City of Yorkville has so much to offer your concept!

Yorkville, IL is a vibrant, fast-growing community that proudly blends its rich history with swift expansion. Even as Yorkville continues to expand, it maintains the small-town charm that residents and visitors have come to love. The city offers a welcoming mix of local shops, lively festivals, and scenic views along the beautiful Fox River.

Yorkville's friendly atmosphere and strong local business community make it a place where people truly feel at home. Adding to its momentum, Costco has recently established roots here, boosting retail traffic and further strengthening the local market — a clear sign that Yorkville's growth is moving full speed ahead. With our steady progress and a rapidly expanding retail landscape, Yorkville stands as the fastest-growing city in Kendall County.

Now is the perfect time to be part of that growth — don't miss the opportunity to lease or build at Kendall Marketplace.

INTEGRA
COMMERCIAL
REAL ESTATE

JASON PESOLA

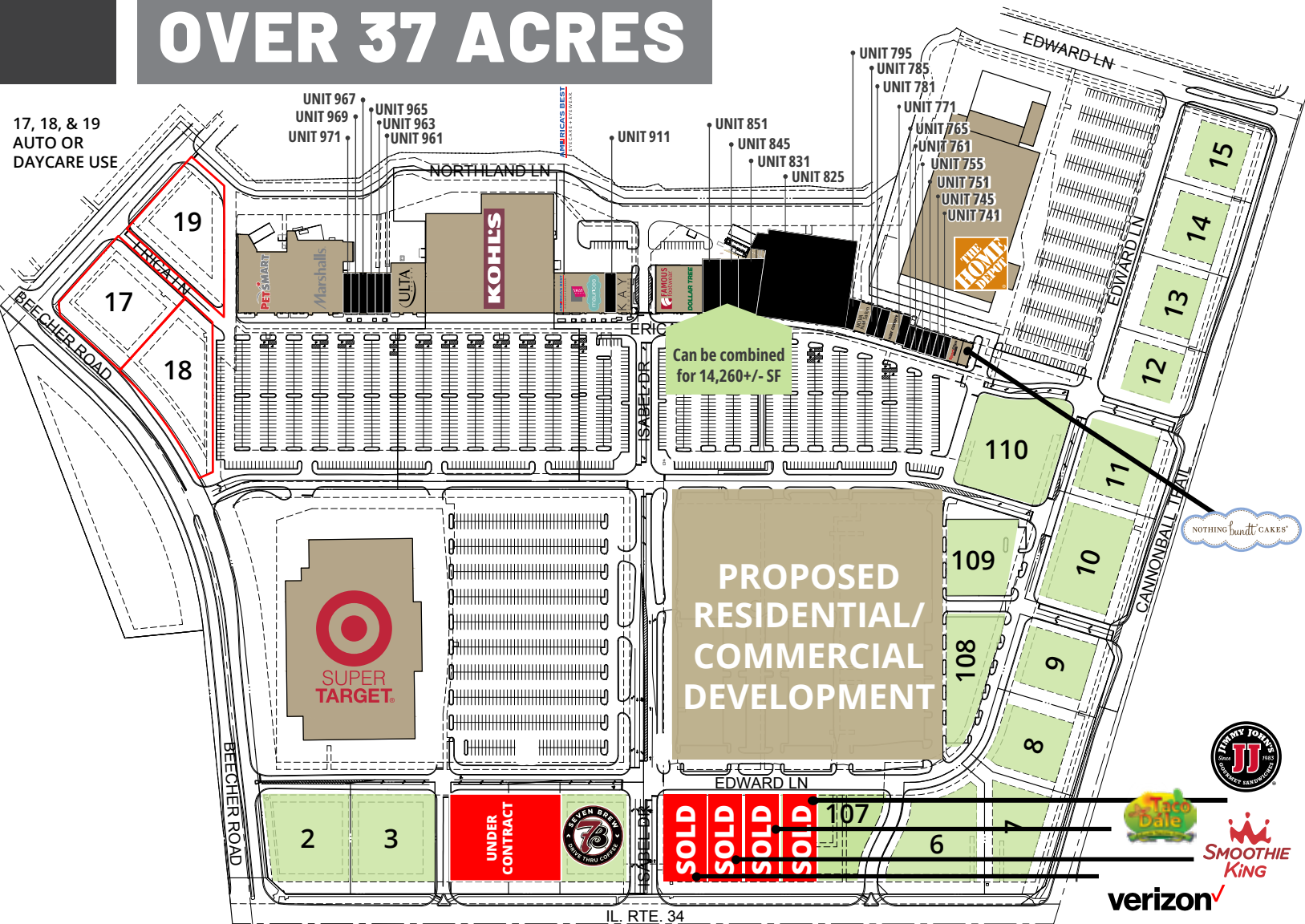
Cell: 630-486-7321

jason@thepesolagroup.com

1960 Springbrook Square Dr #100
Naperville, IL 60564

OVER 37 ACRES

17, 18, & 19
AUTO OR
DAYCARE USE



OUTLOT	ACRES	SF	APN	PROPERTY TAXES	OUTLOT	ACRES	SF	APN	PROPERTY TAXES
2	1.37+/-	59,871	02-29-101-001	\$8,832.10	110	1.75+/-	76,424	02-20-353-013	\$6,154.04
3	1.36+/-	59,368	02-29-101-002	\$8,759.48	7	1.25+/-	54,527	02-29-131-002	\$8,759.48
3A	UNDER CONTRACT				8	1.21+/-	52,590	02-29-131-003	\$8,759.48
4					9	1.14+/-	49,498	02-29-131-004 02-20-381-008	\$4,379.58 \$4,379.58
5		SOLD			10	1.67+/-	72,650	02-20-381-007	\$8,759.48
6	1.58+/-	68,610	02-29-131-001	\$8,759.48	11	1.29+/-	56,013	02-20-381-006	\$8,759.48
103		SOLD			12	0.91+/-	39,725	02-20-381-005	\$6,965.24
104		SOLD			13	1.03+/-	44,884	02-20-381-004	\$8,759.48
105		SOLD			14	1.03+/-	44,896	02-20-381-003	\$8,759.48
106		SOLD			15	1.03+/-	44,682	02-20-381-002	\$8,759.48
107	1.10+/-	47,916	02-29-131-008	\$4,078.06	18	1.33+/-	57,891	02-20-353-005 02-19-482-003	\$4,848.72 \$4,806.36
108	1.33+/-	57,891	02-29-131-007 02-20-353-016	\$2,520.78 \$2,298.72	17	1.28+/-	55,738	02-19-482-001	\$9,175.94
109	1.28+/-	55,738	02-20-353-014	\$6,228.28	19	1.22+/-	53,143	02-19-482-002 02-20-353-003	\$1,722.32 \$7,040.14

