



WHEATLAND MARKETPLACE

RT 59 & 95TH ST, NAPERVILLE, IL

GROCER ANCHORED CENTER IN THE HEART OF VIBRANT SOUTHWEST NAPERVILLE



Now
Open

amazon
fresh

LA FITNESS
SIGNATURE CLUB

NOW OPEN

NOW OPEN!

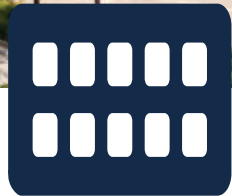
3116
SUITE 100

WHEATLAND MARKETPLACE | NAPERVILLE, IL

TUCKER
DEVELOPMENT



A destination
center in
the heart of
southwest
Naperville



TOTAL PROJECT SIZE

83,953 SF



ANCHORED BY

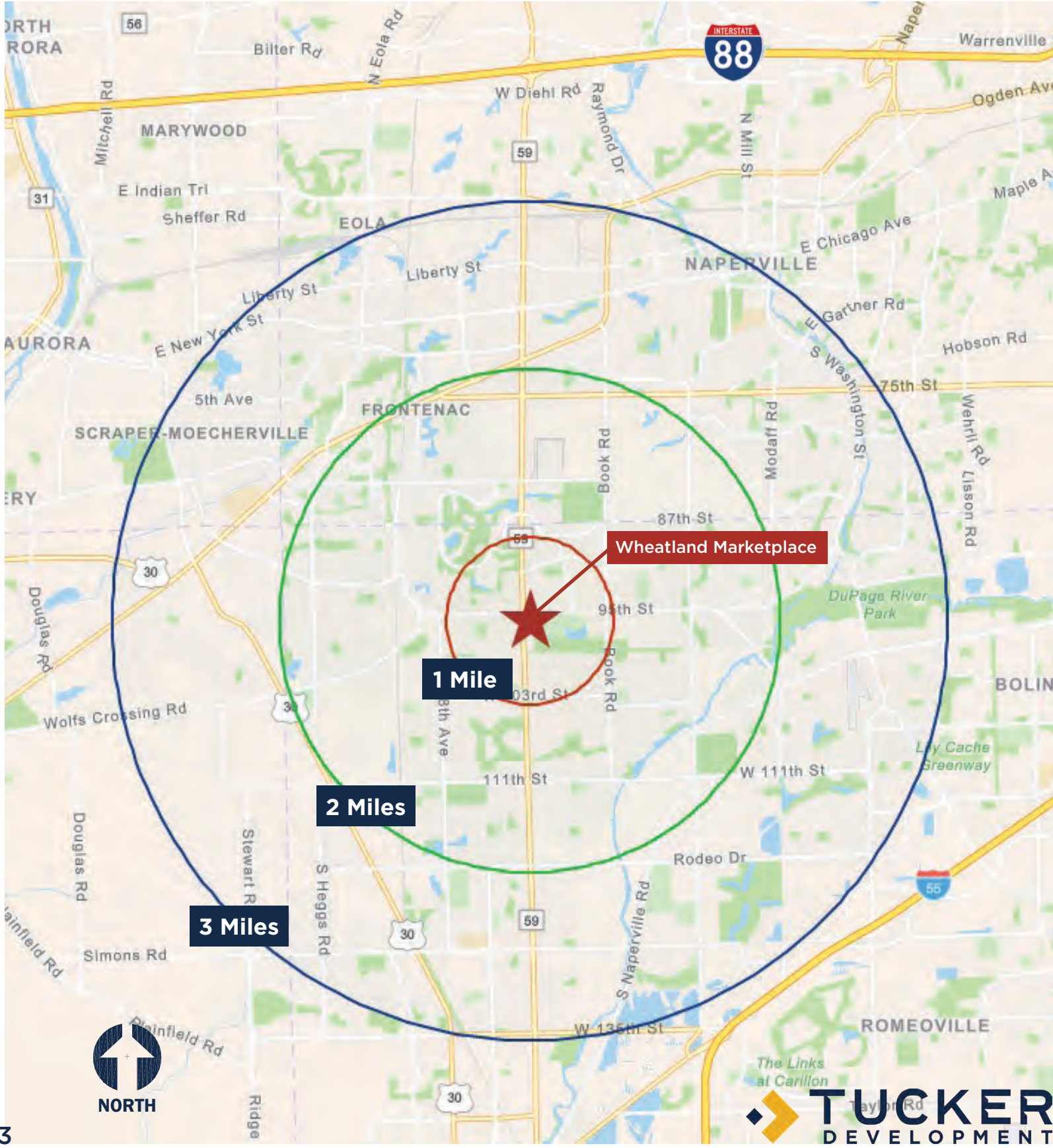
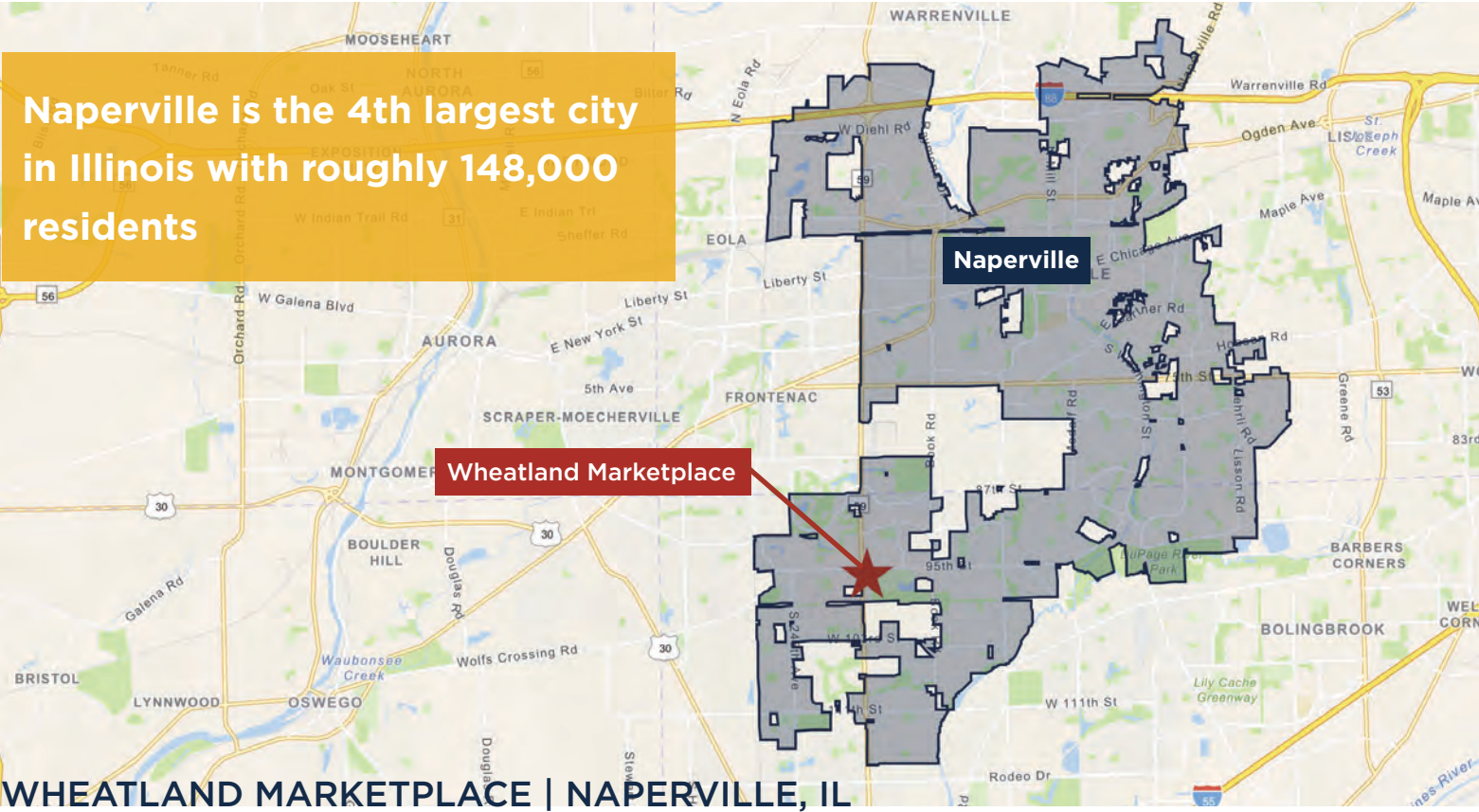
**AMAZON FRESH &
LA FITNESS SIGNATURE CLUB**



