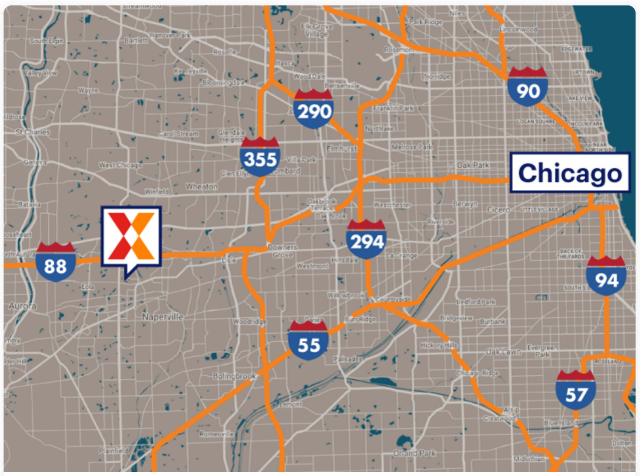
Westridge Court

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 estimated12K+ 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

01	25,725 Sq Ft	360°	34A	2,801 Sq Ft	
01A	12,765 Sq Ft	360°	OPO 1	0 Sq Ft	
03	31,479 Sq Ft	360°	OPO 2	0 Sq Ft	
24	2,700 Sq Ft	360°			

Current Tenants

Space size listed in square feet

02	ULTA Beauty	15,324	25	Nails 4 U	1,350
04	La-Z-Boy	13,542	26/27	Xi'an Cuisine	3,600
07	Sally Beauty Supply	2,000	28/29	Pita Pita Mediterranean Grill	3,240
08	IVX Health	2,560			
09	America's Best Contacts & Eyeglasses	2,653	29A	Mission BBQ	3,960
			30	Hollywood Palm Theater	50,011
10	World Market	17,835			
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	37	IKEA	97,079
			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
19B	Shredder	9,626	NAP01	Citi	0
20	Five Below	12,000	NAP02	SuperTarget	0
21	Jamba Juice	1,350	NAP03	Chili's Grill & Bar	0
22	Removery Tattoo Removal & Fading	1,350	NAP04	Arby's	0
			NAP05	Portillo's	0
23	Royal Blades	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.
1143M



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