

RETAIL | RESTAURANTS | ENTERTAINMENT | MEDICAL | OFFICE | EDUCATION

CBRE



Features

Hub of the Wheaton Community

- + 30 Tenants Offering a Diverse Mix of Community Amenities
- + 22,000 SF Recreation Center with over 1 Million Annual Visits

Dynamic Regional Retail Corridor

- + Over 2 Million Square Feet of Best-in-Class Retailers
- + Join Whole Foods, Nordstrom Rack, Jewel, Home Goods, Burlington & many more!

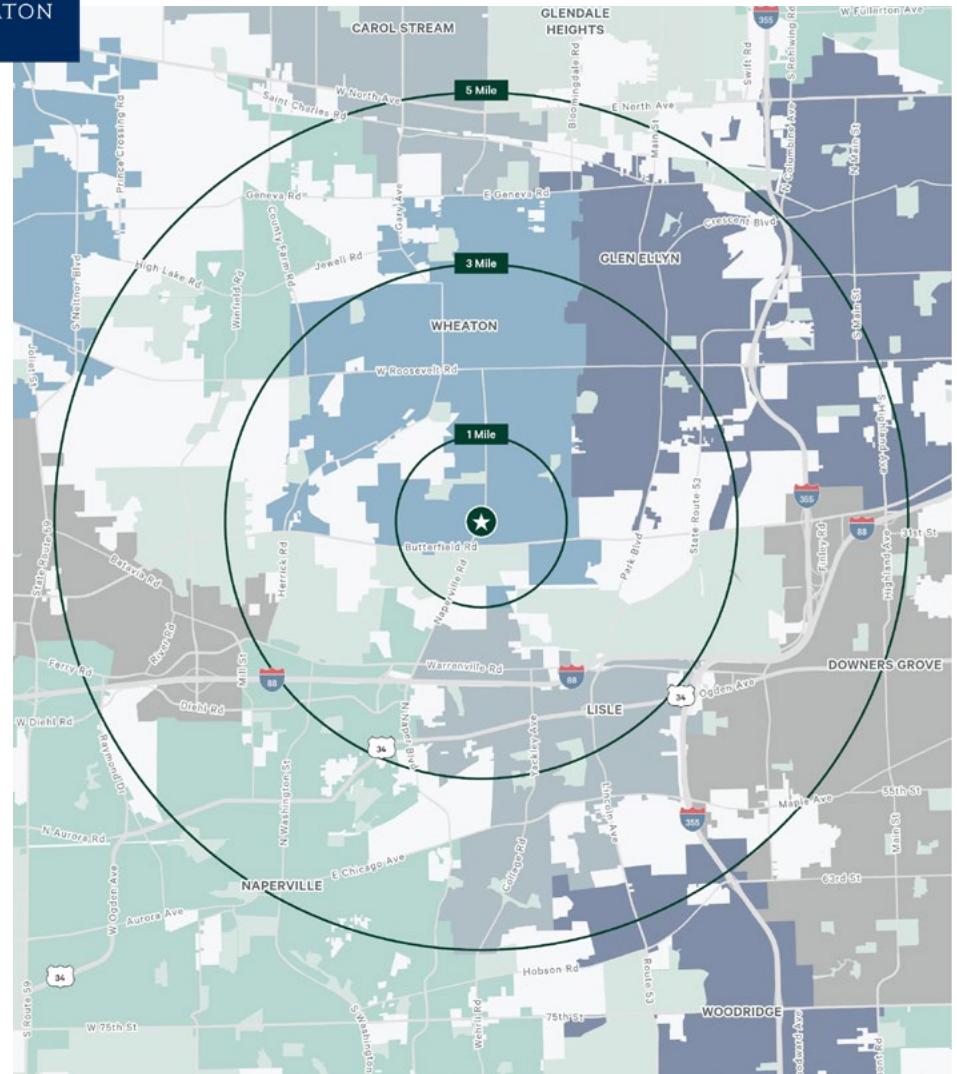
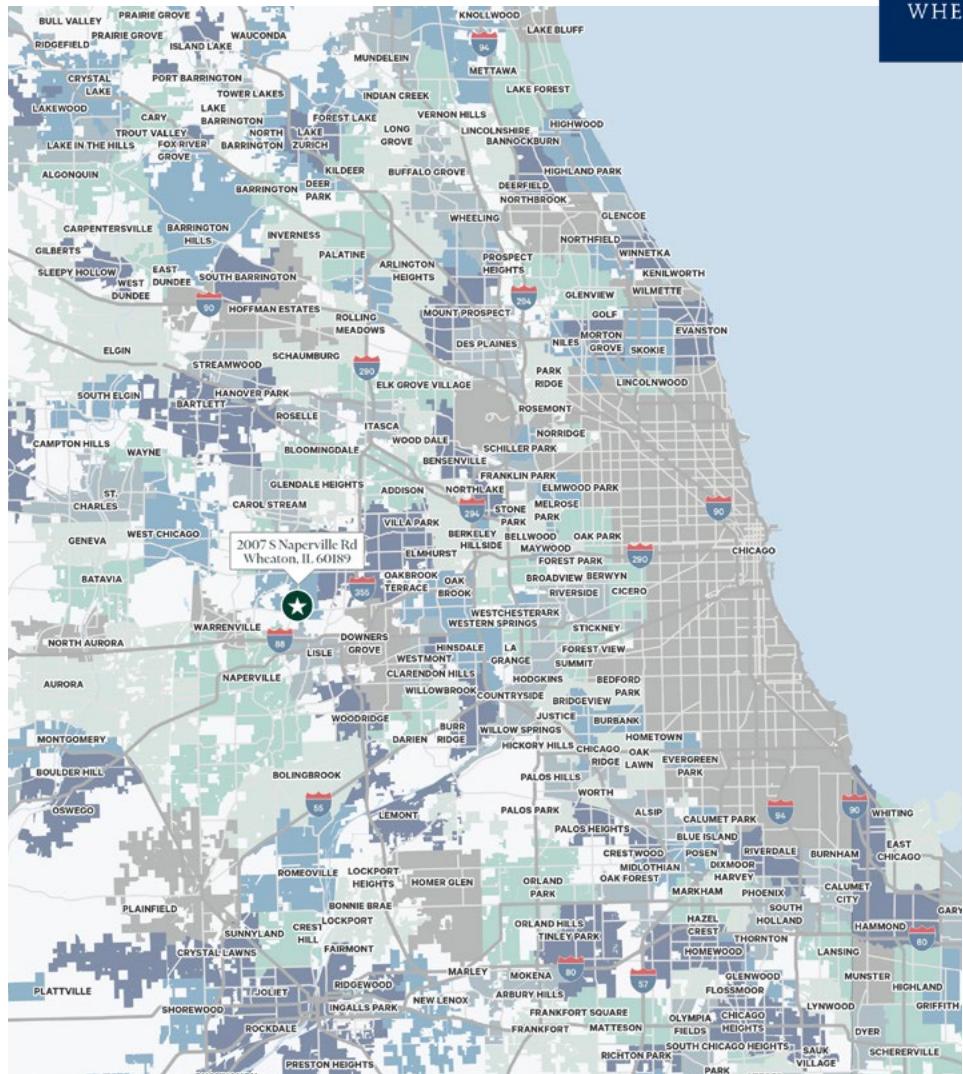
Highly Trafficked Intersection with Easy Access

