



PROJECTED RENOVATION



FOR LEASE

121 E. HYDRAULIC
YORKVILLE, IL 60560

\$17.50/SF NNN
+\$5.00/SF CAM

Position your business in Historic Downtown Yorkville along the Fox River! This leasing opportunity features four available units with flexible configurations ideal for restaurant, retail, boutique, service, and other creative concepts.

The three smaller units can be leased individually or combined to create a larger footprint, giving tenants the flexibility to design a space that fits their specific needs. The landlord is willing to participate in tenant build-out, creating an excellent opportunity to bring a new concept to life.

The expansive 4,250 SF space presents an outstanding opportunity for a restaurant, with outdoor seating available to enhance the downtown dining experience.

With exciting improvements planned throughout Downtown Yorkville, this is an ideal time to establish a presence in this growing district. Surrounded by local businesses, dining, community events, and the energy of Historic Downtown, tenants can become part of the momentum shaping the area.

Whether you're launching a new concept or expanding an existing business, don't miss the opportunity to be in the middle of it all!

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

121 E HYDRAULIC

PROPERTY HIGHLIGHTS

LOCATED IN HISTORIC
DOWNTOWN YORKVILLE
ON THE FOX RIVER

LANDLORD WILLING TO
PARTICIPATE IN
TENANT BUILD-OUT

LARGE FOOTPRINT

FLEXIBLE LAYOUTS

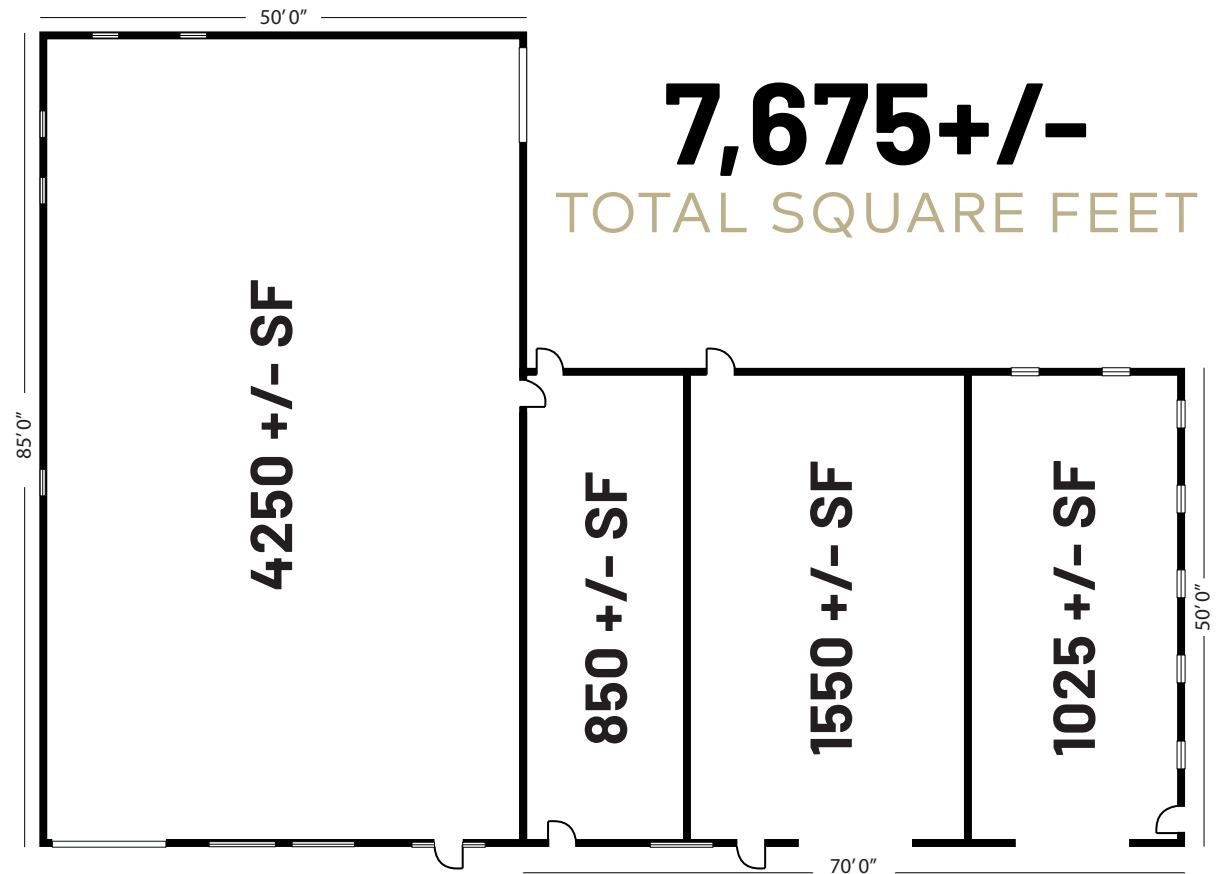
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**CITY RENOVATION PROJECT
DIRECTLY ACROSS THE STREET**



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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