



TOWN
SQUARE
WHEATON



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!

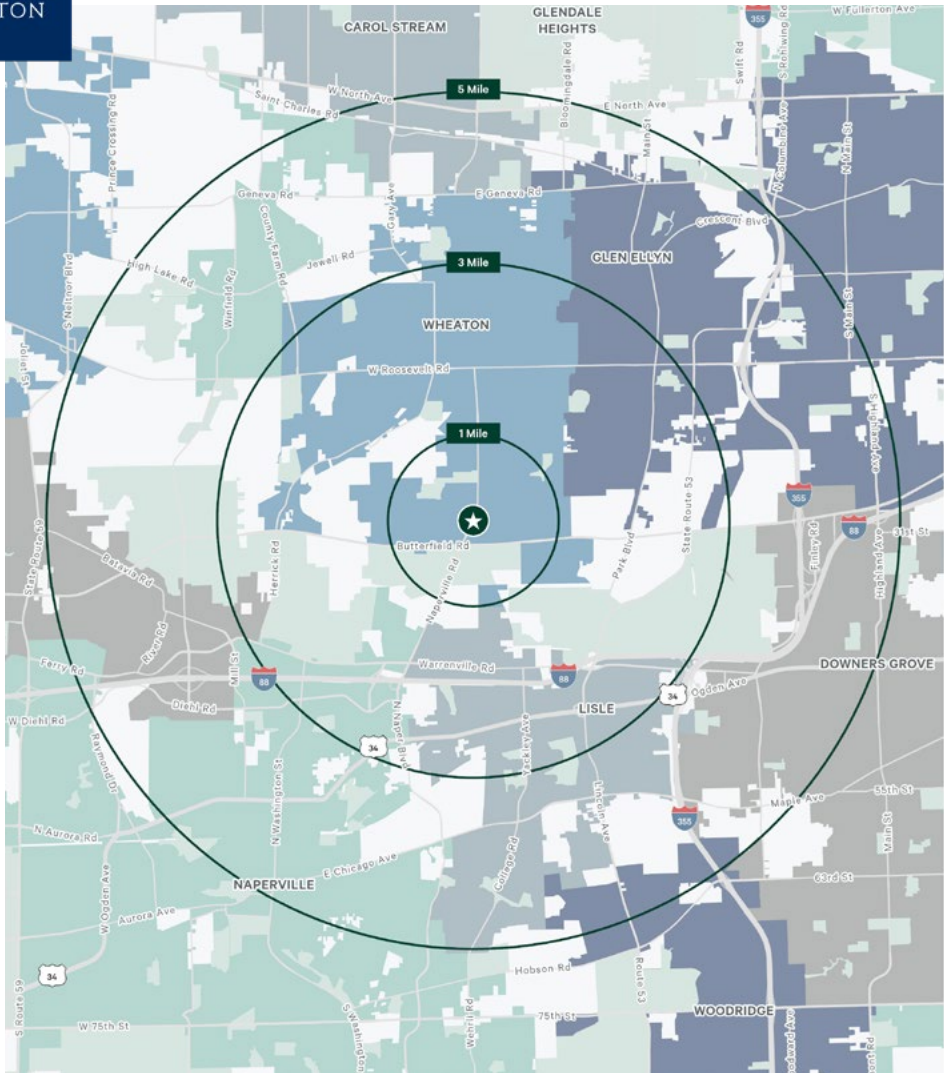
