

Westchester Commons

LEASING OPPORTUNITIES

3001-3075 S Wolf Rd, Westchester, IL 60154



Regency[®]
Centers.

This is how we mix it up.

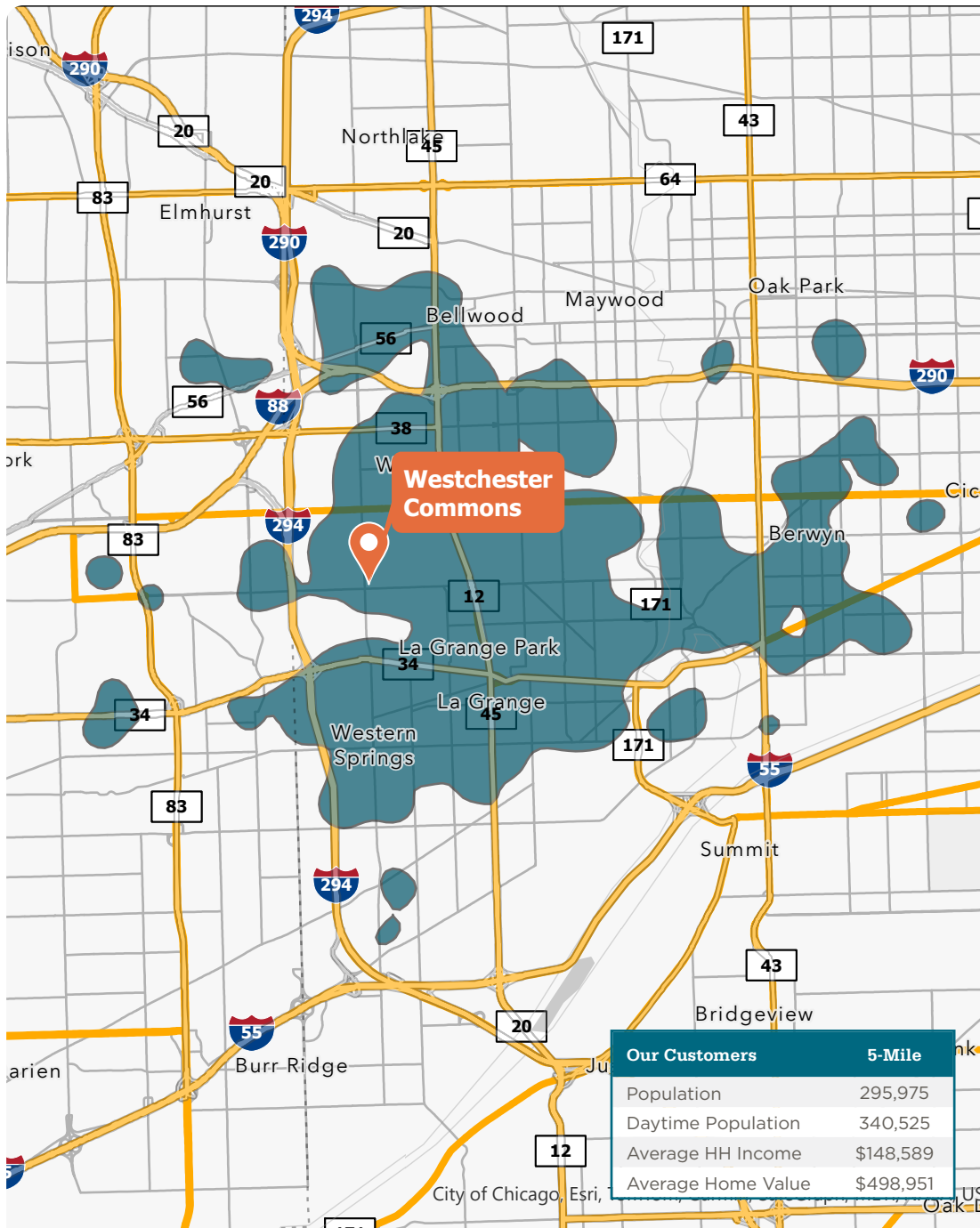
An inspired selection of quality and value for a deserving market.

Our Fresh Look® philosophy combines unique placemaking designs with the right merchandising mix. Curated to the community, our Westchester Commons merchandisers include Mariano's Fresh Market, Anytime Fitness, Goodwill, McDonalds, Great Clips, The Huntington National Bank, and The UPS Store.



