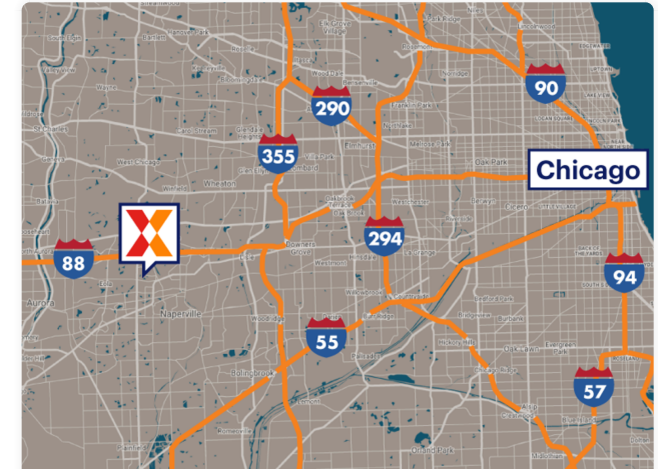


Westridge Court

204 South Route 59 | Naperville, IL 60540

DuPage County Chicago-Naperville-Elgin, IL-IN 461,402 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° |
| 03 | 31,479 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 | Occupied | 15,324 | 28/29 | Pita Pita Mediterranean Grill | 3,240 |
| 04 | La-Z-Boy | 13,542 | 29A | Mission BBQ | 3,960 |
| 07 | Sally Beauty Supply | 2,000 | 30 | Hollywood Palm Theater | 50,011 |
| 08 | IVX Health | 2,560 | 34 | Chicken Salad Chick | 2,520 |
| 09 | America's Best Contacts & Eyeglasses | 2,653 | 35 | Sola Salon Studios | 6,407 |
| 10 | World Market | 17,835 | 38/39 | Discovery Clothing | 11,998 |
| 12 | Miracle-Ear | 1,000 | 40 | | |
| 13 | LuLu Head Spa | 2,000 | 42 | Bullfrog Spas | 9,000 |
| 14 | Johnson Fitness and Wellness | 4,000 | 43 | The Edge Fitness Clubs | 49,994 |
| 15 | Bath & Body Works | 3,600 | 43A | Funtopia | 27,001 |
| 16 | SAS Shoes | 2,400 | 45 | Bundoo Khan Express | 2,000 |
| 17 | Blo - Blow Dry Bar | 2,400 | 47 | Escapology | 6,284 |
| 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 | | |
| | | | 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

