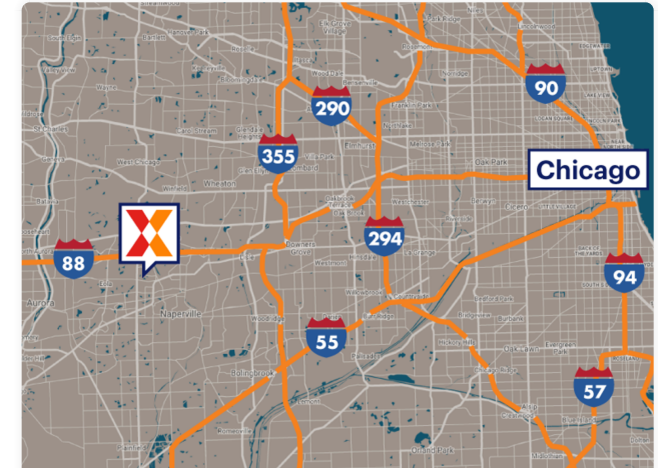


# Westridge Court

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°
02	15,324 Sq Ft	360°	38/39/40	11,998 Sq Ft	
03	31,479 Sq Ft	360°	41	15,216 Sq Ft	360°
19	9,553 Sq Ft	360°	OPO 1	0 Sq Ft	
24	2,700 Sq Ft		OPO 2	0 Sq Ft	
34A	2,634 Sq Ft				

## Current Tenants

Space size listed in square feet

04	La-Z-Boy	13,542	26/27	Xi'an Cuisine	3,600
07	Sally Beauty Supply	2,000	28/29	Pita Pita	3,240
08	IVX Health	2,560		Mediterranean Grill	
09	America's Best Contacts & Eyeglasses	2,653	29A	Mission BBQ	3,960
10	World Market	17,835	30	Hollywood Palm Theater	50,011
12	Miracle-Ear	1,000	34	Chicken Salad Chick	2,520
13	LuLu Head Spa	2,000	35	Sola Salon Studios	6,407
14	Johnson Fitness and Wellness	4,000	42	Bullfrog Spas	9,000
15	Bath & Body Works	3,600	43	The Edge Fitness Clubs	49,994
16	SAS Shoes	2,400	43A	Funtopia	27,001
17	Blo - Blow Dry Bar	2,400	45	Bundoo Khan Express	2,000
18	Wayfair Outlet	25,868	46	Taste Buds Kitchen	2,000
19A	L.L.Bean	16,057	47	Escapology	6,284
20	Five Below	12,000	NAP01	Citi	0
21	Jamba Juice	1,350	NAP02	SuperTarget	0
22	Removery Tattoo Removal & Fading	1,350	NAP03	Chili's Grill & Bar	0
23	La Bella Uniforms	1,350	NAP04	Arby's	0
25	Nails 4 U	1,350	NAP05	Portillo's	0
			NAP06	Taco Bell	0

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