Fresh Look® Philosophy

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The Location

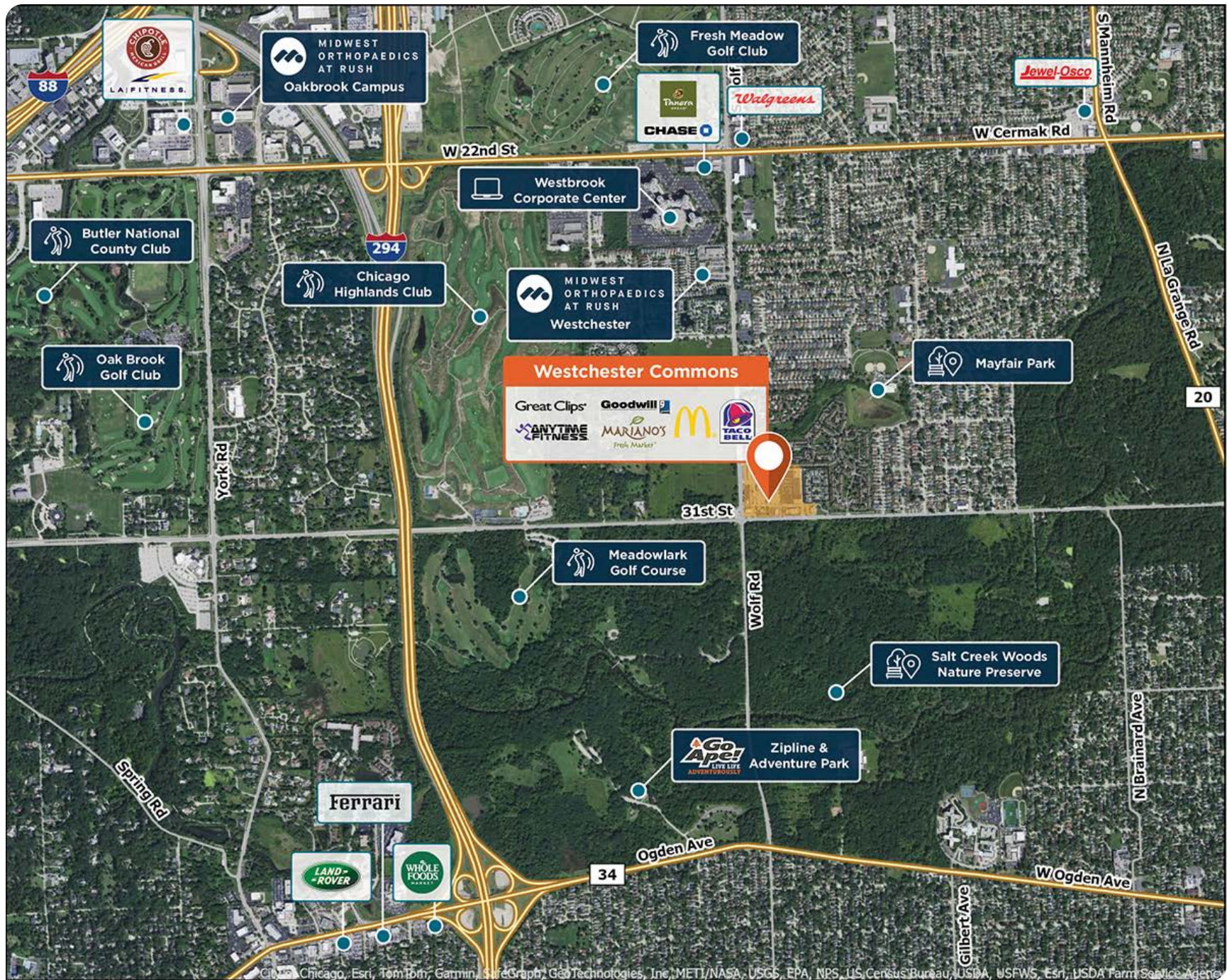
Embedded in Chicago's Western Suburbs

Westchester Commons is situated in an affluent and densely populated community, located at the **intersection of Wolf Road and 31st Street**.

This high-traffic shopping center attracts approximately **2.4 million visits** each year from **382,300 annual visitors** and benefits from visibility to **52,700 vehicles daily**. The trade area spans into Western Springs, La Grange and Berwyn, drawing in shoppers from a wide radius.

The center is anchored by **high-performing Mariano's Fresh Market**, which is the grocery chain's second-most-visited location within a 10-mile radius.





