

FREESTANDING BUILDING | SUBLEASE AVAILABLE

1313 N. BRIDGE STREET

Yorkville, IL 60560



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LEASE TERM

- Lease expiration: March 30, 2028
- Three (3) 5-year renewal options for long-term stability

PROPERTY HIGHLIGHTS

- **7,476 SF** Freestanding building
- **Prime visibility** on Route 47 (Bridge Street) – Yorkville's main commercial corridor
- **High traffic counts** with strong area growth and retail synergy
- **Ample on-site parking** for customers and staff
- **Modern construction** – flexible layout suitable for restaurant, retail, or service use
- **Strong demographics** – surrounded by national retailers, restaurants, and residential communities
- **Convenient access** to major roadways and area amenities

DEMOGRAPHICS

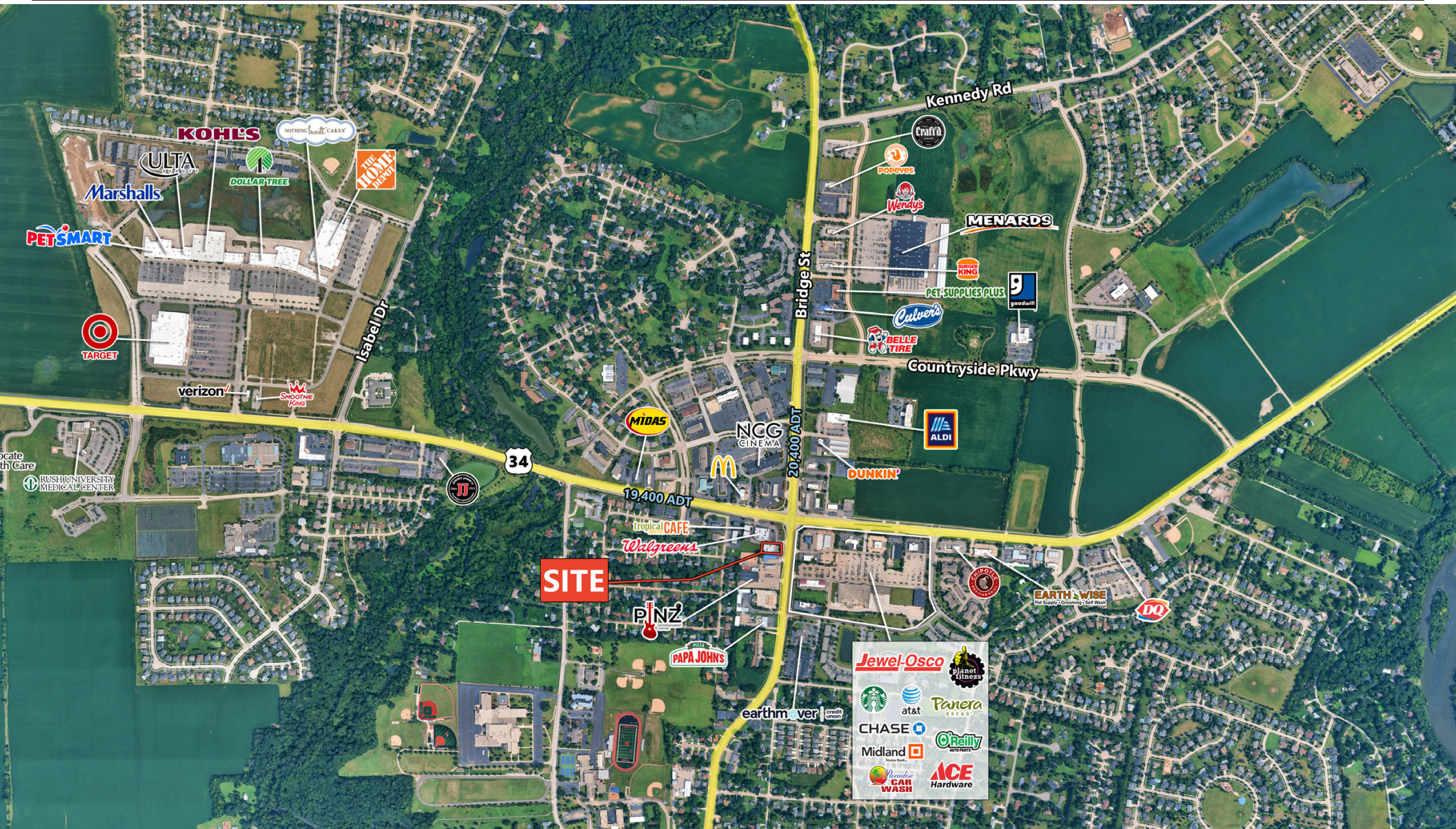
	1 Mile	3 Miles	5 Miles
Total Population	5,088	25,964	63,875
Average HH Income	\$114,787	\$138,581	\$132,610
Daytime Population	7,166	23,786	47,248



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CONTACT

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