

111 West Madison Street Unit F

Yorkville, IL 60560

OFFICE SPACE FOR LEASE



john
greene
COMMERCIAL

111 West Madison Street Unit F | Yorkville, IL 60560

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john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (MG)
Available Space:	1.045± SF
Lot Size:	0.23± AC
Building Size:	9,093± SF
Built/ Renovated:	1893 / 2022
County:	Kendall
Zoning:	B-1
Traffic Count:	22,400 (Route 47)

PROPERTY OVERVIEW

Prime office or retail lease opportunity in thriving downtown Yorkville! Most recently home to a salon, this newly renovated space is zoned B-1, accommodating a wide variety of office or retail uses. Unit features 3 spacious and bright offices along with a kitchenette, breakfast bar, and private bathroom. An expansive back deck provides elevated views of the downtown area.

For those who appreciate a location with some history, you'll find it here! This 1,045 SF space was a part of the historic Yorkville jail and Sheriff's residence from 1893 until the 1990's. Fully renovated in 2022, the building was thoughtfully modernized without loss of the unique features & character. Conveniently located only a block away from some of the area's best restaurants including Crusade, Parma, and a long list of other thriving downtown Yorkville businesses.

Parking available directly in front as well as from a 17 car public lot immediately adjacent to the north. Signage is available in the front and a good amount of green space outside of the unit is available if needed. Affordable downtown leases on turnkey units this nice are few and far between- don't miss it!

Mike Waseen

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630.360.1196

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



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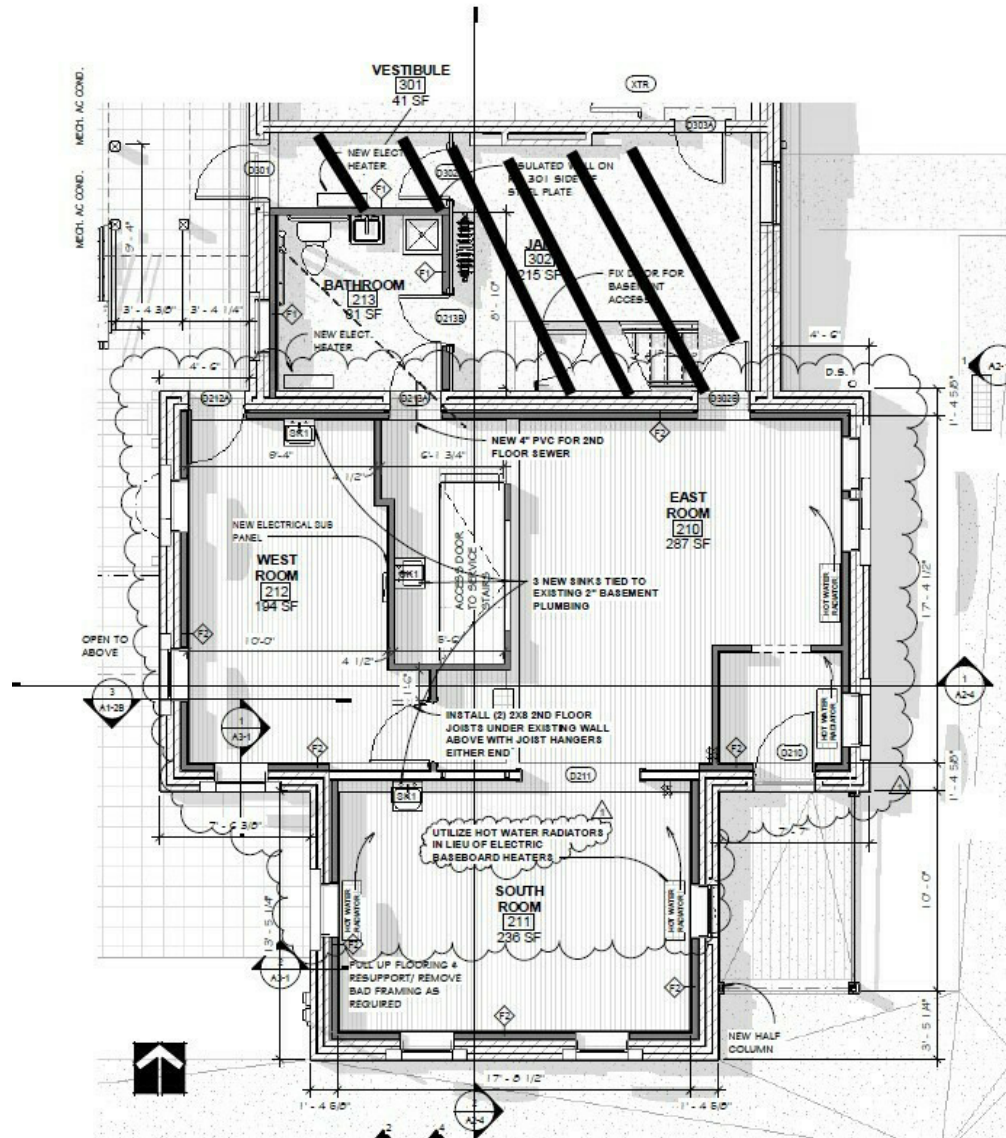
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RETAILER MAP