The Location



The Market

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	3-Mile Radius	5-Mile Radius	10-Min Drive	15-Min Drive	Trade Area
 Population	93,621	295,975	101,743	334,972	202,391
 Daytime Population	125,345	340,525	138,064	410,199	161,970
 Average Household Income	\$172,487	\$148,589	\$168,379	\$153,333	\$131,693
 Average Home Value	\$530,822	\$498,951	\$534,284	\$506,250	\$92,879



The trade area is characterized by affluent demographics including **Ultra Wealthy Families**, who make up over 20% of visitors and **Upper Suburban Diverse Families** who account for over 21% of visits. Both segments are ideal audiences for family-centric retailers and community-driven services.

Source: 2024 Placer

Demographic Snapshot

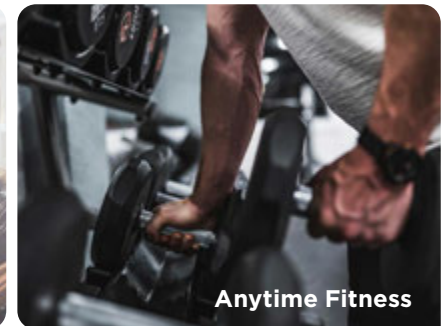
AVAILABLE

004	AVAILABLE (FORMER MEDICAL SPACE - ABLE TO COMBINE FOR 3,000 SF WITH UNIT 5)	2,000 - 3,000
005	AVAILABLE	1,000
009	AVAILABLE	1,000
025	AVAILABLE (FORMER MASSAGE STUDIO)	2,400
030	AVAILABLE	750
031	AVAILABLE (FORMER RESTAURANT SPACE - ABLE TO COMBINE FOR 1,500 SF WITH UNIT 30)	750 - 1,500
035	AVAILABLE	1,384

LEASED

001	H & R BLOCK	1,250
002	JAY'S WOK	1,000
006	GREAT CLIPS	1,000
007	THE UPS STORE	1,250
008	JEANNIE'S HAIR CO.	1,000
010	THE HUNTINGTON NATIONAL BANK	1,000
011	MARIANO'S FRESH MARKET	79,771
014	WESTBROOK CLEANERS	2,700
015	PAUL'S PIZZA & HOT DOGS	2,700
021	GOODWILL	14,941
023	ANYTIME FITNESS	8,100
026	WESTCHESTER INN	1,600
027	MAGIC NAILS	3,200
029	IMPULSE REHAB AND WELLNESS	2,400
032	BETTY'S BISTRO	1,500
033	DENTAL CONCEPTS	1,384
034	PETRAK CHIROPRACTIC	1,368
OP1	MCDONALDS	1
OP2	KFC	3,182
OP3	TACO BELL	4,000
OP4	WELLS FARGO BANK	0

