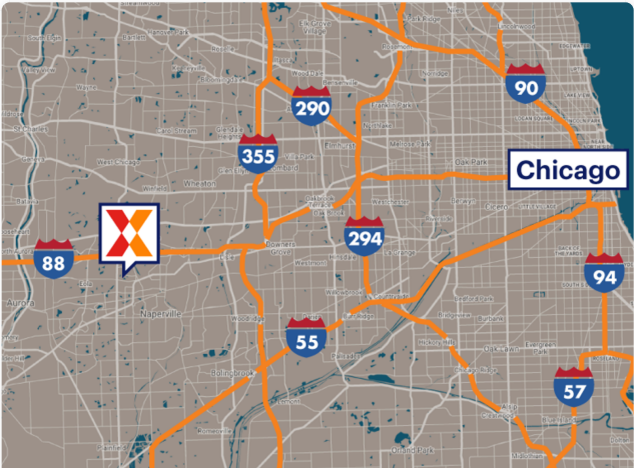
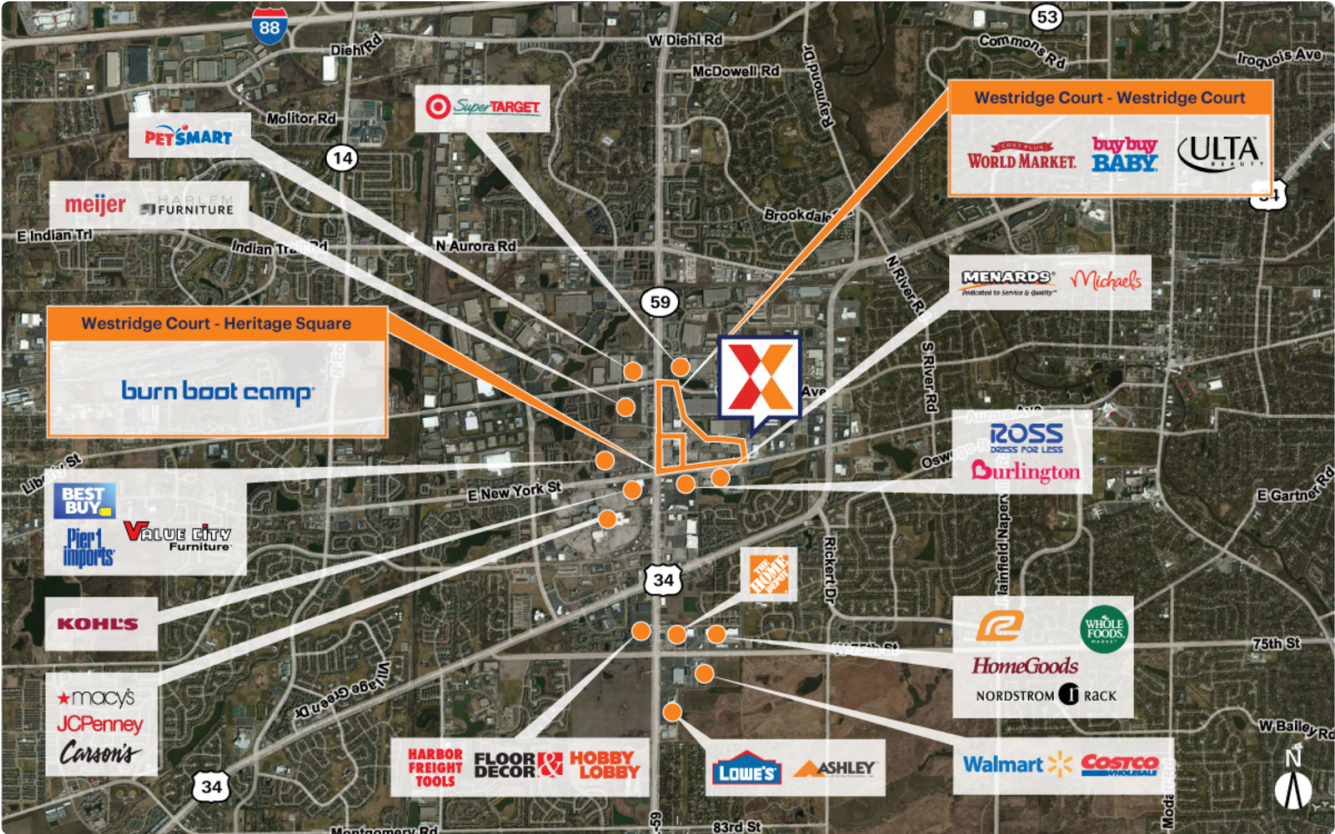


