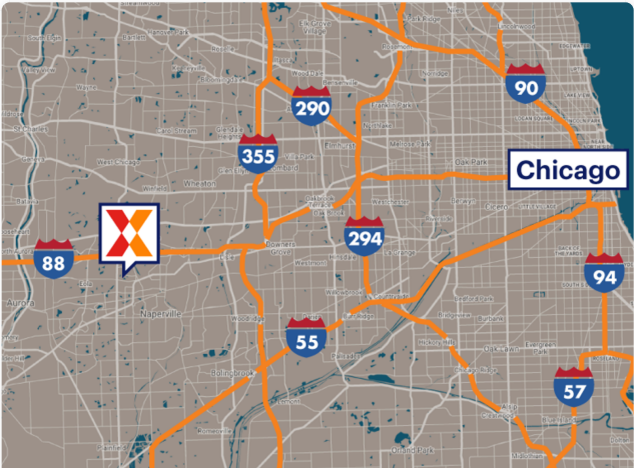
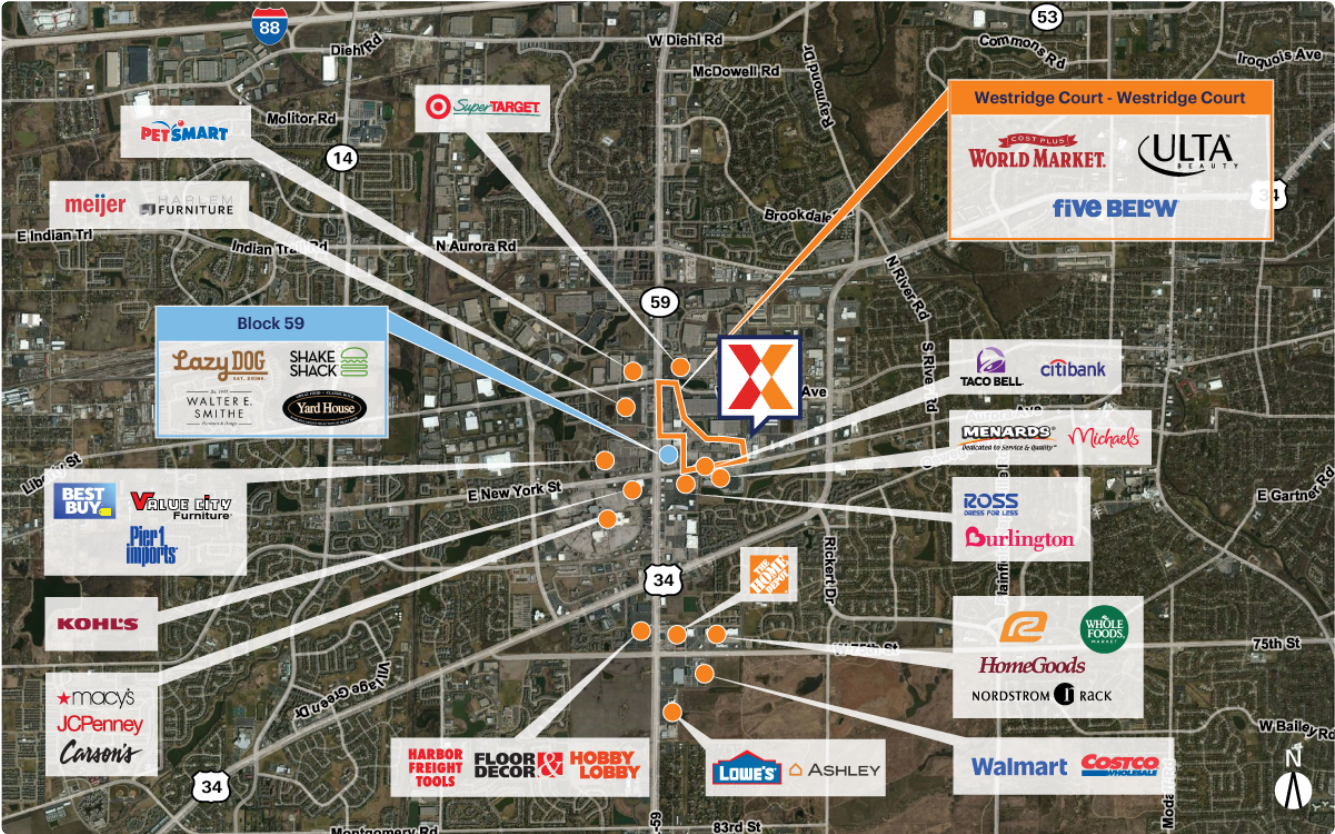


Westridge Court

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	8,173	92,398	257,659
Daytime Pop.	14,622	135,416	319,690
Households	3,308	35,192	92,089
Income	\$154,411	\$166,812	\$174,458

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°	38/39/40	11,998 Sq Ft	
19	9,553 Sq Ft	360°	41	15,216 Sq Ft	360°
23	1,350 Sq Ft		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

02	Vacant	15,324	26/27	Xi'an Cuisine	3,600
04	La-Z-Boy	13,542	28/29	Pita Pita	3,240
07	Sally Beauty Supply	2,000		Mediterranean Grill	
08	IVX Health	2,560	29A	Mission BBQ	3,960
09	America's Best	2,653	30	Hollywood Palm Theater	50,011
	Contacts & Eyeglasses		34	Chicken Salad Chick	2,520
10	World Market	17,835	35	Sola Salon Studios	6,407
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	46	Taste Buds Kitchen	2,000
17	Blo - Blow Dry Bar	2,400	47	Escapology	6,284
18	Wayfair Outlet	25,868	NAP01	Citi	0
19A	L.L.Bean	16,057	NAP02	SuperTarget	0
20	Five Below	12,000	NAP03	Chili's Grill & Bar	0
21	Jamba Juice	1,350	NAP04	Arby's	0
22	Removery Tattoo Removal & Fading	1,350	NAP05	Portillo's	0
25	Nails 4 U	1,350	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.

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