Center Size:
142,631 SF



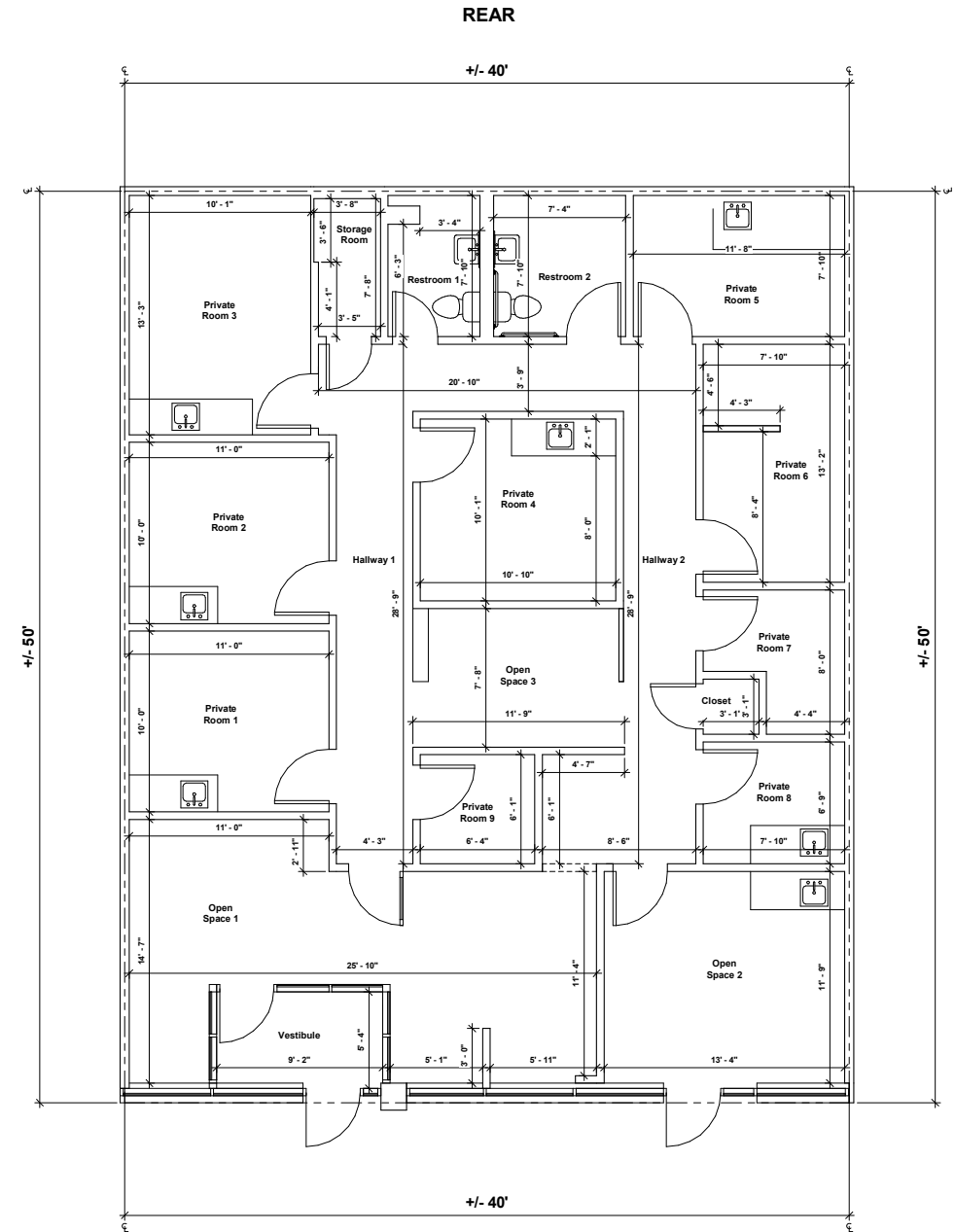
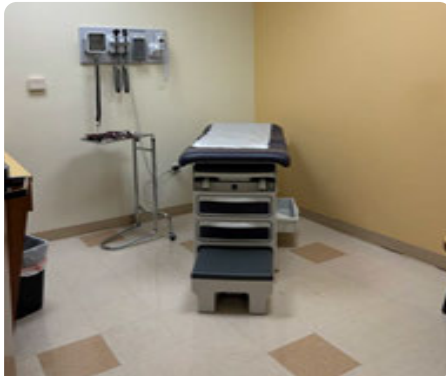
Leasing Plan

3001-3075 S Wolf Rd, Westchester, IL 6015 | **Westchester Commons**
LEASING OPPORTUNITIES

Unit 4

2,000 SF Former Medical Space Available

- Direct Visibility and Access from Wolf Road
- Fully Built-Out Urgent Care
- Reception Desk
- 9 Private Rooms for Exams, Process and Storage
- 2 Bathrooms
- Nurse Station
- Break Room
- Former Equipment
- Able to Expand 3,000 SF