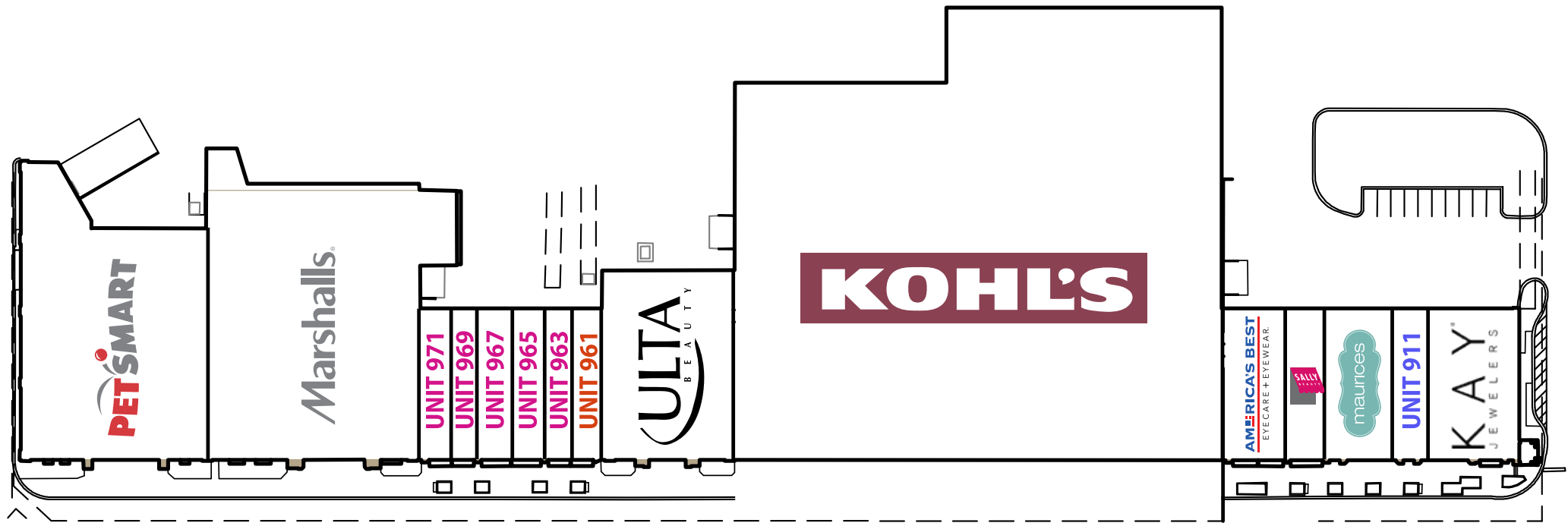
Available In-Line Spaces

Anchor Tenants

Available Outlots

AVAILABLE IN-LINE SPACES

****Rent Inclusive of Property Taxes and Common Area Maintenance**



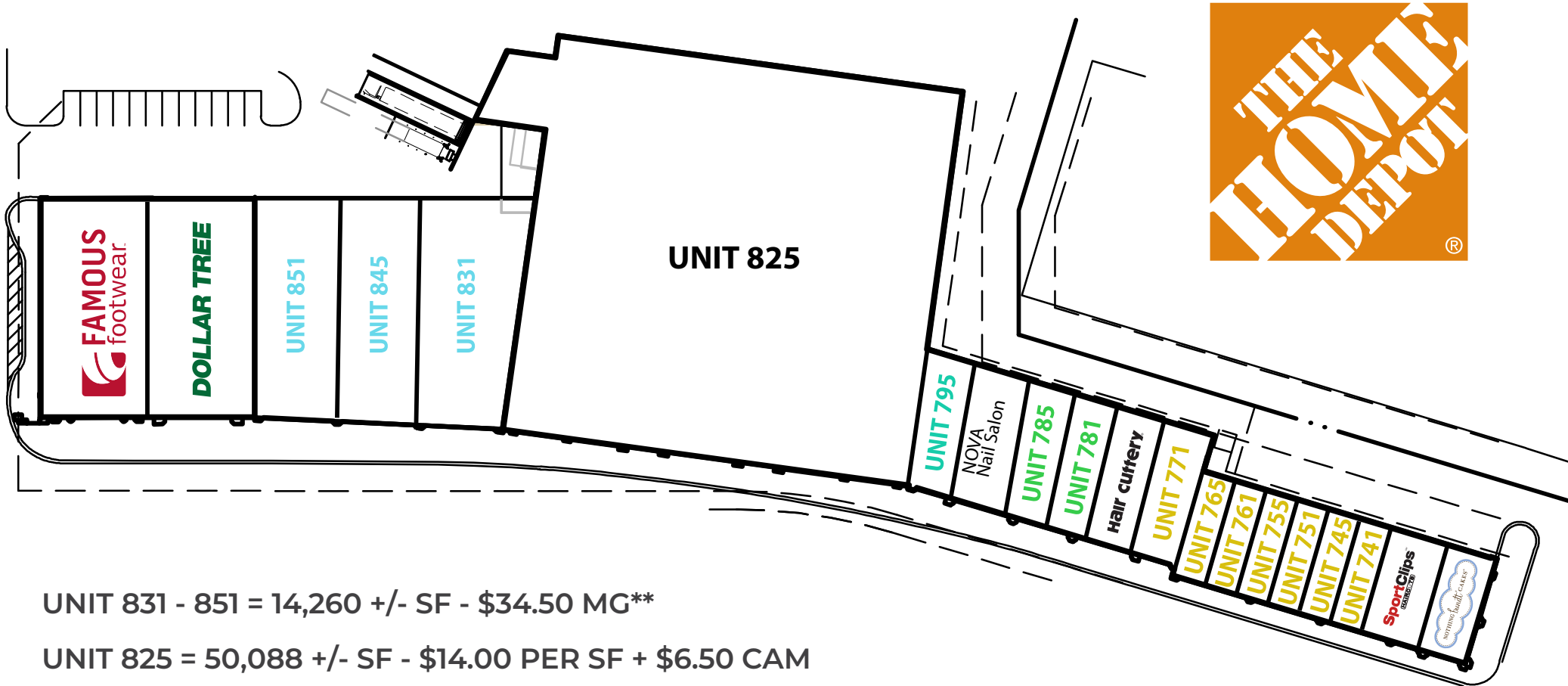
UNIT 963-971 = 9,309 +/- SF - \$34.50 MG**

