



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

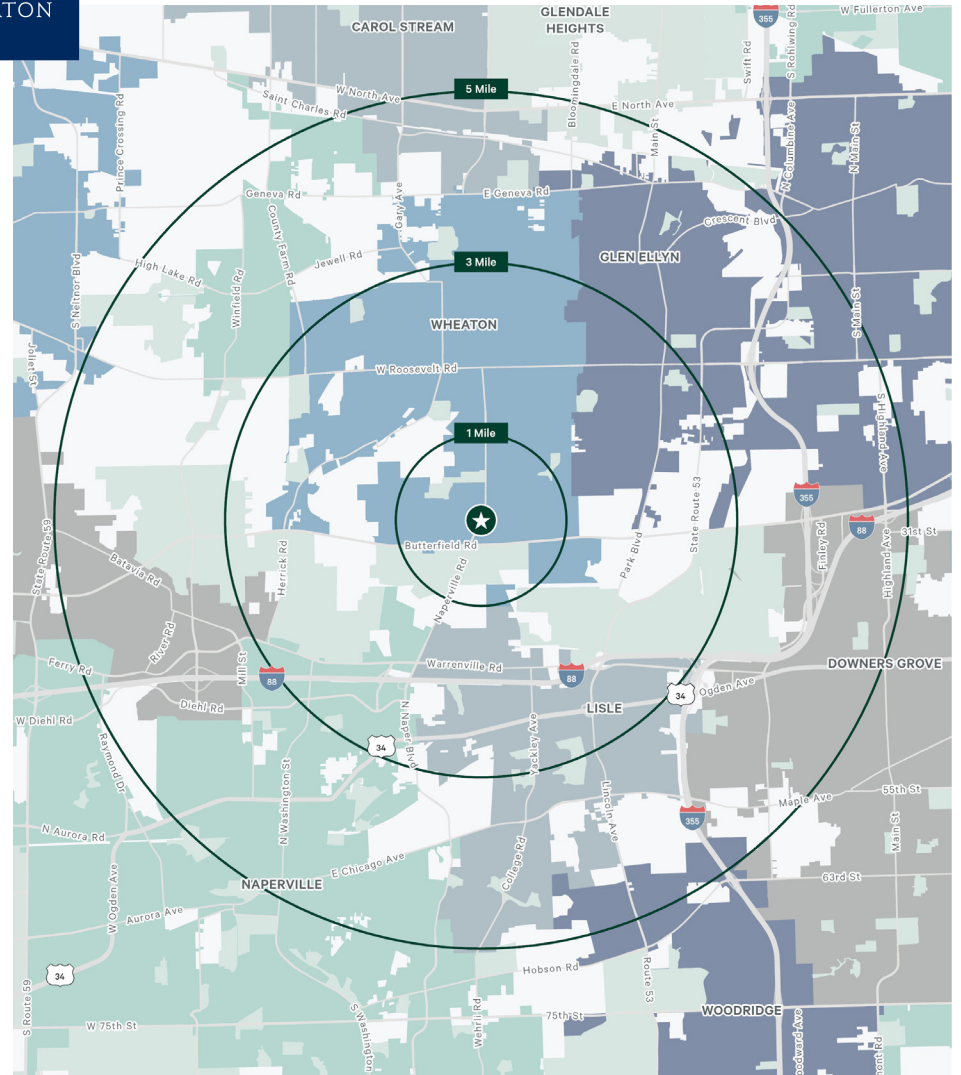
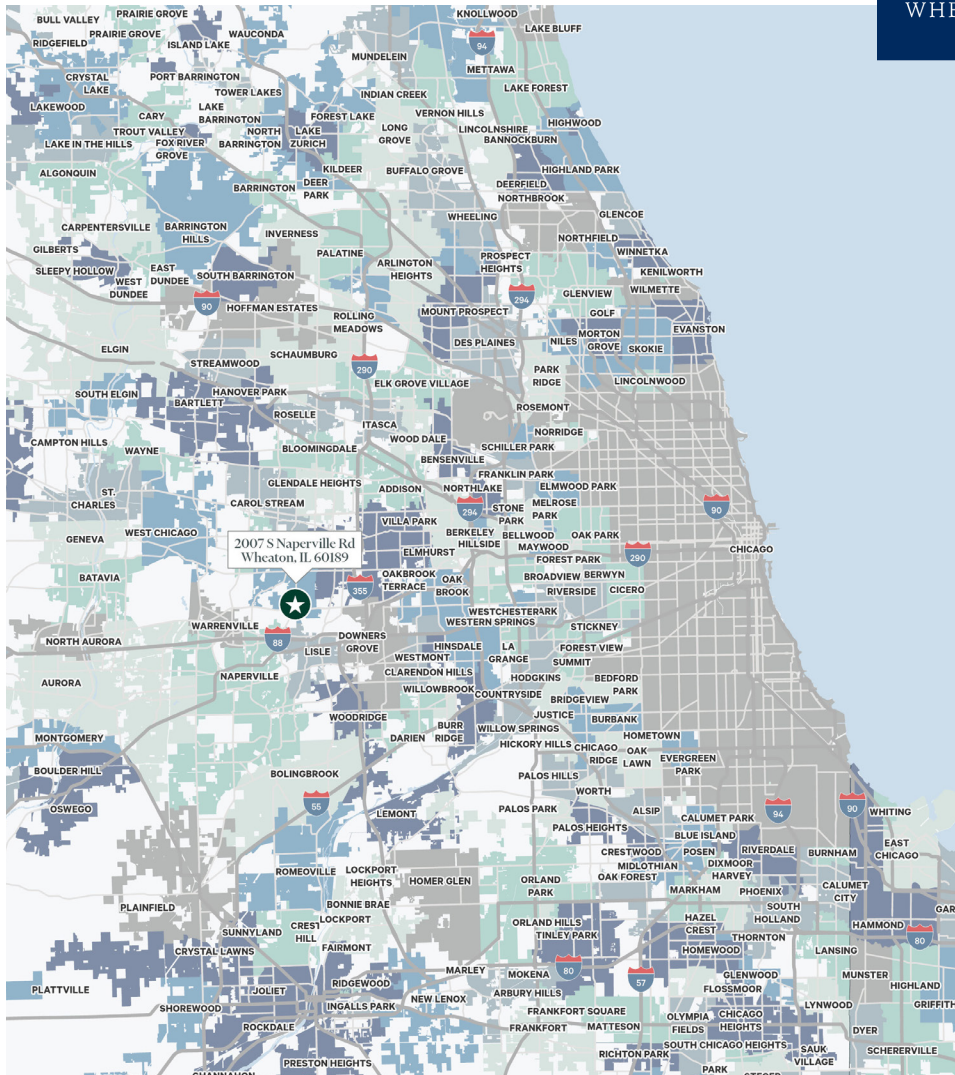
- + 42,750 VPD at Naperville Blvd & Loop Rd
- + Two Traffic Lights with 9 Access Points

### 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 Jase

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  
Body  
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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FOR MORE INFORMATION CONTACT US:



**Sean McCourt**  
Senior Vice President  
+1 332 297 7688  
sean.mccourt@cbre.com



**Alex Corno**  
First Vice President  
+1 312 935 1015  
alex.corno@cbre.com

CBRE

321 N Clark St, Suite 3400 | Chicago, IL 60654

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