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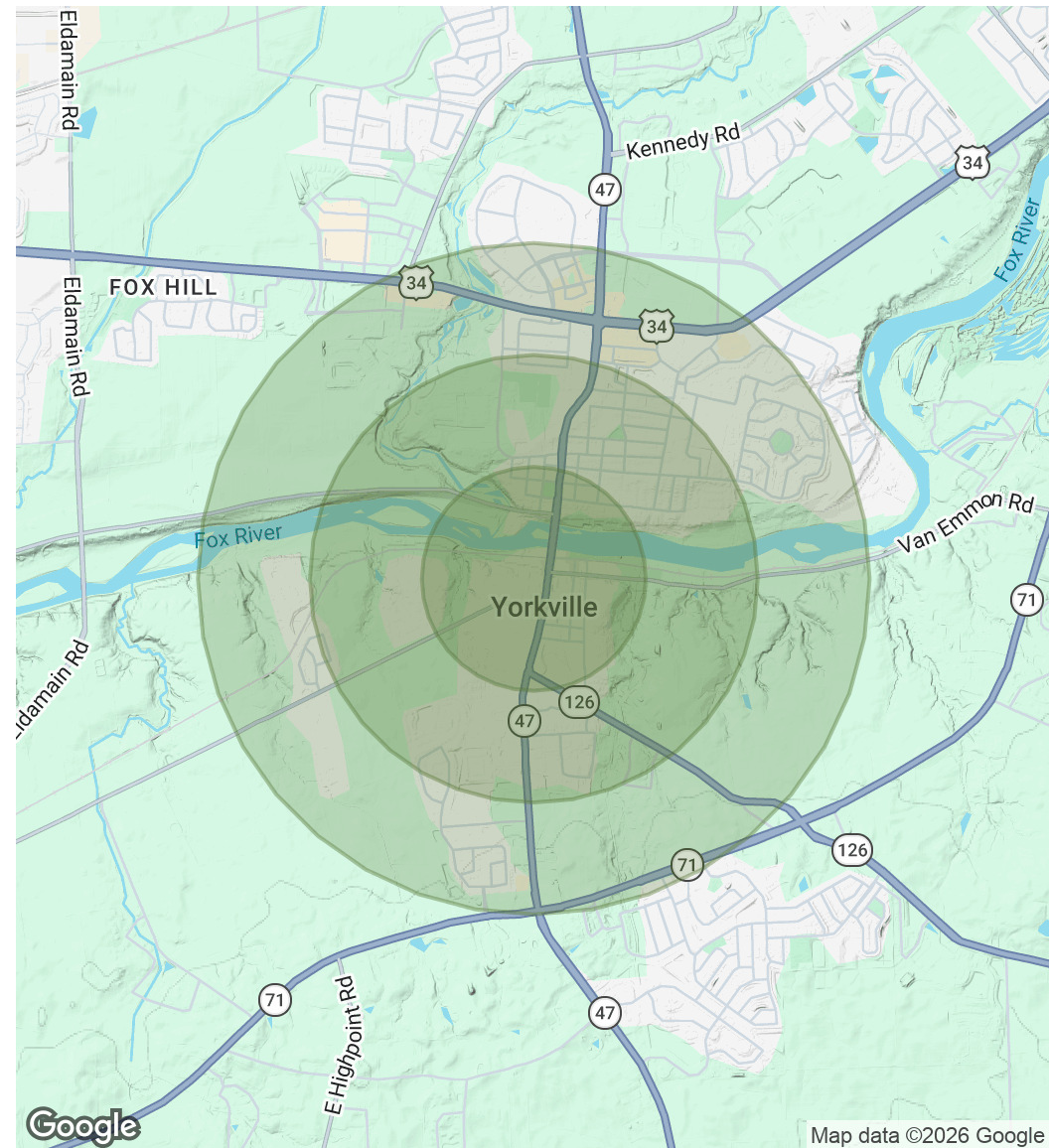
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,675	4,618	10,135
Average Age	42	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	649	1,766	3,728
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$106,357	\$117,962	\$137,066
Average House Value	\$346,284	\$354,796	\$367,557

2020 American Community Survey (ACS)



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