- + 42,750 VPD at Naperville Blvd & Loop Rd
- + Two Traffic Lights with 9 Access Points

Affluent Demographics with Vast Draw

- + \$200,000+ Average Household Income
- + Serving DuPage County's Wealthiest Communities: Wheaton, Glen Ellyn, Lombard, Downers Grove, Oak Brook, Lisle and Warrenville

TOWN SQUARE WHEATON



WITHIN 5 MILES:



Population: 232,276



Households: 91,978



Average HHI: \$159,856



Daytime Population: 292,006

122,000 SF
REC CENTER

WHEATON PARK DISTRICT
COMMUNITY CENTER

1 MILLION ANNUAL VISITORS



TOWN SQUARE WHEATON



SALON LOFTS®



Meredith Jaye



Bear Paddle
swimschool & clubhouse



LensCrafters



WHITE
HOUSE
BLACK
MARKET



ANN TAYLOR
THE PERFECT THING



DANADA SQUARE WEST



Burlington



UNCHARTED



Butterfield Rd.

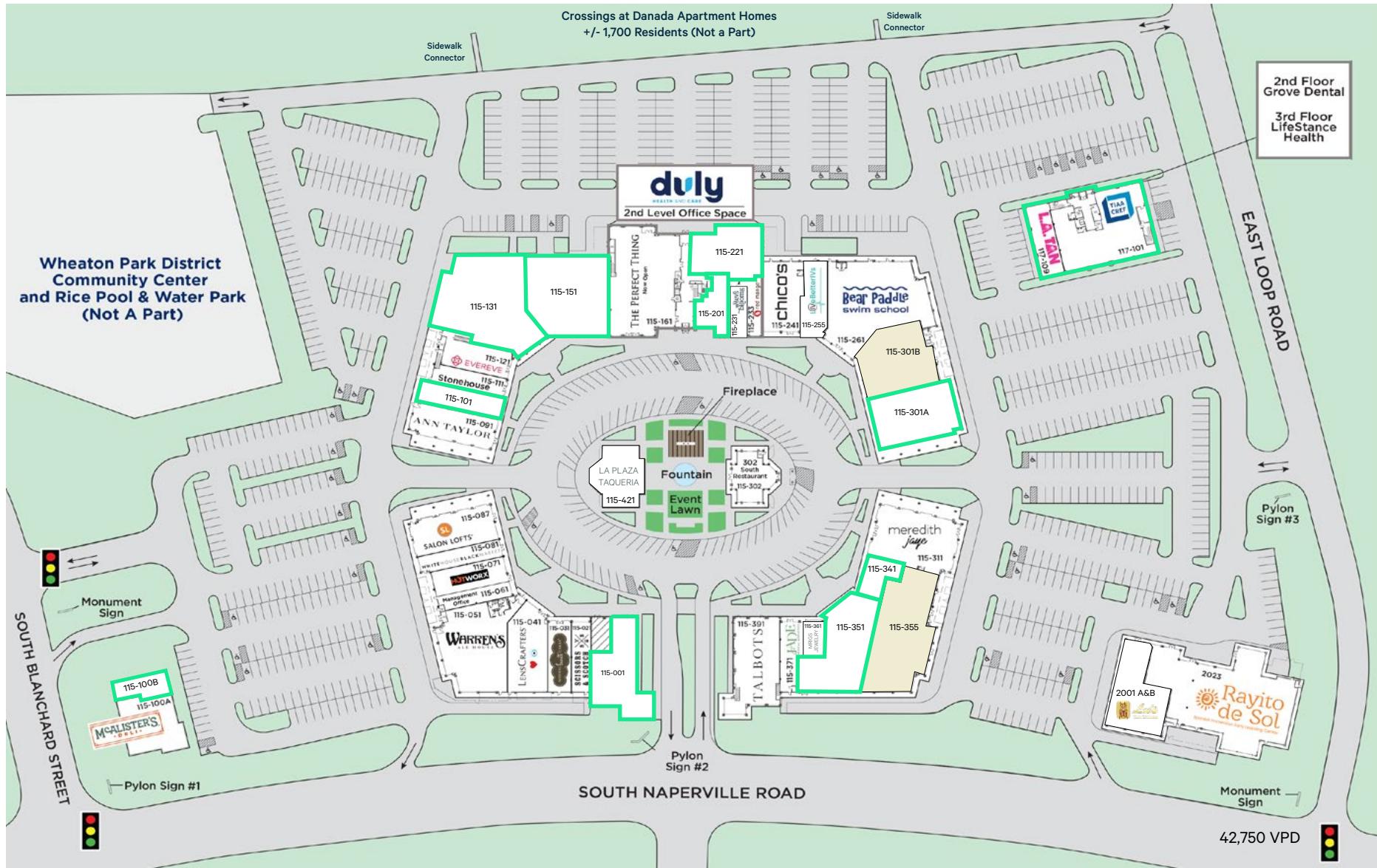
26,800 VPD

DANADA SQUARE EAST



RICE LAKE SQUARE





SUITE	TENANT	SF
115-001	AVAILABLE	4,597
115-021	Scissors & Scotch	1,500
115-031	Nothing Bundt Cakes	2,071
115-041	LensCrafters	4,123
115-051	Warren's Ale House	7,238
115-061	Management Office	1,390
115-071	HotWorx Yoga	2,457
115-081	White House Black Market	1,891
115-087	Salon Lofts	3,795

