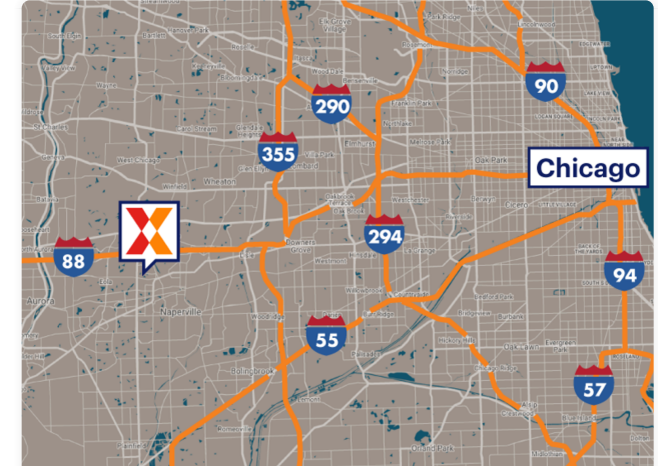


Westridge Court

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°	35A	2,780 Sq Ft
03	31,479 Sq Ft		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

Current Tenants

Space size listed in square feet

02	ULTA Beauty	15,324	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	PAD	Taco Bell	0
19A	L.L.Bean	16,057	NAPO	Citi	0
20	Five Below	12,000	1	NAPO SuperTarget	0
21	Jamba Juice	1,350	2	NAPO Chili's Grill & Bar	0
22	Removery Tattoo Removal & Fading	1,350	3	NAPO Arby's	0
23	La Bella Uniforms	1,350	4	NAPO Portillo's	0
25	Nails 4 U	1,350	5	NAPO Taco Bell	0
26/27	Xi'an Cuisine	3,600	6		
28/29	Pita Pita Mediterranean Grill	3,240			

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

