



Centennial

CentennialRec.com



195 Fox Valley Center, Aurora, IL 60504

OVERVIEW

PROPERTY NAME:

Fox Valley Mall

CITY/STATE:

Aurora, IL

PROPERTY TYPE:

Super Regional

LONGITUDE/LATITUDE:

41.7672, -88.2133

SQ FT:

1.5 million

KEY RETAILERS:

Macy's
Carson Pirie Scott
JCPenney
Sears
H&M
Forever 21
Francesca's
Victoria's Secret
Dry Goods

**RESTAURANTS &
ENTERTAINMENT:**

Round 1 Bowling &
Amusement
Panera Bread

BUILT/RENOVATED:

1975/1998

**AN INTEGRAL PART OF THE COMMUNITY SERVING GENERATIONS OF SHOPPERS.**

Fox Valley Mall anchors the most productive retail sales corridor in the Chicago metro area on IL-59 just south of Interstate 88 in the growing western suburbs. This active, three-story mall is focused on local families with its diverse offering of 120 retail shops and eateries plus four department stores. The tenant mix features H&M, Forever 21, Victoria's Secret, and a new 50,000 square foot Round 1 Bowling & Amusement center.



**Fox Valley
Mall**

CENTENNIAL COLLECTION

DEMOGRAPHICS

AT A GLANCE

POPULATION	PRIMARY TRADE AREA	TOTAL TRADE AREA
2017 TOTAL POPULATION	192,782	656,833
2022 TOTAL POPULATION	197,860	672,786
POPULATION GROWTH	2.6%	2.4%

HOUSEHOLDS	PRIMARY TRADE AREA	TOTAL TRADE AREA
2017 TOTAL HOUSEHOLDS	68,863	220,120
2022 TOTAL HOUSEHOLDS	70,594	225,003
HOUSEHOLD GROWTH	2.5%	2.2%

DAYTIME EMPLOYMENT	PRIMARY TRADE AREA	TOTAL TRADE AREA
TOTAL BUSINESSES	9,802	26,959
TOTAL EMPLOYEES	129,226	338,005

INCOME	PRIMARY TRADE AREA	TOTAL TRADE AREA
HOUSEHOLD AVERAGE	\$135,782	\$117,024
HOUSEHOLD MEDIAN	\$102,742	\$88,362
PER CAPITA INCOME	\$48,502	\$39,218

HOUSEHOLD INCOME	PRIMARY TRADE AREA	TOTAL TRADE AREA
\$50,000 OR MORE	78.2%	72.5%
\$75,000 OR MORE	64.2%	57.2%
\$100,000 OR MORE	51.3%	43.7%
\$150,000 OR MORE	29.8%	23.8%

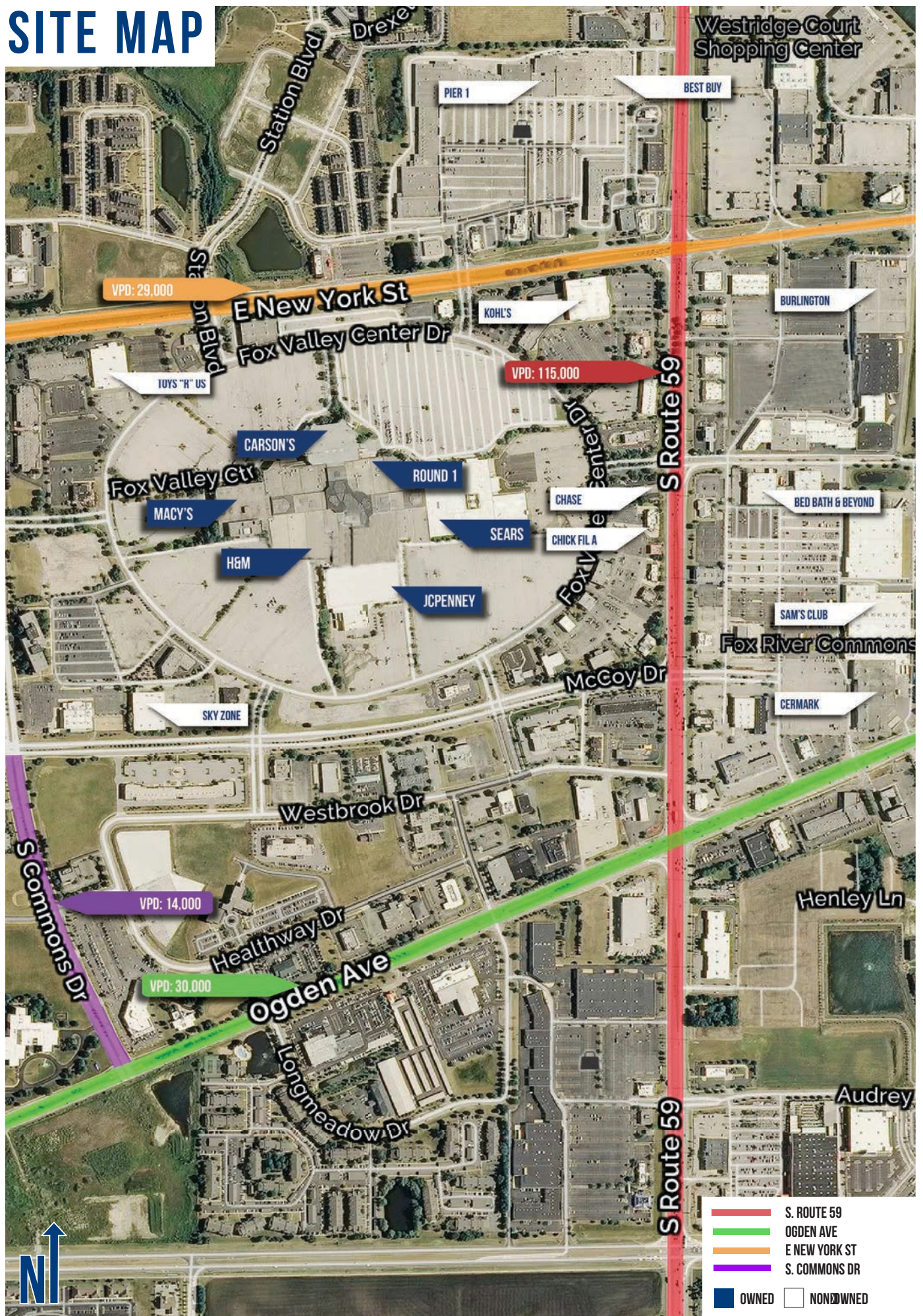
RACE/ETHNICITY	PRIMARY TRADE AREA	TOTAL TRADE AREA
WHITE	68.4%	70.8%
BLACK	7.3%	6.7%
ASIAN	17.8%	9.6%
OTHER	6.5%	12.8%
HISPANIC OR LATINO	9.3%	22.7%

