

Westridge Court

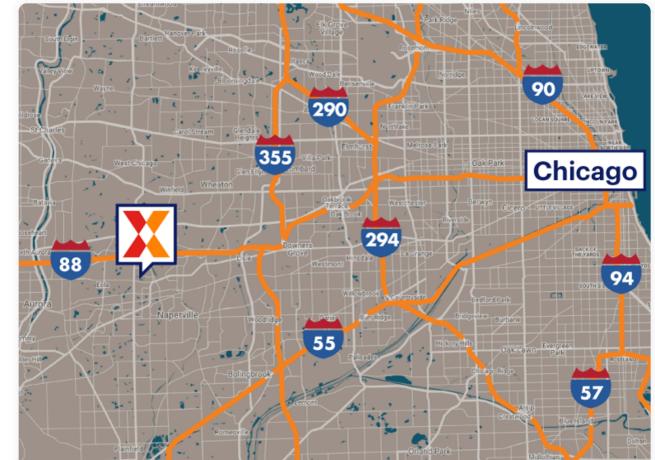
204 South Route 59 | Naperville, IL 60540

DuPage County

Chicago-Naperville-Elgin, IL-IN

431,147 Sq Ft

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°
17	2,400 Sq Ft	360°	41	15,216 Sq Ft	360°
19	28,366 Sq Ft	360°	46	2,000 Sq Ft	360°
35A	2,780 Sq Ft				

Current Tenants

S 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
18	Wayfair Outlet	23,112	NAPO	Citi	0
20	Five Below	12,000	1		
21	Jamba Juice	1,350	2		
22	Removerry Tattoo Removal & Fading	1,350	NAPO	SuperTarget	0
23	La Bella Uniforms	1,350	3	Chili's Grill & Bar	0
24	PappaRoti	2,700	NAPO	Arby's	0
25	Nails 4 U	1,350	4	Portillo's	0
26/27	Xi'an Cuisine	3,600	5		
			NAPO	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.
1143M

1143M

BRIXMOR® NYSE: BRX



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