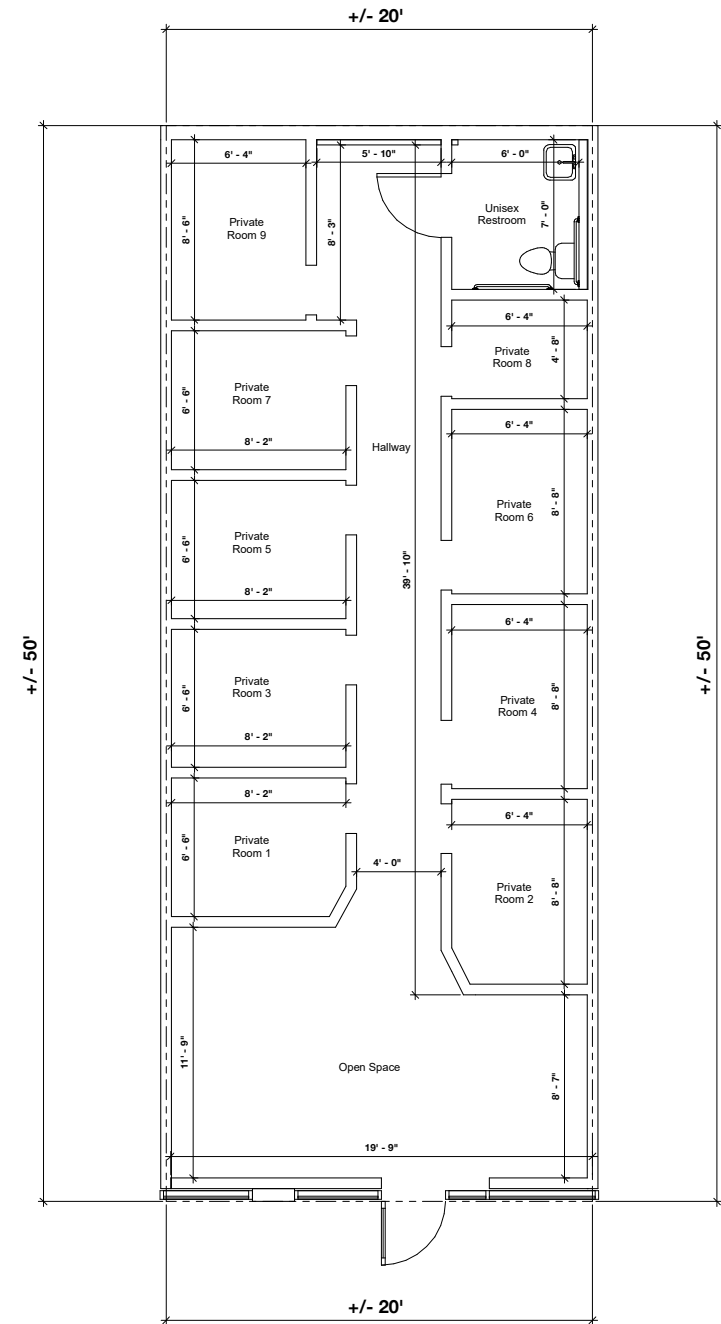
Leasing Opportunities Unit 4

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LEASING OPPORTUNITIES

Unit 5

1,000 SF Retail Space Available

- Direct Visibility and Across from Wolf Road
- Former Learning Center
- Reception Desk for Convenient Customer Service
- 9 Private Rooms
- Bathroom



FRONT

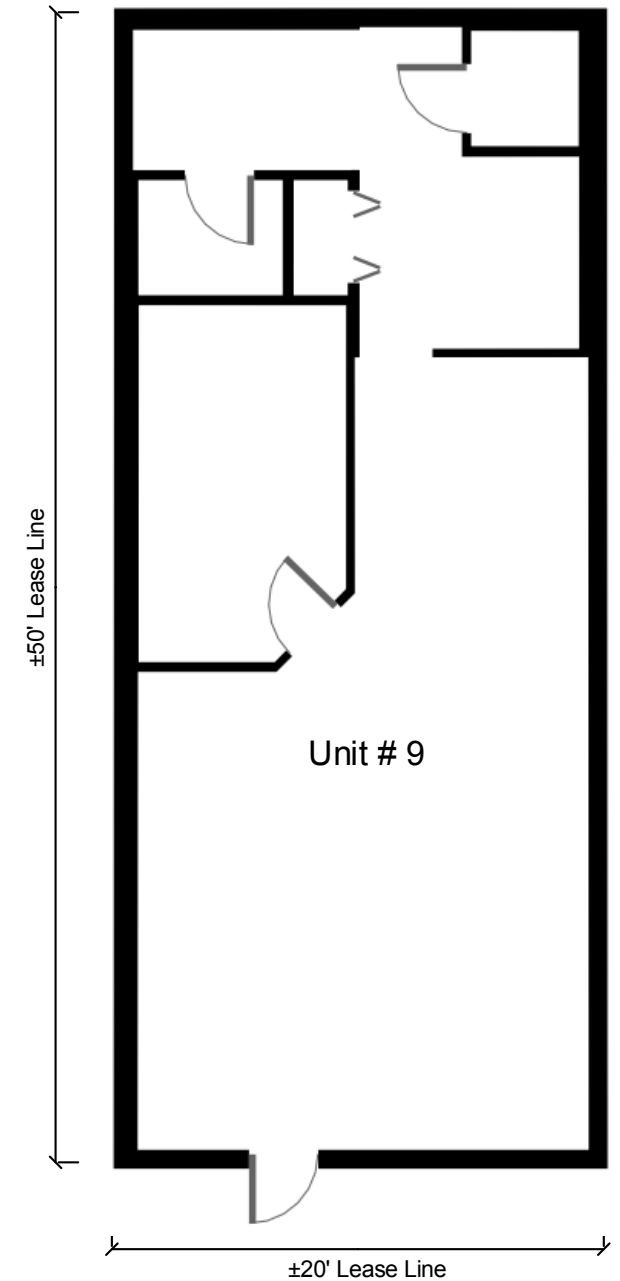
Leasing Opportunities Unit 5

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Unit 9

1,000 SF Retail Space Available

- Direct Visibility and across from Wolf Road
- Former Insurance Office
- Open Space with Office
- Bathrooms
- Storage Room
- Located next to Huntington Bank