UNIT 961 = 2,475 +/- SF - \$34.50 MG**

UNIT 911 = 4,704 +/- SF - \$34.50 MG**

AVAILABLE IN-LINE SPACES

****Rent Inclusive of Property Taxes and Common Area Maintenance**



UNIT 831 - 851 = 14,260 +/- SF - \$34.50 MG**

UNIT 825 = 50,088 +/- SF - \$14.00 PER SF + \$6.50 CAM

UNIT 795 = 2,035 +/- SF - \$34.50 MG**

UNIT 781 - 785 = 4,033 +/- SF - \$34.50 MG**

UNIT 741 - 771 = 9,096 +/- SF - \$34.50 MG**

ANCHOR TENANTS



Kendall Marketplace is a 500,000+ SF power center located at the highly traveled intersection of U.S. Route 34 and Cannonball Trail. The center presents prime opportunities for national retail brands and restaurants to join an impressive lineup of established anchor tenants.

The surrounding area is supported by major employers such as Mars Wrigley, Raging Waves Waterpark (the largest outdoor waterpark in Illinois), Lucky Strike Entertainment, Rush Copley medical facilities, Boombah (customized athletic gear), and Kendall County government offices. With strong regional traffic and more than a dozen national restaurant chains nearby, the marketplace continues to thrive as a key commercial hub in Yorkville.

**INTEGRA
COMMERCIAL**



Fastest Growing City in
Kendall County

YORKVILLE DEVELOPMENT SNAPSHOT



MAJOR COMMERCIAL PROJECTS

- **Costco** - opening November 2025 on Route 34. The new Costco will be located just east of Route 47.
- **Vacant Land Development** - the lots surrounding the new Costco are currently under negotiation with several major national and global brands.
- **Kendall Marketplace** - is a power center with anchor tenants such as Target, Home Depot, Kohl's, Marshalls, and PetSmart. Recently, two new tenants joined Kendall Marketplace in 2025 - America's Best and Nothing Bundt Cakes. The power center is in active negotiations with nationally recognized brands. Conveniently located just 1 mile west of Route 34 & Route 47, Kendall Marketplace continues to grow as a premier retail destination.
- **Hyatt Studios Hotel/Opal Banquets & Event Center** - currently under construction. Opal Banquets will accommodate ~450 guests. Hyatt Studios is planned to have ~70 rooms, a restaurant, and a rooftop bar. It will be located just north of Route 34 & Route 47 in Kendall Crossing.
- **Raging Waves Waterpark/Lucky Strike Entertainment** - in 2024, Lucky Strike Entertainment purchased Raging Waves, Illinois' largest water park. In Q4, Lucky Strike purchased an additional 65+ acres at Route 47 & Galena Road for off-season entertainment expansion. New amenities and attractions are planned for next year's season.
- **Downtown Yorkville Hydraulic District Revitalization** - the City of Yorkville is planning streetscape upgrades, new sidewalks, a bike/walking path, façade improvements, & a green gathering space in the Downtown area.
- **Yorkville School District 115** - the enrollment has tripled over the last 20 years. Due to the continued expected growth, the school district purchased 100 acres of land for a planned facilities expansion. The location of the new facility will be just west of the current high school campus.



630-486-7321



www.thepesolagroup.com



jason@thepesolagroup.com



MAJOR RESIDENTIAL PROJECTS

As of October 2025, the City of Yorkville has approved a total of 7,264 entitled units across single-family and multi-family developments. Of these, 4,049 units remain, leaving substantial opportunity for future growth.

New Residential Developments

Six new residential developments that account for 1,116 entitled units, including:

- 670 Townhomes
- 426 Single Family Homes
- 20 Age-Restricted Single Family Homes

Expansion of Existing Residential Developments

In addition, Yorkville has nine existing residential developments that account for 2,933 units, including:

- 1,147 Townhomes
- 978 Single Family Homes
- 300 Apartments
- 272 Condominiums
- 236 Duplexes



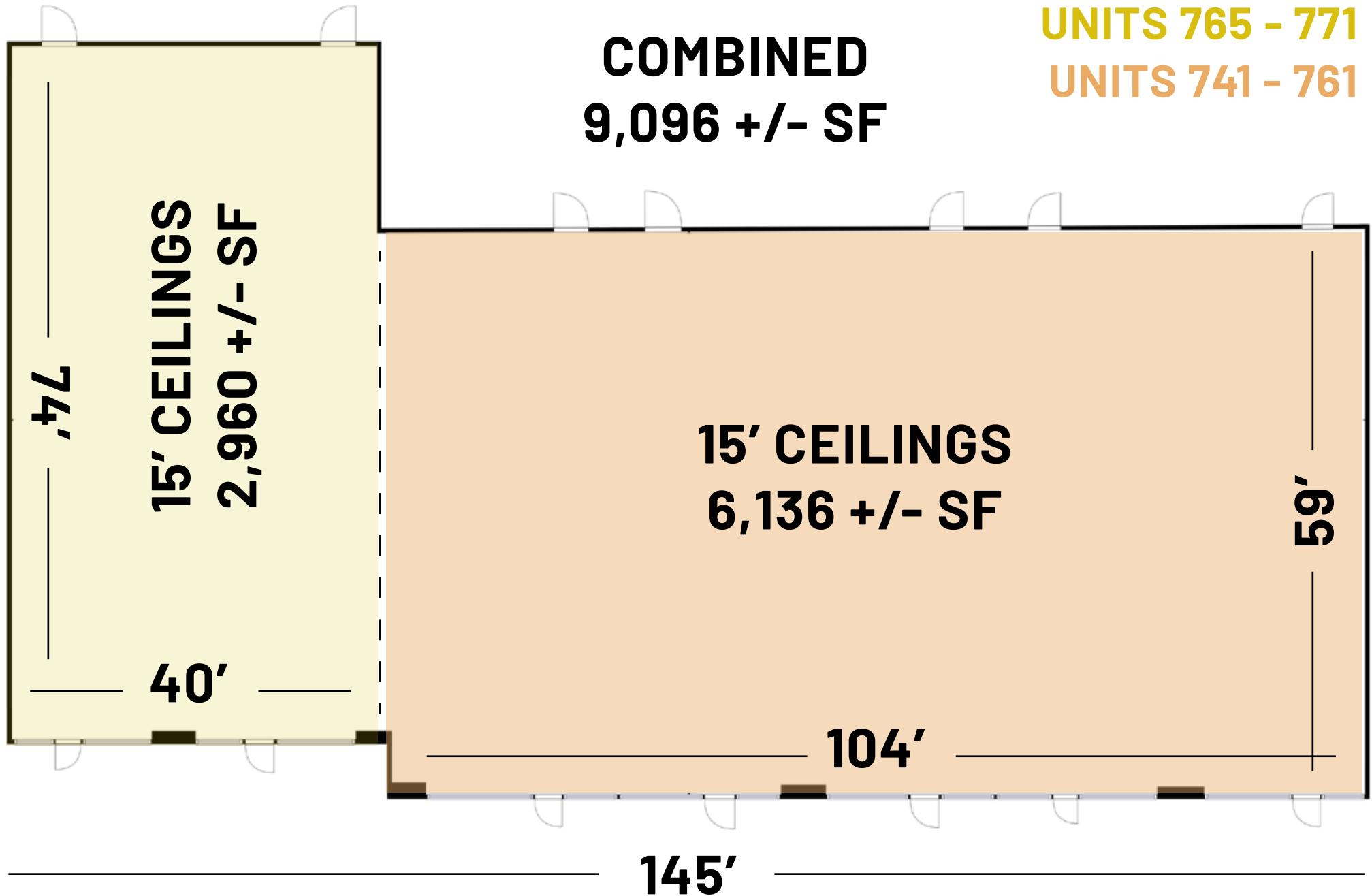
WHY YORKVILLE?