SPACE AVAILABLE

2,311 SF

Key Demographics	1 mile	3 miles	5 miles
2021 Total Population	12,235	84,322	218,764
2021 Total Households	4,195	26,056	71,889
2021 Average Household Size	2.92	3.24	3.04
2021 Average Household Income (Esri)	168,561	170,922	149,873
2021 Median Household Income	132,582	136,106	118,864
2021 Median Age	38.6	35.9	36.0



Over 299,000 people work and live within a 15-minute drive of Wheatland Marketplace



147,923

2021 Daytime Population:
Workers (Esri)



151,722

2021 Daytime Population:
Residents (Esri)

Tapestry Segments

HOUSEHOLDS

HHs %

% US HHs

Affluent Estates (L1)

52,251

52.14%

10.00%



1B

Professional Pride

22,914 households

22.9%

of Households



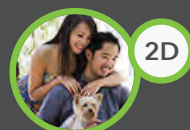
1C

Boomburbs

20,533 households

20.5%

of Households



2D

Enterprising
Professionals

13,532 households

13.5%

of Households

WHO ARE WE?

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of 1.6 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters.



KEY FACTS FOR THIS AREA

15 minute drive time

299,900

Population

100,222

Households

2.97

Avg Size
Household

179

Wealth
Index

145

Housing
Affordability

66

Diversity
Index

\$333,219

Median Home
Value

0.43%

Forecasted Annual
Growth Rate



Ideally positioned
along the highly
trafficked Rt. 59
retail corridor

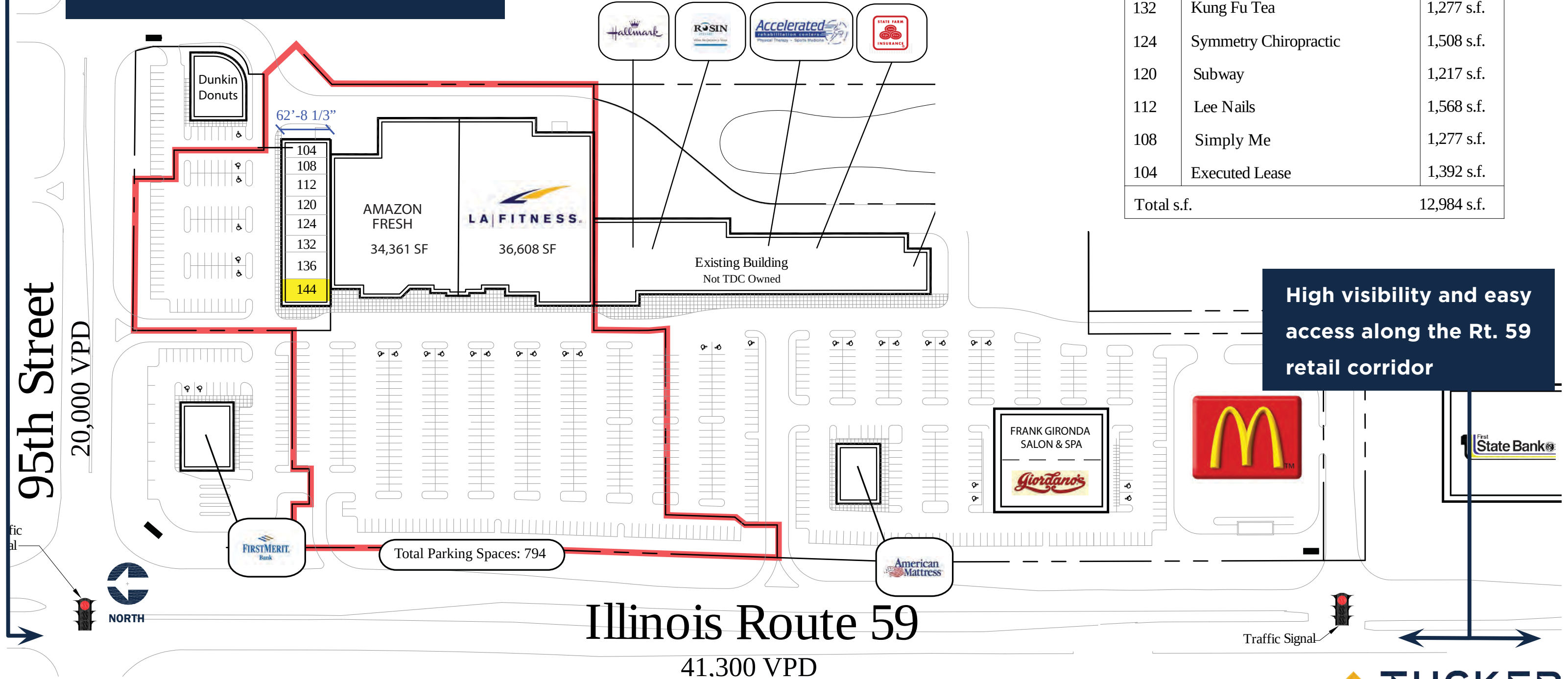
Strong regional market draw

Just north on Rt. 59, immediately
south of I-88, is a 3-mile stretch
of densely concentrated power
centers anchored by Fox Valley
Mall that contributes to the area's
regional draw





Over 60,900 vehicles per day at the intersection of Rt. 59 and 95th St.



Inline Shops		
Space	Tenant	Floor Area
144	Available	2,311 s.f.
136	YK Martial Arts	2,434 s.f.
132	Kung Fu Tea	1,277 s.f.
124	Symmetry Chiropractic	1,508 s.f.
120	Subway	1,217 s.f.
112	Lee Nails	1,568 s.f.
108	Simply Me	1,277 s.f.
104	Executed Lease	1,392 s.f.
Total s.f.		12,984 s.f.

Strong service based co-tenancy

AMAZON FRESH

SYMMETRY
CHIROPRACTIC & ACUPUNCTURE

**KUNG
FU
TEA** 功夫茶

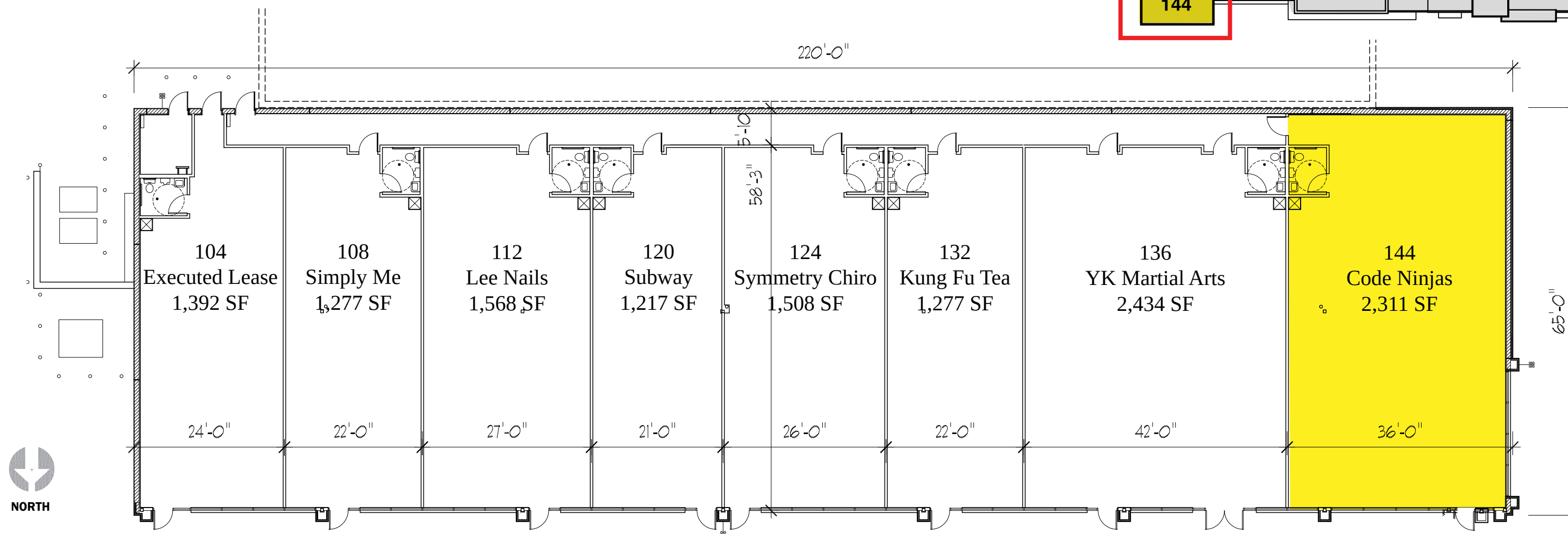
LA FITNESS
SIGNATURE CLUB

SIMPLY ME SALON

LEE *by* NAILS

SUBWAY

YK MARTIAL ARTS



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