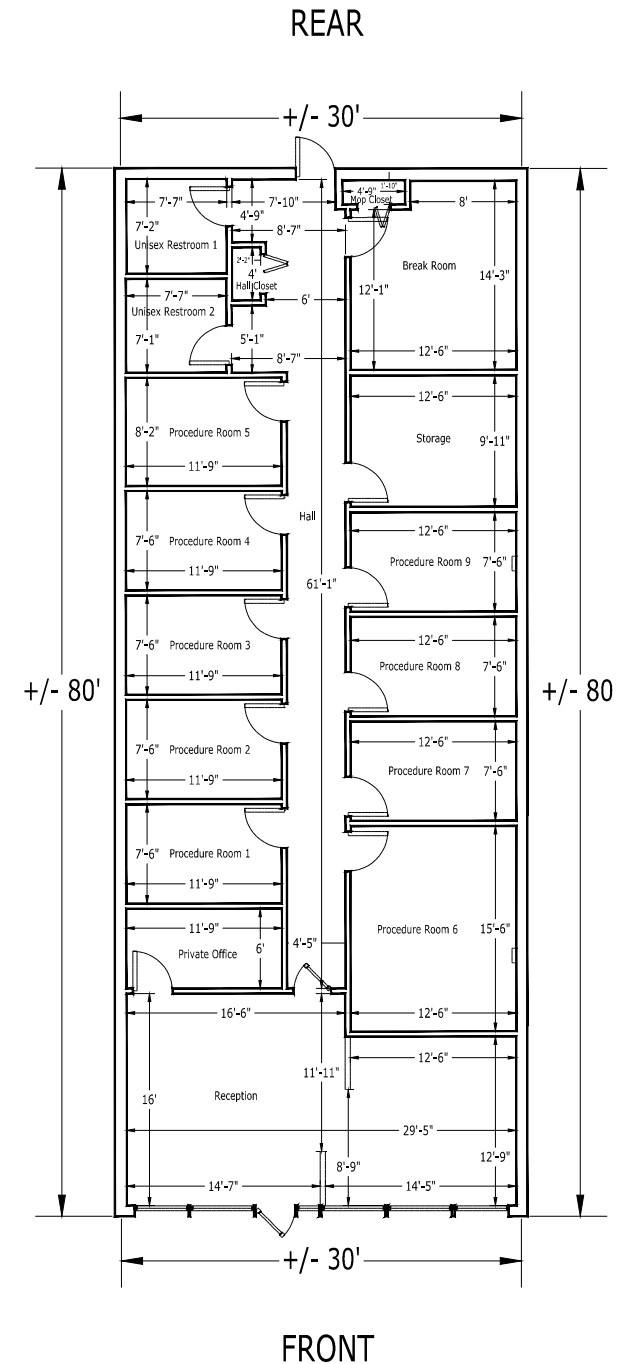
Leasing Opportunities Unit 9

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Unit 25

2,400 SF Former Massage Studio Available

- Former Massage Studio
- Located next to Anytime Fitness
- Reception Desk for Convenient Customer Service
- Upscale Waiting Area
- 9 Massage Rooms with Various Sizes
- Break Room
- Storage
- Private Office
- 2 Bathrooms