- The population in the Yorkville School District (Y115) has increased and is forecasted to continue increasing by 2.35 % annually for the next five years.
- The district enrollment has increased and many grades are the largest that the district has historically experienced. Enrollment is forecasted to increase to 8,314 total students by 2029-2030 school year.
- The housing in Yorkville is expected to increase by 2.7% annually for the next five years.
- Yorkville is the Seat of Kendall County, hosting main government offices and facilities. Thousands of transactions take place annually at the two county campuses, bringing many visitors to the area.
- Rush Copley medical facilities have a significant presence in Yorkville. The Rush Copley Emergency Center and the Rush Copley Healthcare Center (with specialty clinics and departments) are located on Route 34, approximately 1.5 west of the Route 34/Route 47 intersection.
- Raging Waves Waterpark is the largest outdoor waterpark in Illinois and brings thousands of visitors to Yorkville every summer.
- Mars Wrigley manufacturing facility in Yorkville employs approximately 500 people that travel to the area every week.

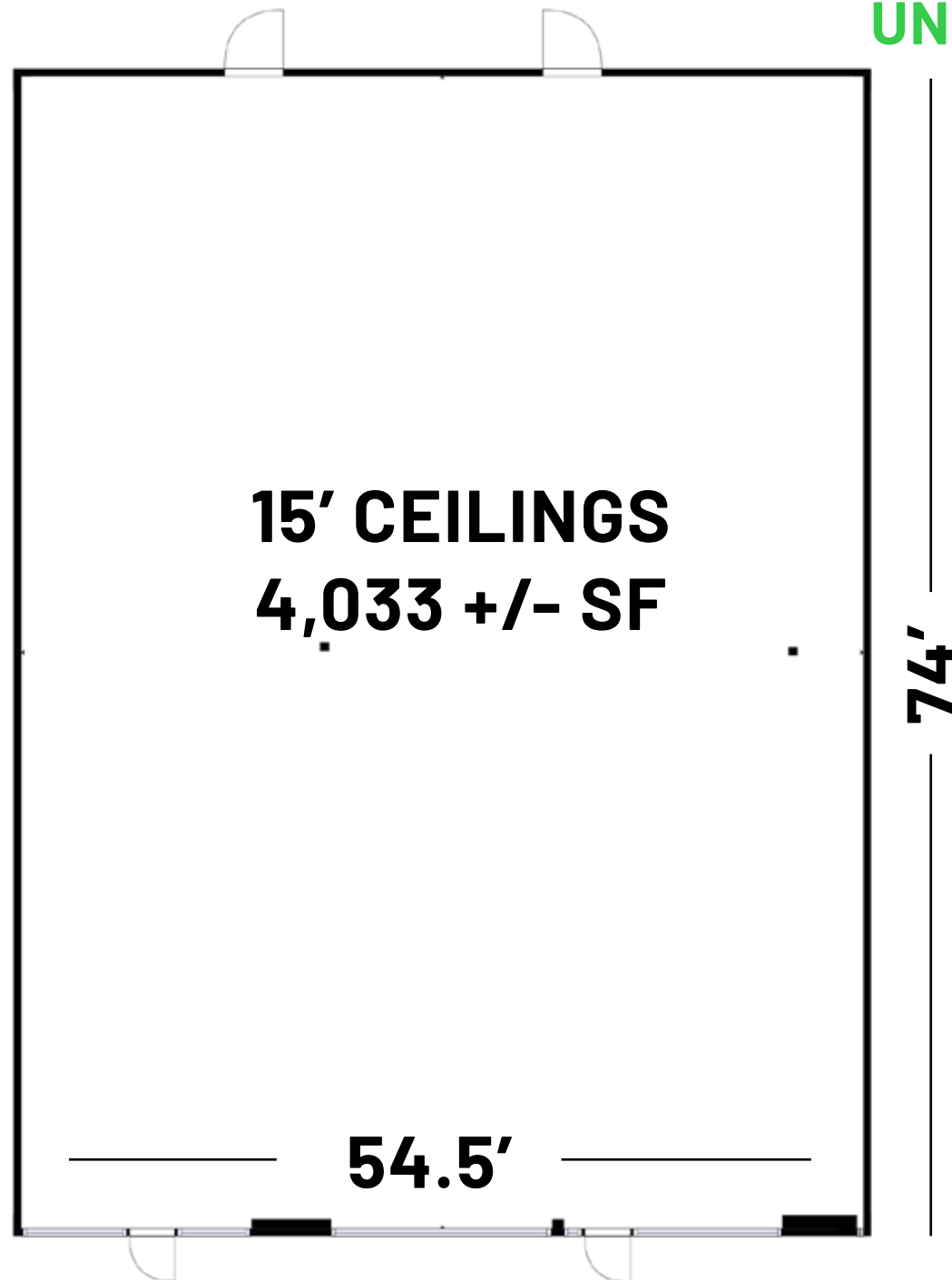


UNITS 765 - 771
UNITS 741 - 761

COMBINED
9,096 +/- SF



UNITS 781 - 785



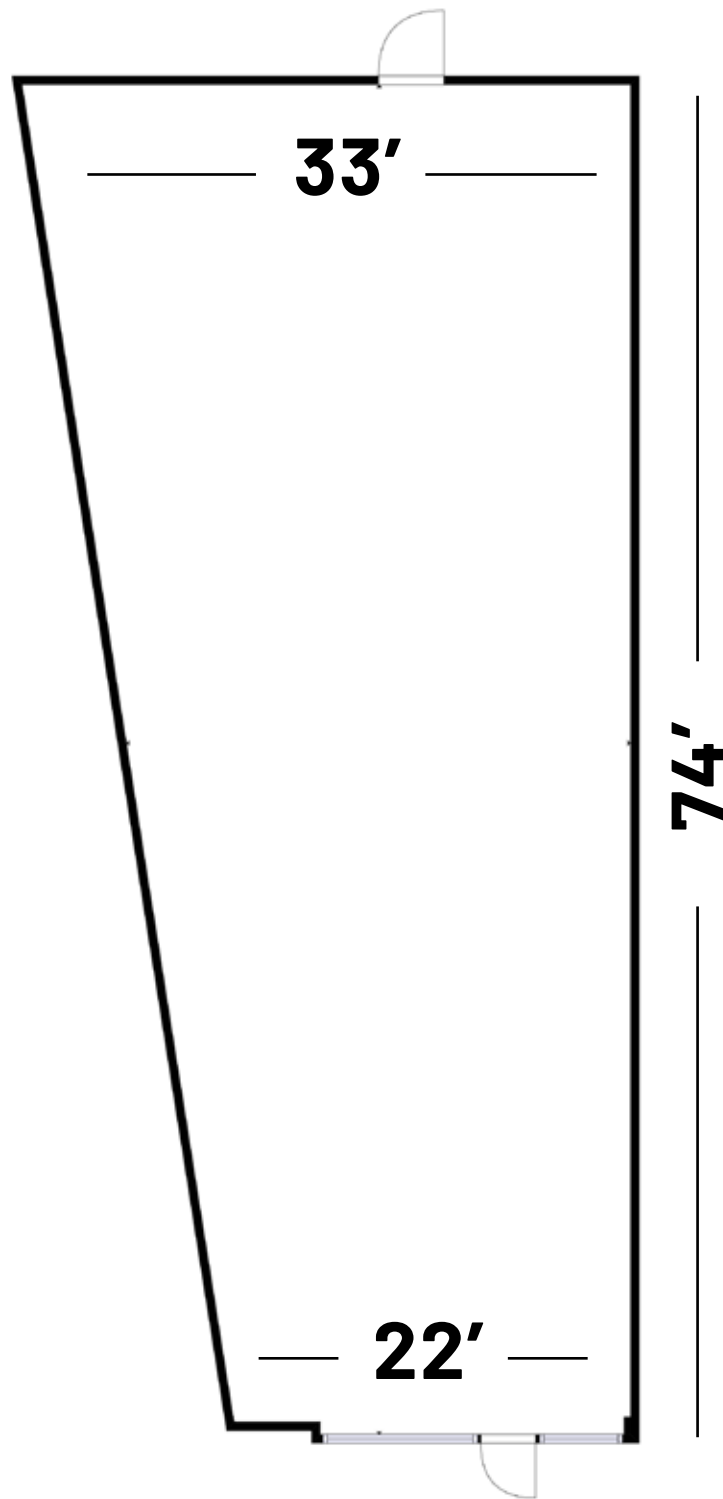
**INTEGRA
COMMERCIAL**

