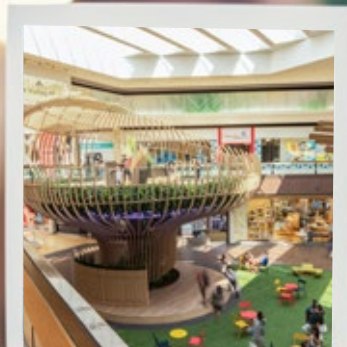
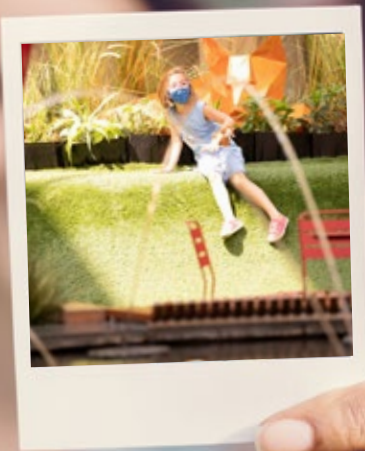




PICTURE THIS:
AN ALL-NEW
FOX VALLEY



PICTURE THIS: THE FUTURE OF FOX VALLEY

WHERE FAMILIES CONVERGE.
WHERE NAPERVILLE AND AURORA
THRIVE. WHERE THE NEXT GENERATION
OF SHOPPING HAS ARRIVED.

AN ENTERTAINMENT HUB. AN ALL-DAY
DESTINATION. A GATHERING PLACE FOR
THE ENTIRE FAMILY AND THE ENTIRE
COMMUNITY.

AN INVIGORATED REDEVELOPMENT THAT
WILL CHANGE WHAT AREA RESIDENTS
THINK ABOUT THEIR MALL.

ENVISION YOURSELF AS PART OF THIS
CHANGE. BEING A PART OF THE FUTURE
FROM THE GROUND UP. EVERYTHING
YOU'VE IMAGINED IS READY TO BECOME
YOUR REALITY.

IT'S ALL HAPPENING HERE.
AT FOX VALLEY MALL.

DON'T JUST PICTURE IT.

BE IN IT.



THE PICTURE- PERFECT MARKET

CENTERED IN THE ONE OF THE MOST PRODUCTIVE RETAIL SALES CORRIDORS IN THE CHICAGO METRO AREA, FOX VALLEY CAPTIVATES THIS COVETABLE DEMOGRAPHIC AND ITS DAILY COMMUTERS, AND BRINGS TO LIFE A COMMUNITY HUB FOR THOSE EAGER TO MAKE FOX VALLEY THEIR NEW DAY-TO-NIGHT DESTINATION.



OUR NEIGHBORHOOD

Aurora is the No. 1 city in the country to live the American Dream and is ranked as a top place (No. 11) in the U.S. to raise a family