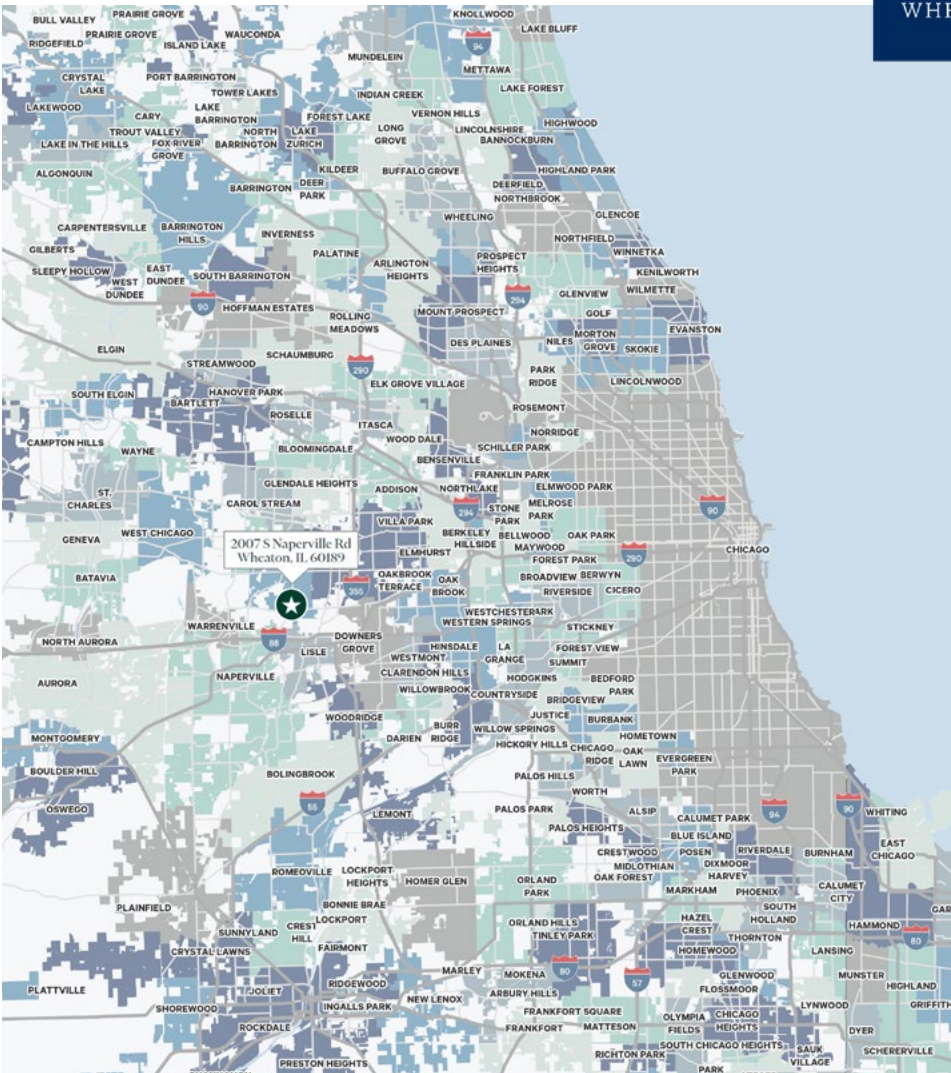
Highly Trafficked Intersection with Easy Access