JASON PESOLA

Cell: 630-486-7321
jason@thepesolagroup.com

UNIT 795

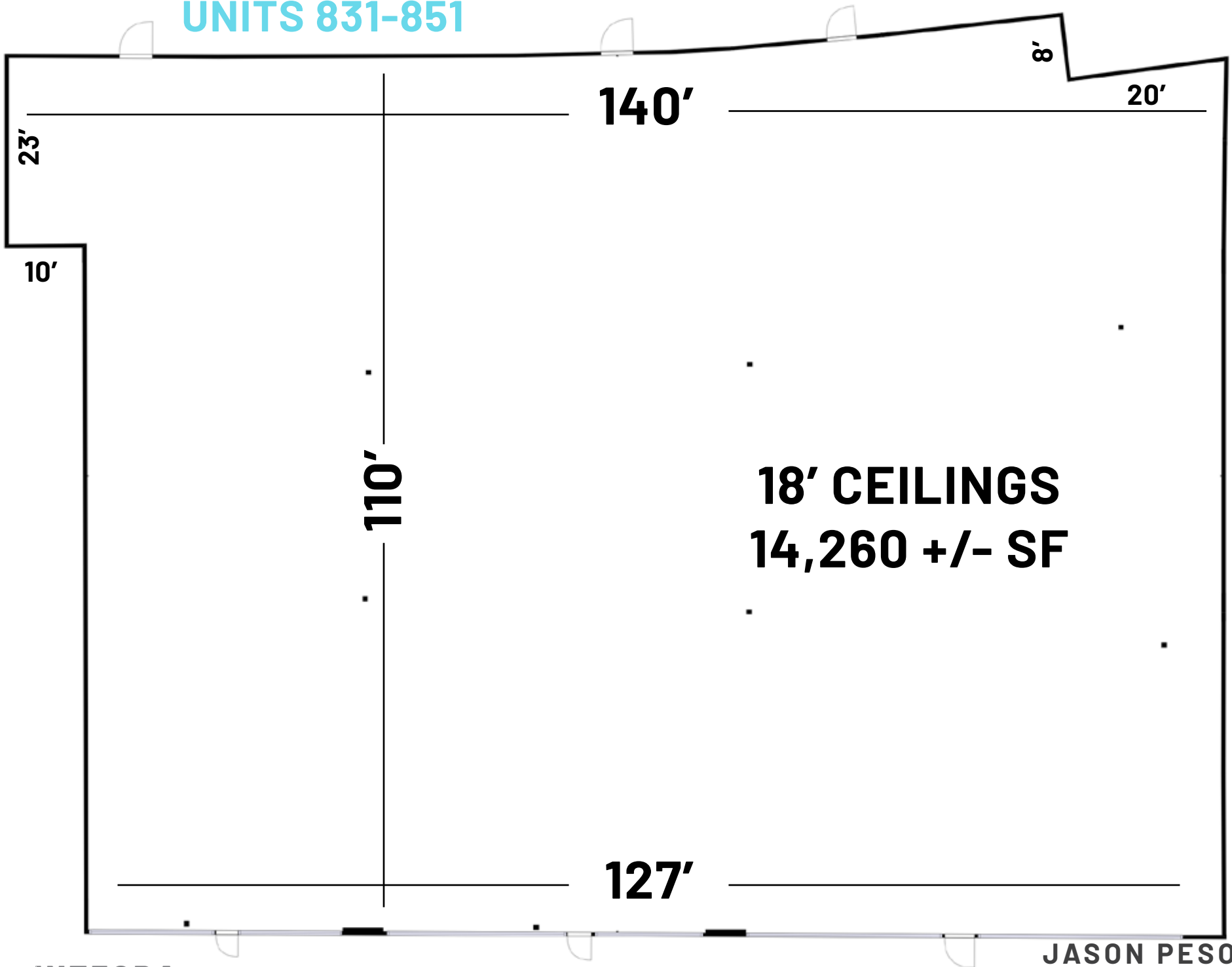
**15' CEILINGS
2,035 +/- SF**



**INTEGRA
COMMERCIAL**

JASON PESOLA
Cell: 630-486-7321
jason@thepesolagroup.com

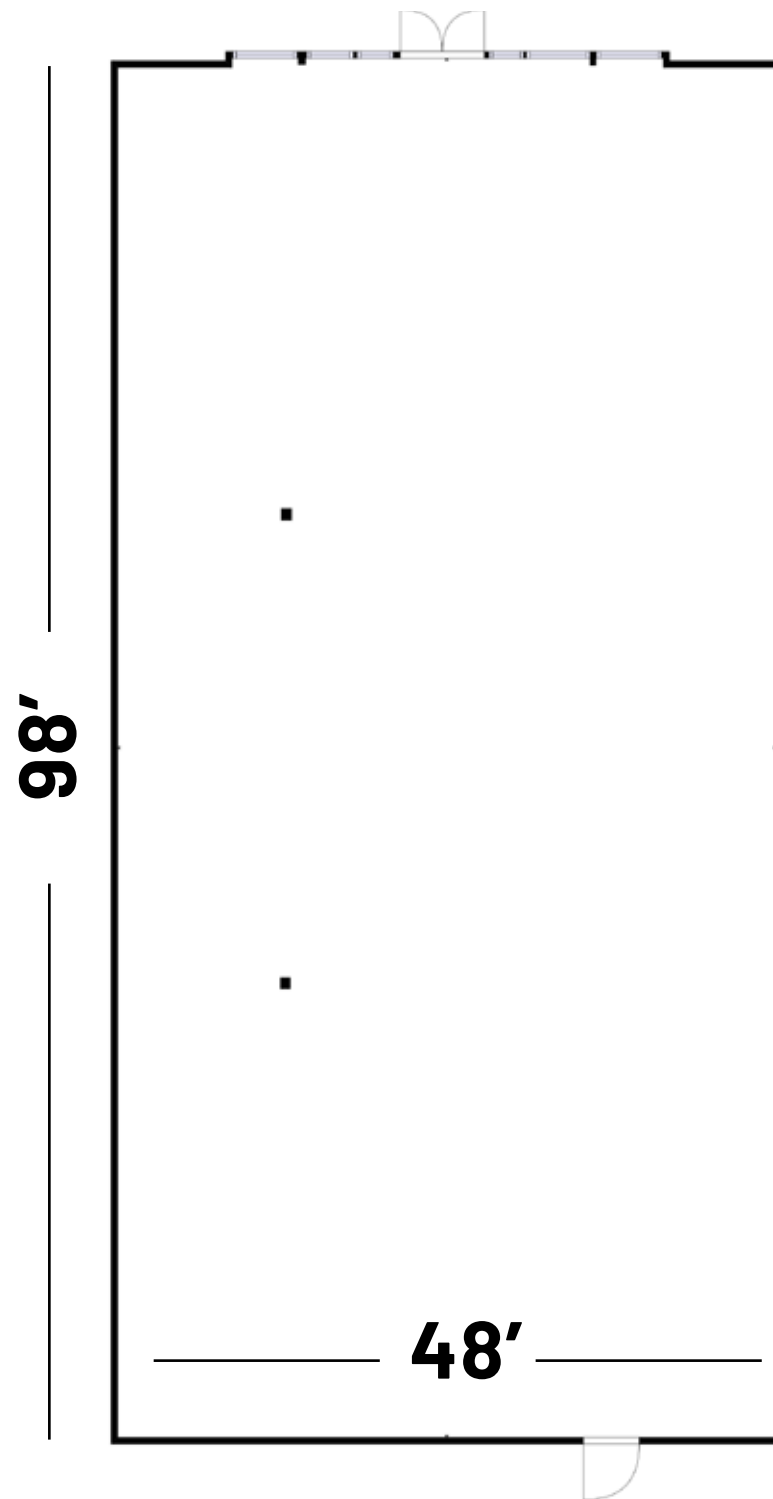
UNITS 831-851



**INTEGRA
COMMERCIAL**

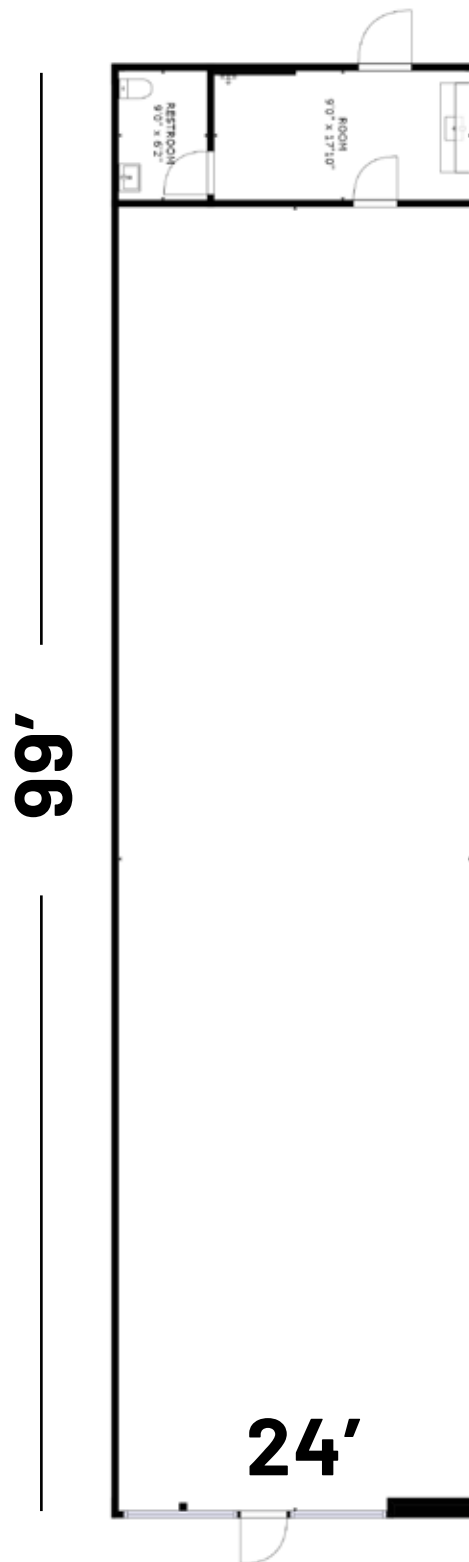
JASON PESOLA

Cell: 630-486-7321
jason@thepesolagroup.com



18' CEILINGS
4,704 +/- SF