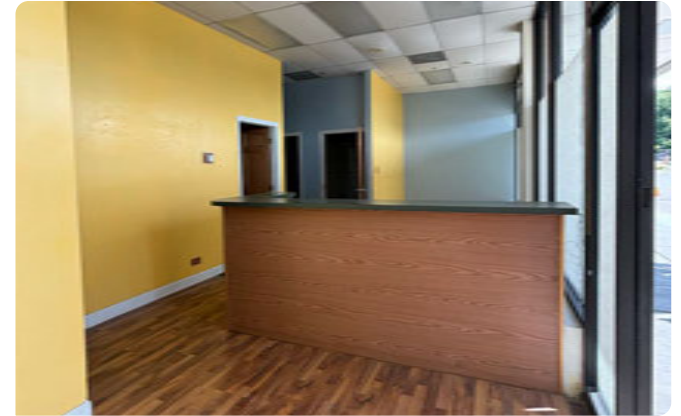
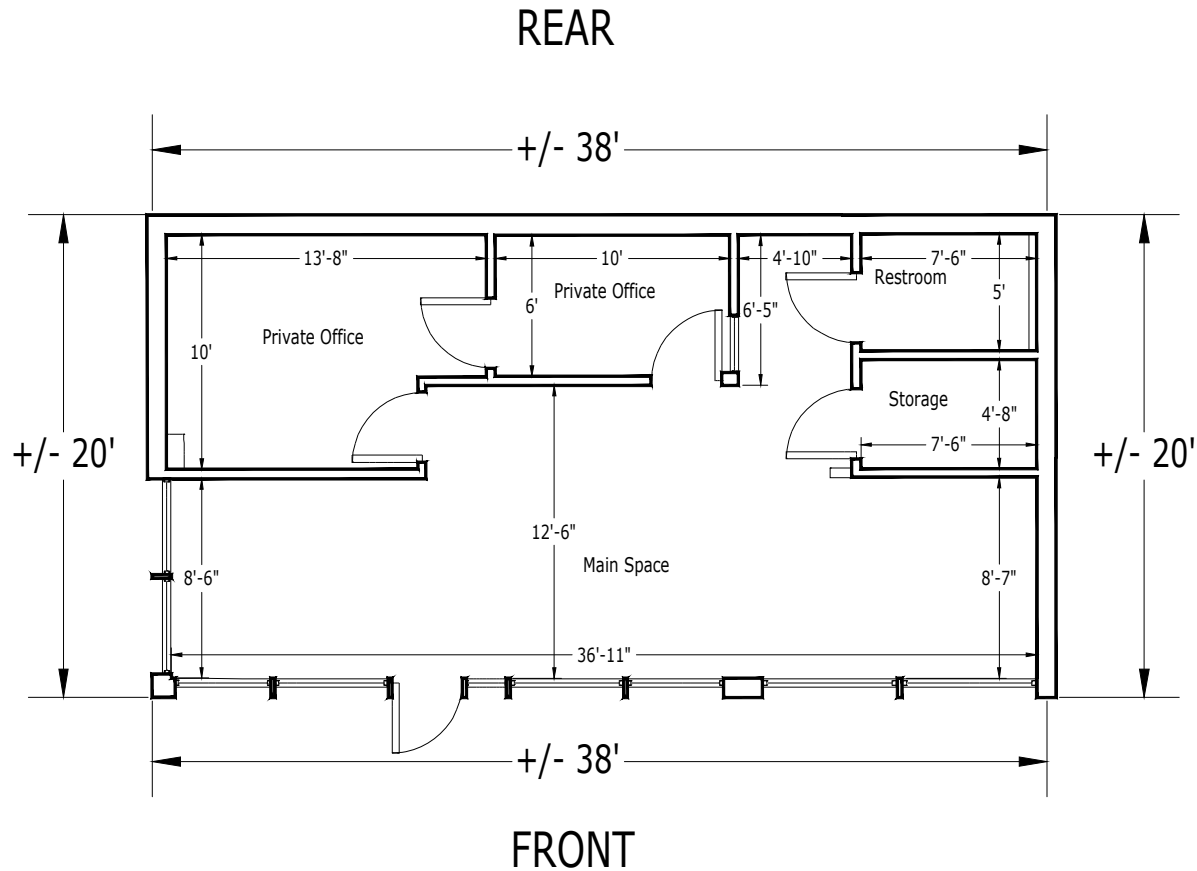
Leasing Opportunities Unit 25

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Unit 30

750 SF Retail Space Available

- Former Insurance Office
- Reception Desk
- 2 Private Offices
- Storage
- Bathrooms