AGE	PRIMARY TRADE AREA	TOTAL TRADE AREA
MEDIAN AGE	37.2	36.5

EDUCATION & OCCUPATION LEVELS	PRIMARY TRADE AREA	TOTAL TRADE AREA
COLLEGE GRADUATES	61.6%	45.8%
WHITE COLLAR	78.7%	68.7%



SITE MAP



TRADE AREA MAP

2017 AVERAGE HOUSEHOLD INCOME BY CENSUS TRACT

- \$140K +
- \$120K - \$140K
- \$100K - \$120K
- \$80K - \$100K
- UNDER \$80K

Legend:

- PRIMARY TRADE AREA
- TOTAL TRADE AREA
- COMPETITION

Data Source: Claritas; Tetrad; April, 2017

MARKET INFORMATION

COLLEGES/UNIVERSITIES	LOCATION	# OF STUDENTS	MAJOR EMPLOYERS	EMPLOYEE COUNT	TOURISM
AURORA UNIVERSITY	AURORA, IL	5,243	EDWARD HOSPITAL & HEALTH SERVICES	4,500	MAJOR HOTELS # OF ROOMS
NORTH CENTRAL COLLEGE	NAPERVILLE, IL	2,962	ALCATEL-LUCENT	3,400	MERIDAN PARK SUITES 148
WAUBONSEE COMMUNITY COLLEGE	SUGAR GROVE, IL	10,511	CATERPILLAR	2,500	HAMPTON INN & SUITES 127
BENEDICTINE UNIVERSITY	LISLE, IL	5,954	INDIAN PRAIRIE PUBLIC SCHOOLS	3,022	CHICAGO MARRIOTT NAPERVILLE 424
PUBLIC DISTRICTS	# OF SCHOOLS	# OF STUDENTS	AURORA PUBLIC SCHOOLS	2,820	EMBASSY SUITES CHICAGO NAPERVILLE 168
AURORA, IL	15	5,243	NAPERVILLE PUBLIC SCHOOLS	2,350	HOTEL INDIGO NAPERVILLE RIVERWALK 158
PRIMARY TRADE AREA	48	37,320	NICOR GAS	2,140	AREA ATTRACTIONS
			RUSH-COPELY MEDICAL CENTER	2,000	RIVER-EDGE PARK
			BP	1,800	PHILLIPS PARK ZOO
			BMO HARRIS BANK	1,200	SCITECH HANDS ON MUSEUM
					SPLASH COUNTRY WATER PARK

These maps/site plans are not a representation, warranty or guarantee as to size, location, identity of any tenant, address or any other physical indication or parameter of the property and are for use as approximated information only.



Fox Valley Mall

CENTENNIAL COLLECTION

FOX VALLEY MALL

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Aurora, IL 60504

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ShopFoxValleyMall.com