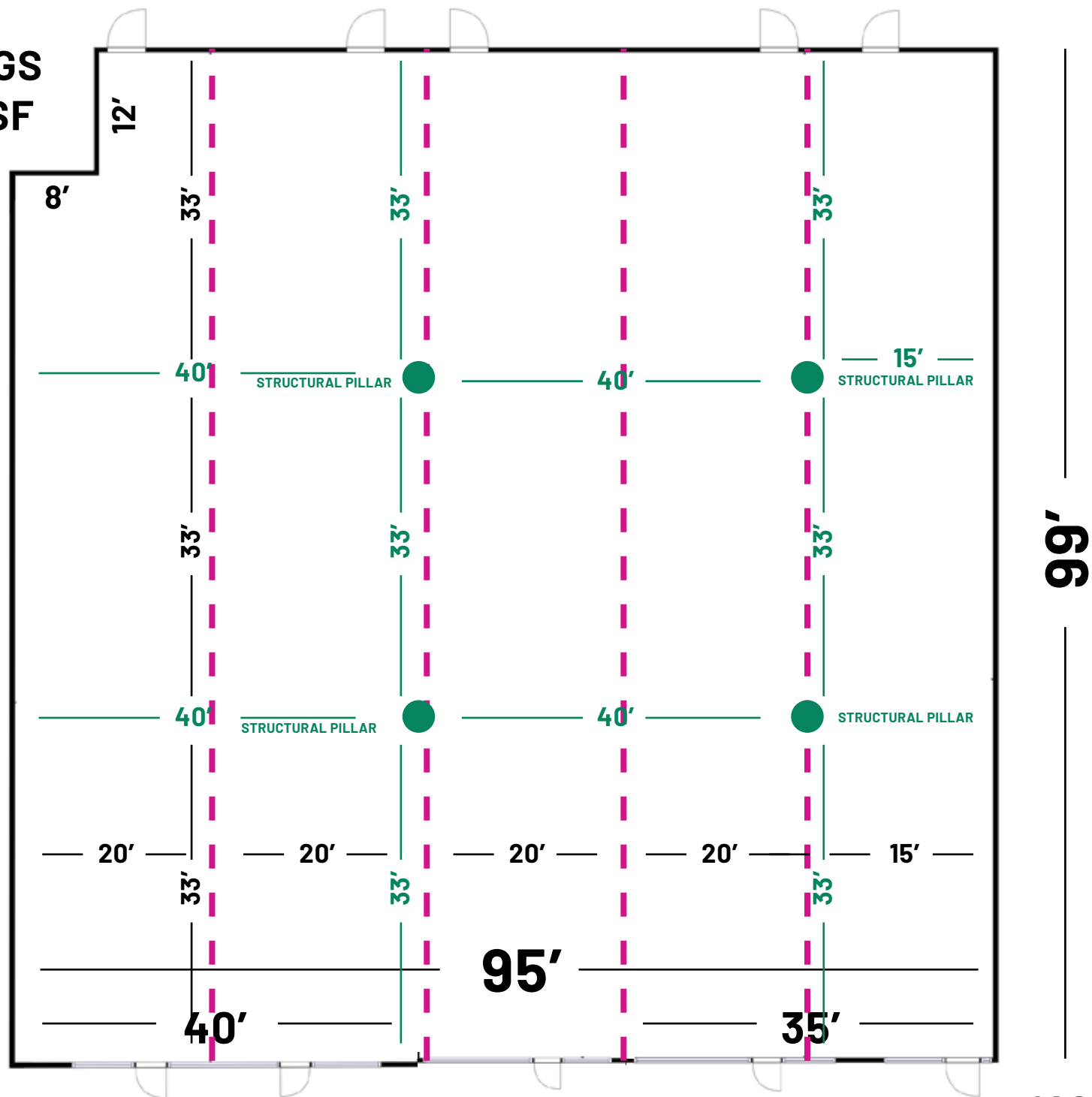
UNIT 961



20' CEILINGS
2,376 +/- SF

20' CEILINGS
9,309 +/- SF

UNITS
963 - 971



INTEGRA
COMMERCIAL

SUITE 971
1,884 SF

SUITE 969
1,980 SF

SUITE 967
1,980 SF

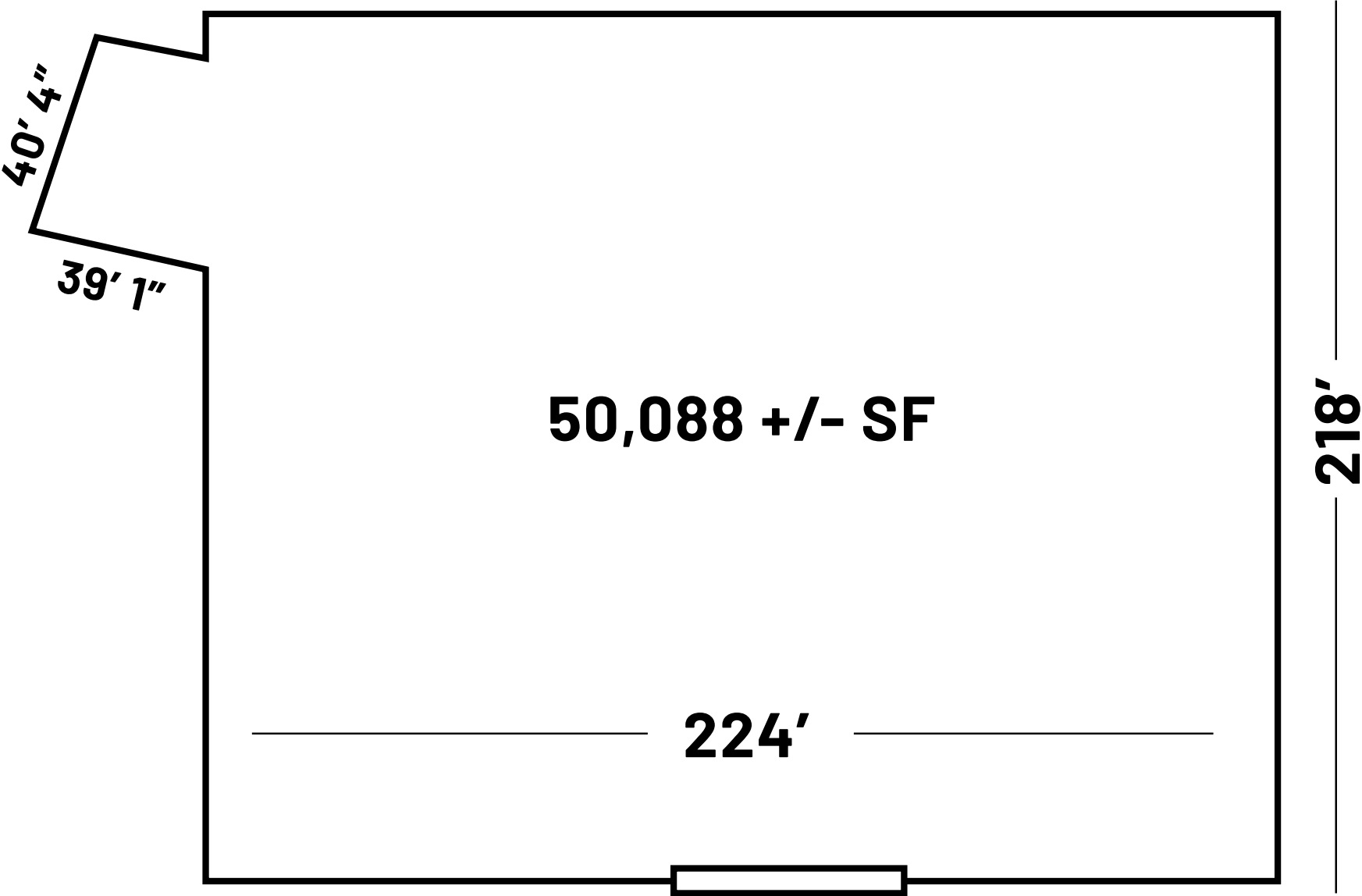
SUITE 965
1,980 SF

SUITE 963
1,485 SF

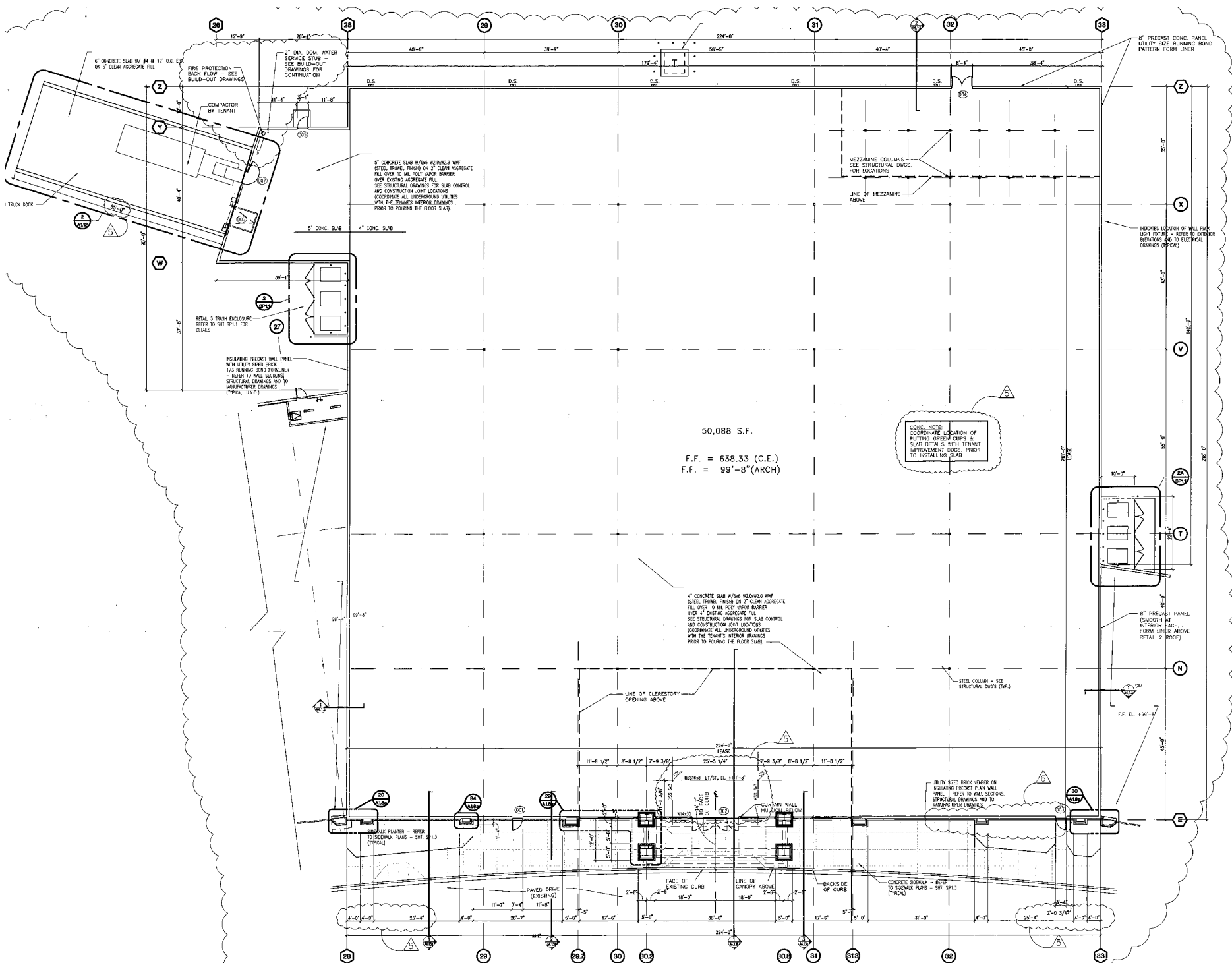
JASON PESOLA
Cell: 630-486-7321
jason@thepesolagroup.com

OPTION 1

**UNIT
825**



UNIT 825



OPTION 2 WITH DIVIDED SUITES

UNIT
825

