

306 E Countryside Pkwy
Yorkville, IL 60560

MEDTAIL FOR LEASE



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306 E Countryside Pkwy

Medtail

Executive Summary



PROPERTY DESCRIPTION

Rare opportunity to lease professional office space within an established dental office building located in the heart of Yorkville's growing medical and professional corridor. The available suite offers an ideal setting for a wide range of professional and wellness-oriented users including medical office, med spa, aesthetics, chiropractic, counseling, therapy, wellness, insurance, legal, accounting, and other professional service providers.

The property features a well-maintained professional environment with strong visibility, convenient access, and ample on-site parking for clients and staff. Situated near Route 47 and surrounded by expanding residential growth, retail amenities, and healthcare services, this location provides excellent accessibility and exposure within one of Yorkville's fastest-growing areas.

OFFERING SUMMARY



LEASE SUMMARY
\$19 SF/YR (NNN)



AVAILABLE SF
2,600 SF



BUILDING SIZE
6,500 SF



CAM
\$3.85



RET
\$3.05



4,400

TOTAL POPULATION

1 MILE

20,243	58,807
3 MILES	5 MILES



37.1

AVERAGE AGE

1 MILE

35.3	35.0
3 MILES	5 MILES



2.5

OF PERSONS PER HH

1 MILE

2.9	2.9
3 MILES	5 MILES



\$115,676

AVERAGE HH INCOME

1 MILE

\$135,976	\$128,527
3 MILES	5 MILES



\$293,567

AVERAGE HOUSE VALUE

1 MILE

\$325,376	\$317,150
3 MILES	5 MILES

** Demographic data derived from 2020 ACS - US Census*

PROPERTY HIGHLIGHTS

- Professional office suite available within existing dental office building.
- Ideal for medical, wellness, aesthetics, med spa, therapy, or professional office users.
- Attractive and well-maintained building environment.
- Ample parking for patients, clients, and employees.
- Convenient access to Route 47 and surrounding retail/services.
- Located within rapidly growing Yorkville market.
- Strong demographics and expanding residential population.
- Flexible layout potential depending on user needs.



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Additional Photos



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Floor Plans



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Meet The Team



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