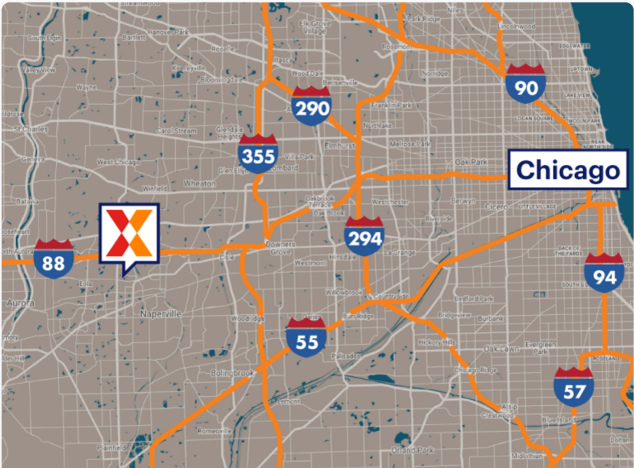
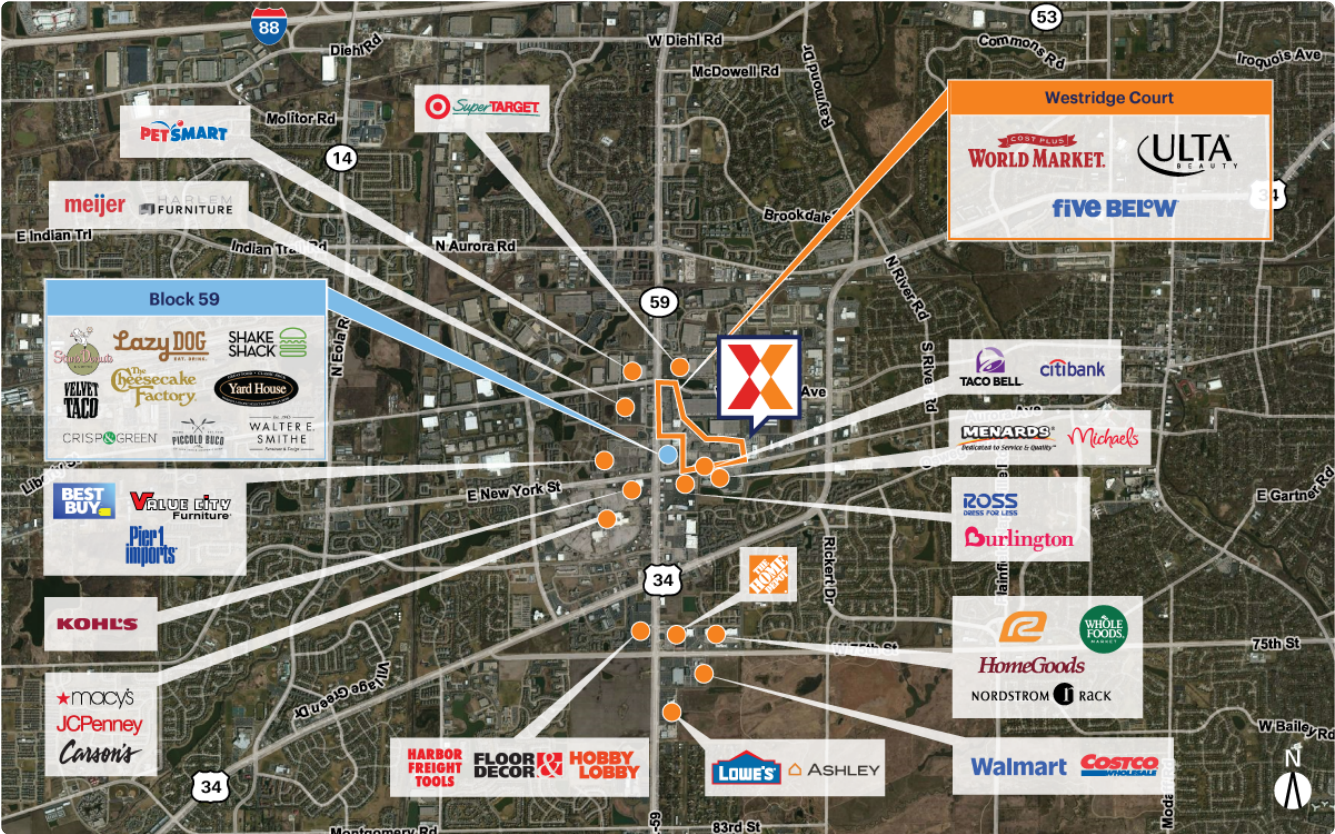


# Westridge Court

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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**204 South Route 59 | Naperville, IL 60540**

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## Available Spaces

|     |              |      |       |             |      |
|-----|--------------|------|-------|-------------|------|
| 01  | 25,725 Sq Ft | 360° | 24    | 2,700 Sq Ft | 360° |
| 01A | 12,765 Sq Ft | 360° | 34A   | 2,801 Sq Ft |      |
| 03  | 31,479 Sq Ft | 360° | OPO 1 | 0 Sq Ft     |      |
| 19  | 9,553 Sq Ft  | 360° | OPO 2 | 0 Sq Ft     |      |
| 19A | 16,057 Sq Ft | 360° |       |             |      |

**Current Tenants** Space size listed in square feet

|    |                                         |        |       |                           |        |
|----|-----------------------------------------|--------|-------|---------------------------|--------|
| 02 | ULTA Beauty                             | 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<br>Contacts & Eyeglasses | 2,653  | 30    | Hollywood Palm<br>Theater | 50,011 |
| 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<br>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  | 46    | Taste Buds Kitchen        | 2,000  |
| 18 | Wayfair Outlet                          | 25,868 | 47    | Escapology                | 6,284  |
| 20 | Five Below                              | 12,000 | NAP01 | Citi                      | 0      |
| 21 | Jamba Juice                             | 1,350  | NAP02 | SuperTarget               | 0      |
| 22 | Removery Tattoo                         | 1,350  | NAP03 | Chili's Grill & Bar       | 0      |
|    | Removal & Fading                        |        | NAP04 | Arby's                    | 0      |
|    |                                         |        | 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.