- + 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

CHASE

DOLLAR TREE

Planet Fitness

BMO

Bank of America

Northwestern
Medicine

CVS
pharmacy

CVS
pharmacy

ALDI

Target

McDonald's

Dunkin' Donuts

CIRCLE K

Shell

ACE

TOWN SQUARE WHEATON

Talbots
WHITE
HOUSE
BLACK
MARKET

red mango

chico's

ANN TAYLOR
THE PERFECT THING

SL
SALON LOFTS

Meredith Jaye

EVEREVE

HOTWORX

WARREN'S
ALE HOUSE

McALISTER'S
DELI

Bear Paddle
swimschool
& clubhouse

NOTHING BUT CAKES

LENSCRAFTERS

DANADA SQUARE WEST

Jewel
Osco

TJ-maxx

HomeGoods

Burlington

ULTA

five BELOW

UNCHARTED

Bath
Works

Two
Bostons

Butterfield Rd. 26,800 VPD

DANADA SQUARE EAST

WHOLE
FOODS
MARKET

NORDSTROM
rack

petco

SIERRA
TRADING POST

J.CREW
FACTORY

STARBUCKS

Panera
BREAD

RICE LAKE SQUARE

Pete's
MARKET

PETSMART

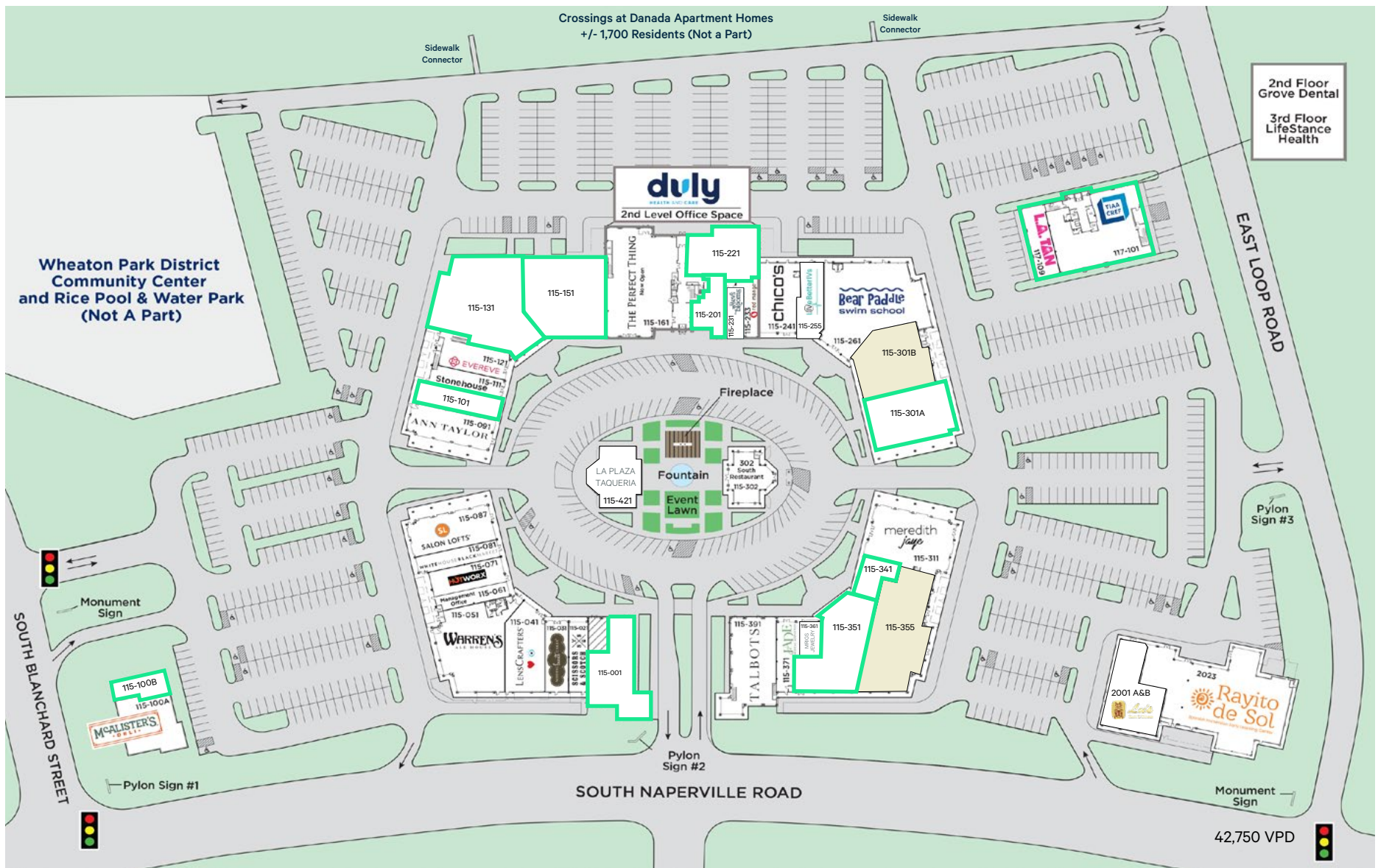
STUDIO
MOVIE GRILL

THE
PICKLR
SHOP

POTBELLY
SANDWICH WORKS

ME
Massage Envy

Butterfield Rd. 26,800 VPD



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								
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								
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								
2024 Housing Units	3,807		32,328		97,382		193,206	
2024 Vacant Housing Units	207	5.4%	1,621	5.0%	5,404	5.5%	10,727	5.6%
2024 Occupied Housing Units	3,600	94.6%	30,707	95.0%	91,978	94.5%	182,479	94.4%
2024 Owner Occupied Housing Units	2,428	63.8%	21,753	67.3%	64,290	66.0%	130,176	67.4%
2024 Renter Occupied Housing Units	1,172	30.8%	8,954	27.7%	27,688	28.4%	52,303	27.1%
Education								
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%	55,787	34.5%	126,388	38.2%
Bachelor's Degree or Higher	4,775	73.1%	34,894	65.5%	100,173	62.0%	187,497	56.7%
Place of Work								
2024 Businesses	499		4,104		12,241		21,588	
2024 Employees	5,900		58,367		242,192		376,148	



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