



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 SHOP, LIVE, PLAY HAS ARRIVED.**

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

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

**DON'T JUST PICTURE IT.
BE IN IT.**

1 MILLION SQUARE FEET OF RETAIL
WITH 528K SMALL SHOP
3 ANCHORS: MACY'S, JCPENNEY,
ROUND1 ENTERTAINMENT
579 MULTIFAMILY UNITS
OPPORTUNITY FOR 40K SF GROCER, 40K SF
THEATER & RESTAURANT COLLECTION
212 UNIT SENIOR LIVING COMMUNITY
ACTIVATED GREEN SPACE
INTERIOR MULTILEVEL PARK EXPERIENCE



THE PICTURE- PERFECT MARKET

CENTERED ON THE BORDER OF NAPERVILLE AND AURORA WHERE RETAIL SPENDING TOPS \$5.5B, 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*

NAPERVILLE MAKES THE GRADE

Named the Best City to Raise a Family in America for 2020**

A+ for public schools

A+ Good city for families

A+ Health and Fitness

A- in diversity

A- in housing

OUR NEIGHBORS

Population: 655,683

Daytime population: 756,285

Avg HHI: \$111,982

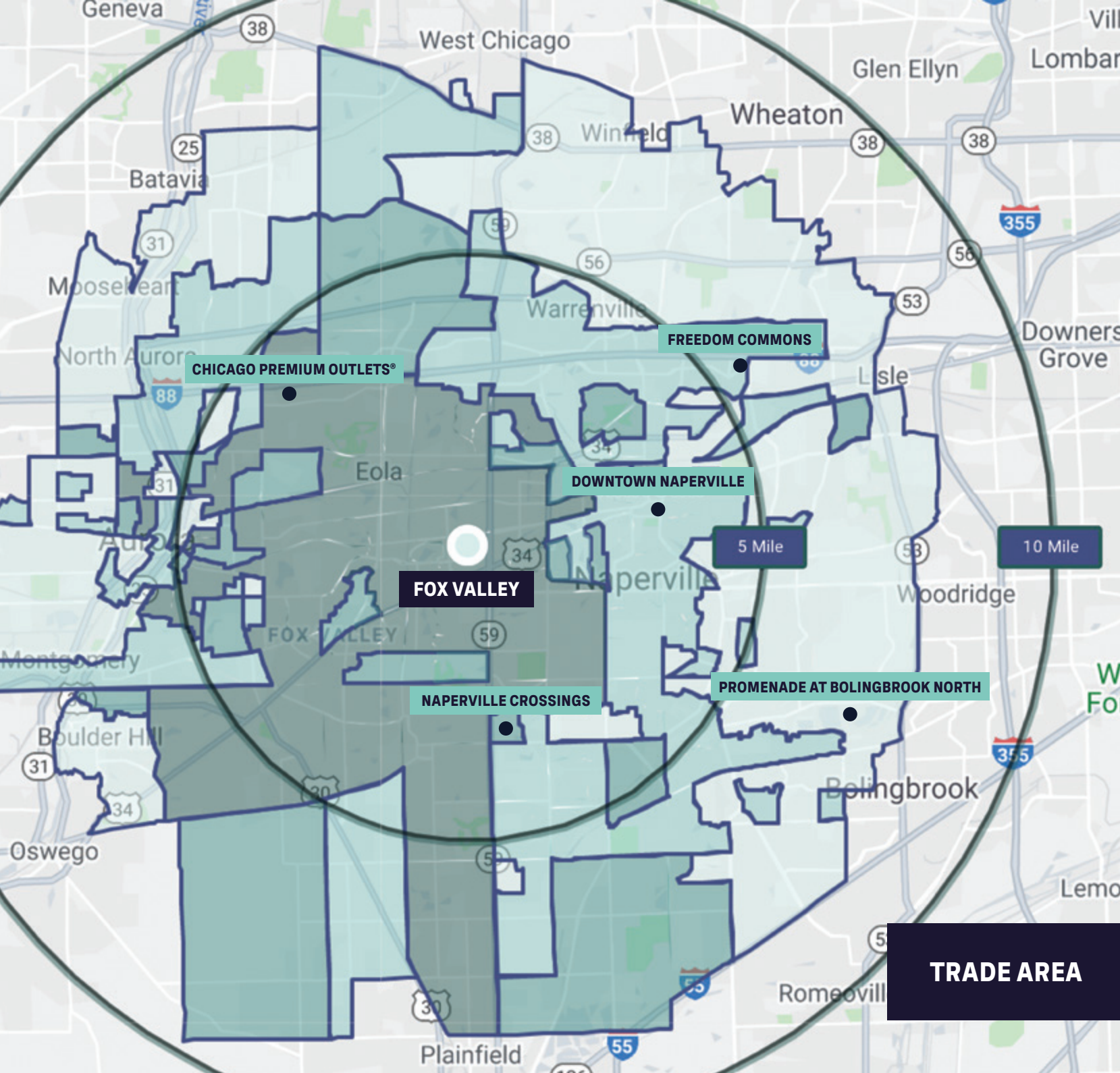
Households: 221,593

Households with Children <18: 82,070; 37%

24% have Avg HHI >\$150k

*smartasset.com rankings

**niche.com rankings



PICTURE THIS:
A REGION
FULL OF
OPPORTUNITY

TOTAL TRADE AREA DAYTIME EMPLOYMENT:
358,593

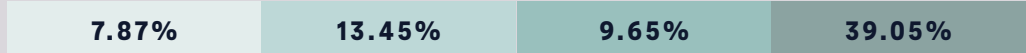
AVERAGE TRAVEL TIME TO WORK:
34.1 MINUTES

FOX VALLEY ANCHORS ONE OF THE MOST PRODUCTIVE RETAIL SALES CORRIDORS 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 KEY - % OF VISITS



TRADE AREA

LUMEN FOX VALLEY

ILLUMINATING THE FUTURE OF MULTI-FAMILY

**A LUXURY FOX VALLEY COMMUNITY
OFFERING BEST-IN-CLASS AMENITIES
AND CENTER-OF-THE-ACTION LIVING.**

**UNDER CONSTRUCTION AND
HIGHLY ANTICIPATED.**

OUTDOOR FIREPITS & GRILLS

OUTDOOR SEATING & WORKOUT SPACE

PET SPA & DOG RUN

FITNESS / YOGA CENTER

GAME ROOM

ENTERTAINMENT KITCHEN

RESIDENT LOUNGE

SOLARIUM

CO-WORKING SPACE WITH

CONFERENCE ROOMS

STAINLESS STEEL APPLIANCES

QUARTZ COUNTERTOPS

BALCONY OR PATIO FOR EVERY UNIT





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.

ENTERTAINMENT ABOUNDS, AND **NATIONALLY RENOWNED RETAILERS AND RESTAURANTS ALIGN**, AS 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.

KEY RETAILERS

Round 1 Bowling & Amusement, JCPenney, Macy's, H&M, Victoria's Secret, Pandora, Comedy Shrine, Dry Goods, Hollister & Bath & Body Works

GROSS LEASABLE AREA

1 million total retail sf
528K retail small shop

NATIONAL LEASING

KELLIE FORMAN

kforman@CentennialREC.com

312.504.3598

ANCHORS & PADS

EARL K. HARRIS

eharris@CentennialREC.com

972.210.3520

AGILE LEASING & NATIONAL POP UPS

PATIE RYAN

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630.870.4621



FOX VALLEY

THENEWFOXVALLEY.COM



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