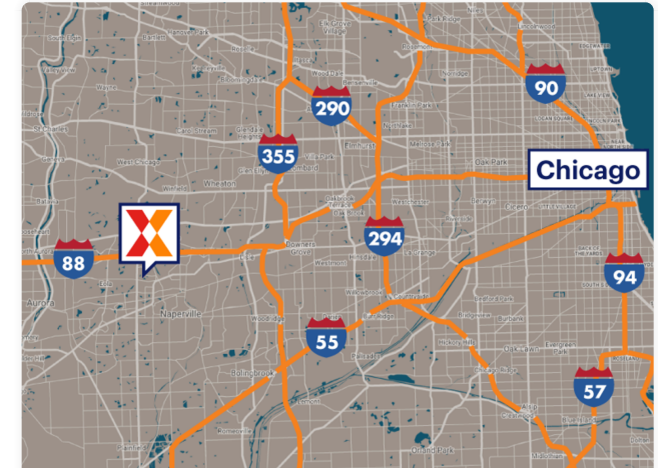


Westridge Court

204 South Route 59 | Naperville, IL 60540

DuPage County Chicago-Naperville-Elgin, IL-IN 431,025 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 92K+, with average household incomes of \$167K+, and 65% holding a college degree within 3 miles

Strong daytime population of 135K+ within 3 miles

Highly trafficked center drawing an estimated 12K+ daily visitors and 4.6M+ annually (Placer.ai 2025)

Excellent visibility from 50K+ vehicles daily on IL-59, 12K+ on W Jefferson Ave and 21K+ on Aurora Ave (Kalibrate 2025)

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	9,553 Sq Ft	360°	46	2,000 Sq Ft	360°
24	2,700 Sq Ft		OPO 1	0 Sq Ft	
34A	2,634 Sq Ft		OPO 2	0 Sq Ft	
35A	2,780 Sq Ft				

Current Tenants

Space size listed in square feet

02	ULTA Beauty	15,324	29A	Mission BBQ	3,960
03	Painted Tree Boutiques	31,479	30	Hollywood Palm Theater	50,011
04	La-Z-Boy	13,542	34	Chicken Salad Chick	2,520
07	Sally Beauty Supply	2,000	35	Sola Salon Studios	6,407
08	IVX Health	2,560	38/39	Discovery Clothing	11,998
09	America's Best Contacts & Eyeglasses	2,653	40		
10	World Market	17,835	42	Bullfrog Spas	9,000
12	Miracle-Ear	1,000	43	The Edge Fitness Clubs	49,994
13	LuLu Head Spa	2,000	43A	Funtopia	27,001
14	Johnson Fitness and Wellness	4,000	45	Bundoo Khan Express	2,000
15	Bath & Body Works	3,600	47	Escapology	6,284
16	SAS Shoes	2,400	PAD	Taco Bell	0
18	Wayfair Outlet	23,112	NAPO Citi		0
19A	L.L.Bean	16,057	1		
20	Five Below	12,000	NAPO SuperTarget		0
21	Jamba Juice	1,350	2		
22	Removery Tattoo Removal & Fading	1,350	NAPO Chili's Grill & Bar		0
23	La Bella Uniforms	1,350	3		
25	Nails 4 U	1,350	NAPO Arby's		0
26/27	Xi'an Cuisine	3,600	4		
28/29	Pita Pita Mediterranean Grill	3,240	NAPO Portillo's		0
			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