OUR NEIGHBORS

Population*: 658,610
Median Age: 37.0

Households: 220,745
Households with Children <18: 94,258; 43.9%

2019 Total Trade Area Average HHI: \$127,460
Over 50% of the current shopper base have HHI of \$100k+

NAPERVILLE MAKES THE GRADE

A+ for public schools and for being a good city for families

A in diversity

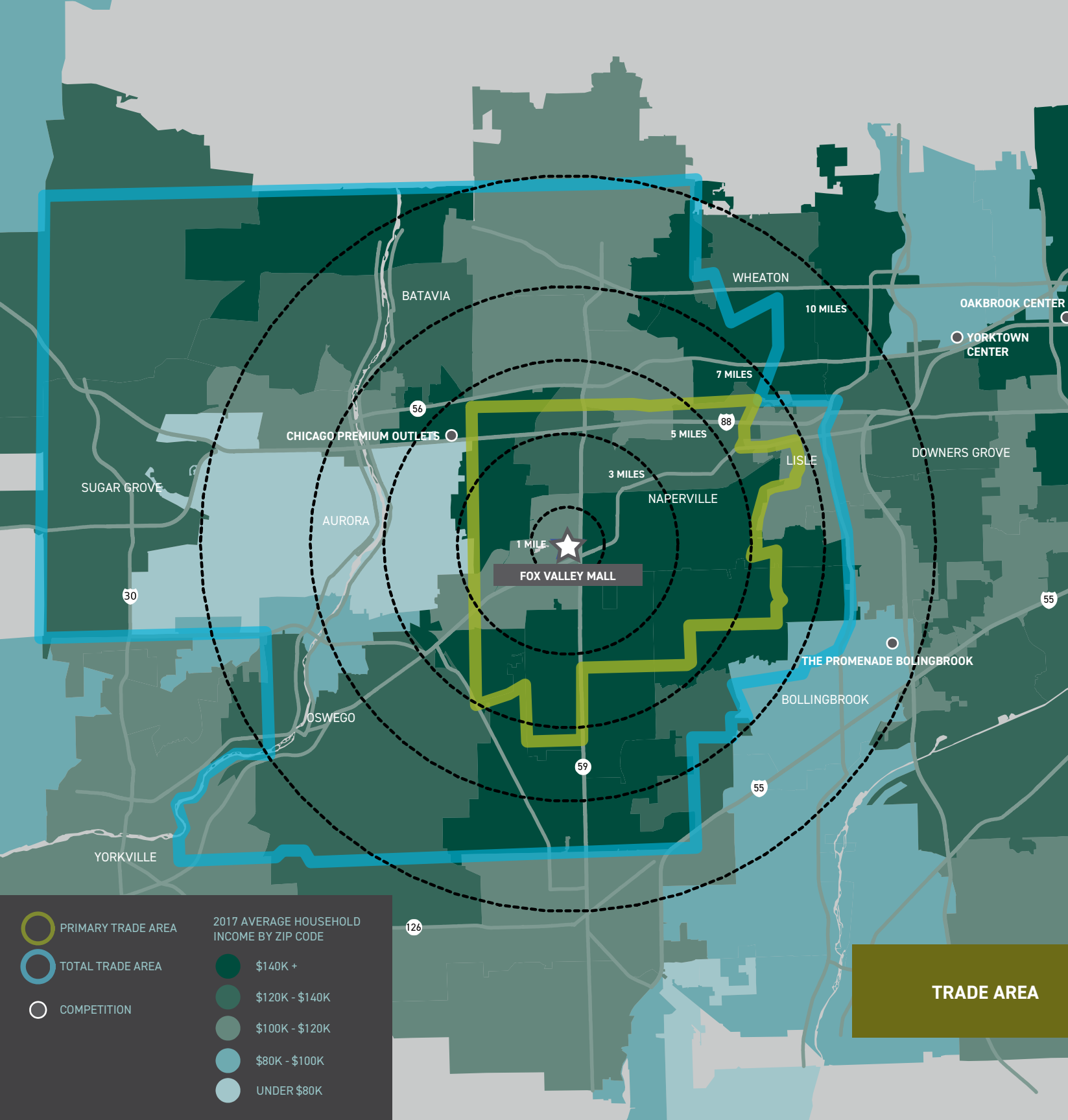
A- in housing

B+ in nightlife and crime & safety

*All demographics reference Total Trade Area unless otherwise specified

PICTURE THIS:

A REGION
FULL OF
OPPORTUNITY



TOTAL TRADE AREA DAYTIME EMPLOYMENT:
313,658

AVERAGE TRAVEL TIME TO WORK:
34.1 MINUTES

FOX VALLEY ANCHORS THE MOST
PRODUCTIVE RETAIL SALES CORRIDOR
IN THE CHICAGO METRO AREA ON IL-59 SOUTH
OF INTERSTATE 88.

SITUATED IN THE CENTER OF IT ALL -
FOX VALLEY IS WITHIN MINUTES TO:

- DOWNTOWNS NAPERVILLE & AURORA
- RIVEREDGE PARK
- PARAMOUNT THEATER
- HOLLYWOOD CASINO
- METRA TRAIN STATION
- DUPAGE CHILDREN'S MUSEUM

TRADE AREA

THE PICTURE:
IS CRYSTAL
CLEAR



WITH PURPOSEFUL PLACE MAKING DESIGN, ENJOY QUIET MOMENTS IN OUR IMMERSIVE CENTRAL PARK, CELEBRATE THE NAPERVILLE & AURORA COMMUNITIES AT BELOVED LOCAL HIGHLIGHTS, AND STEP INTO THE FUTURE OF RETAIL WITH OUR LINEUP OF POPUPS.

FROM ENTERTAINMENT ABOUND, AND NATIONALLY RENOWNED RETAILERS AND RESTAURANTS, THE NEW FOX VALLEY HAS EVERYTHING THIS TOP-TIER COMMUNITY DEEMED ONE OF AMERICA'S BEST PLACES TO LIVE HAS ALWAYS WANTED.

THE FUTURE OF RETAIL IS ON THE HORIZON.

THE NEW FOX VALLEY IS HERE.

RANKS

Fox Valley Mall retail area ranks 1st in suburban sales with \$5.5B in 2016. Naperville restaurant & retail space surpasses all other Chicago suburbs
142 retail shops, eateries & department stores

KEY RETAILERS

Key Retailers: Round 1 Bowling & Amusement; Macy's; JCPenney; H&M; Victoria's Secret; Pandora; Bath & Body Works; Hollister; Dry Goods

GROSS LEASABLE AREA

1.4 million square feet
Parking Spaces: 8,522



FOX VALLEY
THENEWFOXVALLEY.COM