SUITE	TENANT	SF
115-091	Ann Taylor	3,318
115-100A	McAlister's Deli	3,321
115-100B	AVAILABLE	1,029
115-101	AVAILABLE	2,154
115-111	Stonehouse	1,808
115-121	EVEREVE	2,574
115-131	AVAILABLE	9,104
115-151	AVAILABLE	6,200
115-161	The Perfect Thing	8,580

SUITE	TENANT	SF
115-201	AVAILABLE	1,810
115-221	AVAILABLE	3,800
115-231	Bev's Blooms	1,172
115-233	Red Mango	979
115-241	Chico's	3,642
115-255	Live Better IVs	2,199
115-261	Bear Paddle Swim School	10,242
115-301A	AVAILABLE	5,502
115-301B	LEASE PENDING	5,200
115-302	302 South Restaurant	2,443

SUITE	TENANT	SF
115-311	Meredith Jaye	5,853
115-341	AVAILABLE	1,582
115-351	AVAILABLE	6,800
115-355	LEASE PENDING	7,589
115-361	MRIGS Jewelry	877
115-371	Jade Aethetics	1,872
115-391	Talbots/Talbots Petites	5,501
115-421	La Plaza Taqueria	2,409
117-101	Office - TIAA CREF	6,420
117-109	L.A. Tan	2,026
117-201	Office - Grove Dental	6,922
117-203	Office - Edward Jones	1,330
117-301A	Office - LifeStance Health	5,809
117-301B	AVAILABLE	3,191
119-A-H	Duly Health and Care	18,598
2001 A&B	Lu's Sushi & Chinese	4,693
2023	Rayito de Sol	12,549

Population	1 MILE	3 MILES	5 MILES	7 MILES
2024 Population - Current Year Estimate	9,242	77,505	232,276	472,822
2029 Population - Five Year Projection	8,918	76,017	228,093	462,678
2020 Population - Census	9,488	78,254	233,300	477,552
2010 Population - Census	9,698	76,787	225,705	467,328
2020-2024 Annual Population Growth Rate	-0.62%	-0.23%	-0.10%	-0.23%
2024-2029 Annual Population Growth Rate	-0.71%	-0.39%	-0.36%	-0.43%
Households	1 MILE	3 MILES	5 MILES	7 MILES
2024 Households - Current Year Estimate	3,600	30,707	91,978	182,479
2029 Households - Five Year Projection	3,569	30,895	92,845	183,718
2020 Households - Census	3,649	30,514	90,603	181,092
2010 Households - Census	3,703	29,452	87,329	175,149
2020-2024 Compound Annual Household Growth Rate	-0.32%	0.15%	0.36%	0.18%
2024-2029 Annual Household Growth Rate	-0.17%	0.12%	0.19%	0.14%
2024 Average Household Size	2.55	2.44	2.44	2.54
Household Income	1 MILE	3 MILES	5 MILES	7 MILES
2024 Average Household Income	\$186,649	\$163,607	\$159,856	\$151,216
2029 Average Household Income	\$206,202	\$183,108	\$178,545	\$169,604
2024 Median Household Income	\$128,502	\$115,098	\$111,285	\$107,966
2029 Median Household Income	\$142,796	\$130,370	\$124,659	\$120,819
2024 Per Capita Income	\$73,715	\$64,530	\$63,343	\$58,539
2029 Per Capita Income	\$83,666	\$74,079	\$72,716	\$67,536
Housing Units	1 MILE	3 MILES	5 MILES	7 MILES
2024 Housing Units	3,807	32,328	97,382	193,206
2024 Vacant Housing Units	207	5.4%	1,621	5.0%
2024 Occupied Housing Units	3,600	94.6%	30,707	95.0%
2024 Owner Occupied Housing Units	2,428	63.8%	21,753	67.3%
2024 Renter Occupied Housing Units	1,172	30.8%	8,954	27.7%
2024 Population 25 and Over	6,533	53,280	161,668	330,789
HS and Associates Degrees	1,674	25.6%	16,847	31.6%
Bachelor's Degree or Higher	4,775	73.1%	34,894	65.5%
Place of Work	1 MILE	3 MILES	5 MILES	7 MILES
2024 Businesses	499	4,104	12,241	21,588
2024 Employees	5,900	58,367	242,192	376,148



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