Westridge Court

DuPage County Chicago-Naperville-Elgin, IL-IN 431,147 Sq Ft

204 South Route 59 | Naperville, IL 60540

41.7647, -88.2017



Demographics	1 Mile	3 Miles	5 Miles
Population	7,667	88,907	252,337
Daytime Pop.	14,607	123,310	297,317
Households	3,079	33,877	89,965
Income	\$136,415	\$152,629	\$157,755

Source: Synergos Technologies, Inc. 2024

- Located adjacent to Brixmor's Block 59, a vibrant dining and entertainment district undergoing a \$53M center redevelopment, set for completion in 2026
- Surrounded by a highly affluent, educated and dense population of 89K+, with average household incomes of \$153K+, and 64% holding a college degree within 3 miles
- Strong daytime population of 123K+ within 3 miles
- Highly trafficked center drawing an estimated 4.6M+ visitors annually, ranking in the top 10% of like centers in the market (Placer.ai 2024)
- Excellent visibility from 51K+ vehicles daily on IL-59, 13K+ on W Jefferson Ave and 22K+ on Aurora Ave (Kalibrate 2022)
- Prime location in the Fox Valley regional retail node, with 6M+ Sq Ft of retail space, and situated across from the super-regional Fox Valley Mall



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Available Spaces

01A	12,765 Sq Ft	360°	37	50,000 Sq Ft	360°
19	28,366 Sq Ft	360°	41	15,216 Sq Ft	360°
35A	2,780 Sq Ft		46	2,000 Sq Ft	360°

Current Tenants

Space size listed in square feet

02	ULTA Beauty	15,324	28/29	Pita Pita Mediterranean Grill	3,240
03	Painted Tree Boutiques	31,479	29A	Mission BBQ	3,960
04	La-Z-Boy	13,542	30	Hollywood Palm Theater	50,011
07	Sally Beauty Supply	2,000	34	Chicken Salad Chick	2,520
08	IVX Health	2,560	35	Sola Salon Studios	6,407
09	America's Best Contacts & Eyeglasses	2,653	38/39	Discovery Clothing	11,998
10	World Market	17,835	40		
12	Miracle-Ear	1,000	42	Bullfrog Spas	9,000
13	LuLu Head Spa	2,000	43	The Edge Fitness Clubs	49,994
14	Johnson Fitness and Wellness	4,000	43A	Funtopia	27,001
15	Bath & Body Works	3,600	45	Bundoo Khan Express	2,000
16	SAS Shoes	2,400	47	Escapology	6,284
17	Blo - Blow Dry Bar	2,400	NAP0	Citi	0
18	Wayfair Outlet	23,112	1		
20	Five Below	12,000	NAP0	SuperTarget	0
21	Jamba Juice	1,350	2		
22	Removery Tattoo Removal & Fading	1,350	NAP0	Chili's Grill & Bar	0
23	La Bella Uniforms	1,350	3		
24	PappaRoti	2,700	NAP0	Arby's	0
25	Nails 4 U	1,350	4		
26/27	Xi'an Cuisine	3,600	NAP0	Portillo's	0
			5		
			NAP0	Taco Bell	0
			6		

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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