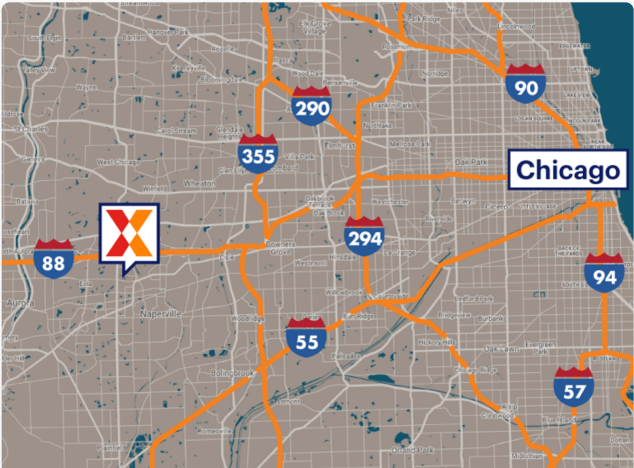
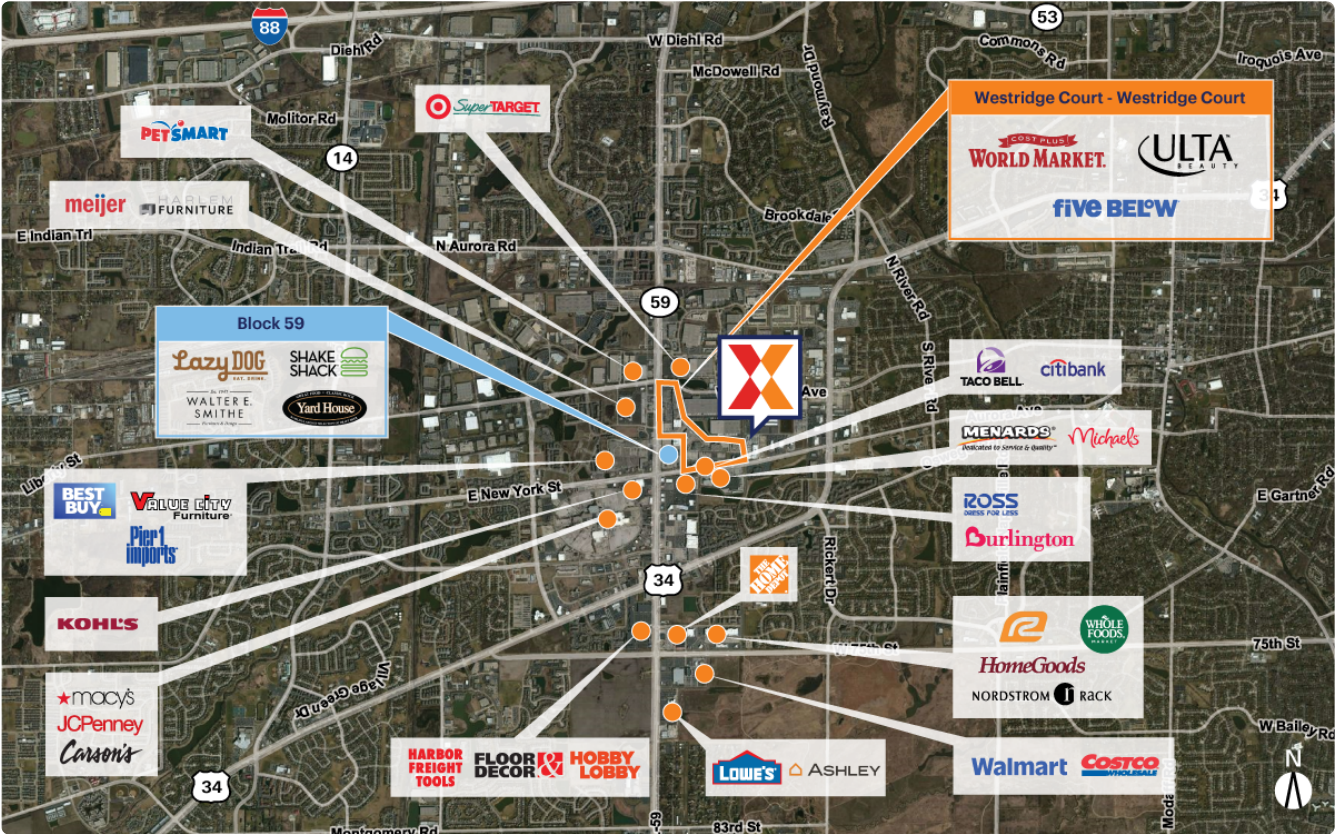


Westridge Court

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	50,011
	Contacts & Eyeglasses			Theater	
10	World Market	17,835	34	Chicken Salad Chick	2,520
12	Miracle-Ear	1,000	35	Sola Salon Studios	6,407
13	LuLu Head Spa	2,000	42	Bullfrog Spas	9,000
14	Johnson Fitness and	4,000	43	The Edge Fitness Clubs	49,994
	Wellness		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	1,350	NAP05	Portillo's	0
	Removal & Fading		NAP06	Taco Bell	0
25	Nails 4 U	1,350			

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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