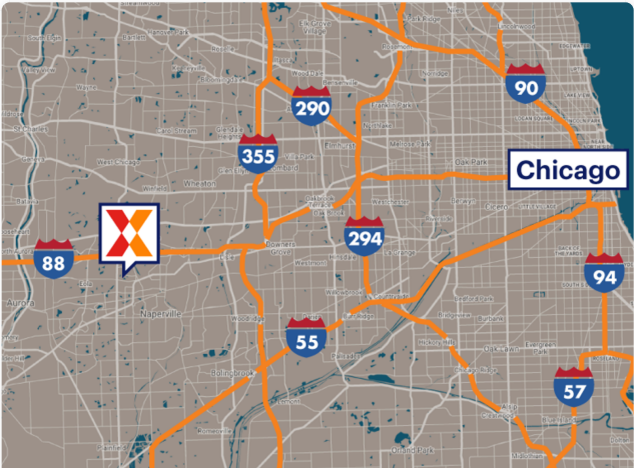
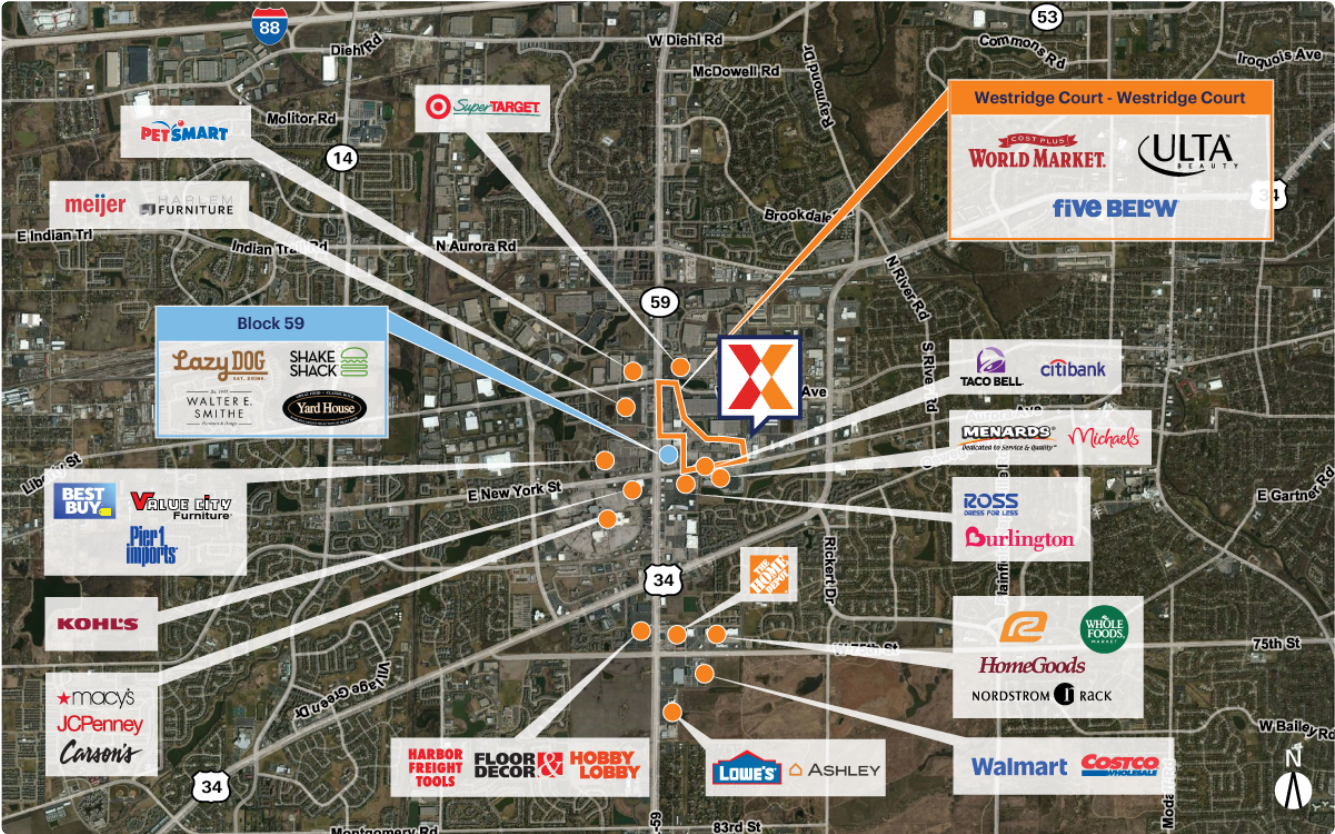


# Westridge Court

DuPage County Chicago-Naperville-Elgin, IL-IN 461,402 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 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.

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