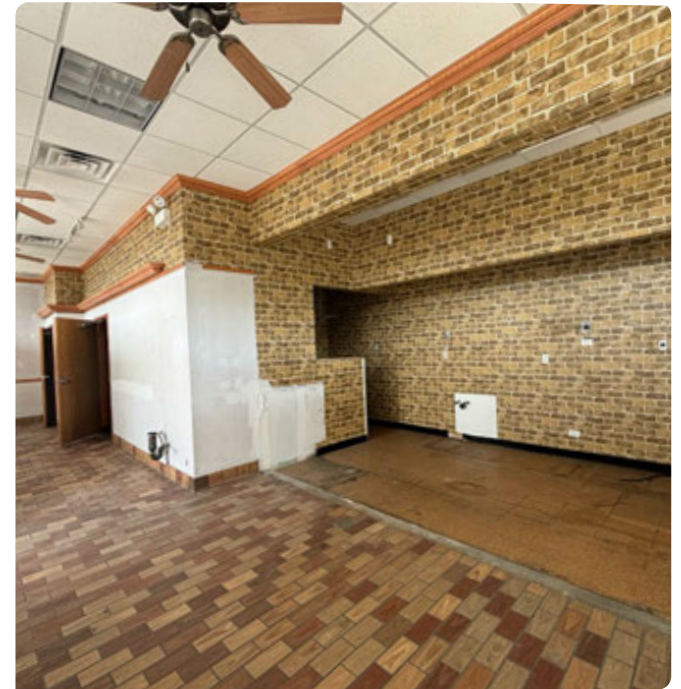
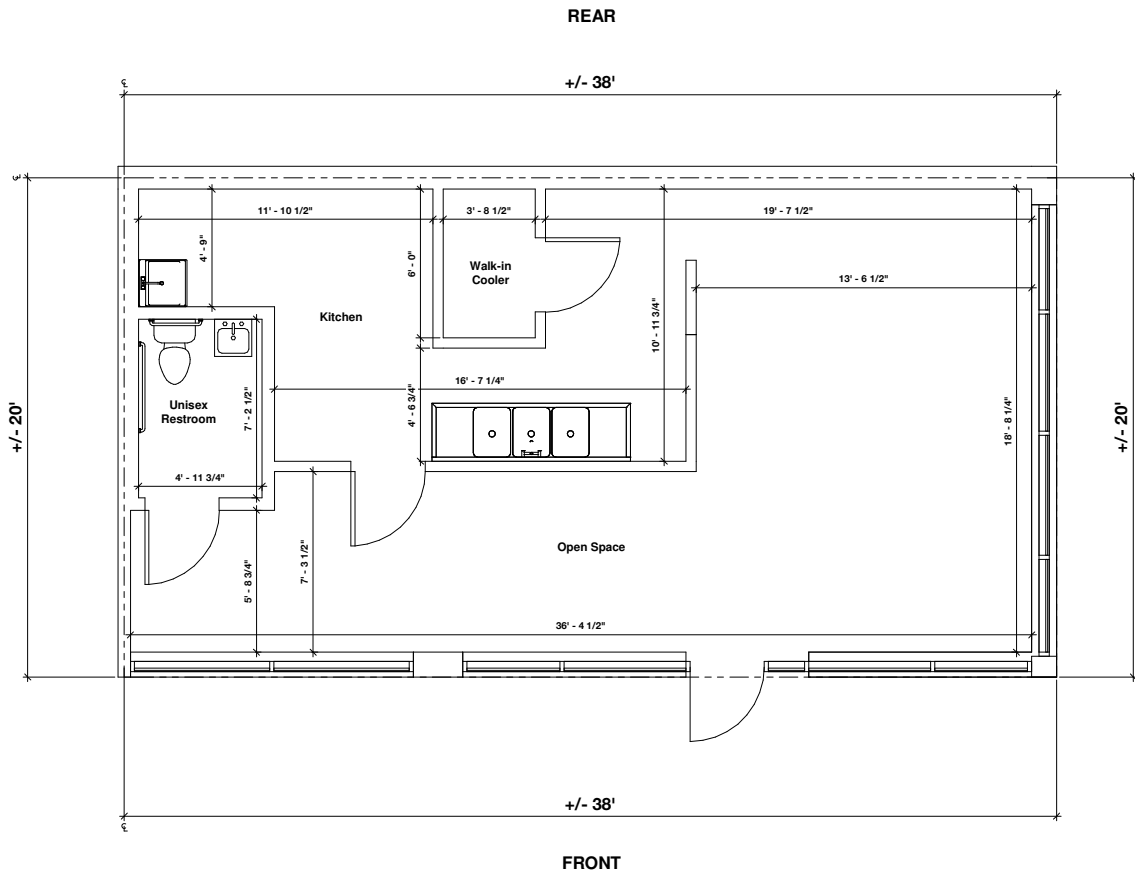
Leasing Opportunities Unit 30

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Unit 31

750 SF Former Restaurant Space Available

- Direct Visibility from 31st with Two Signage Opportunities
- Kitchen
- Bathroom
- Walk-In Cooler



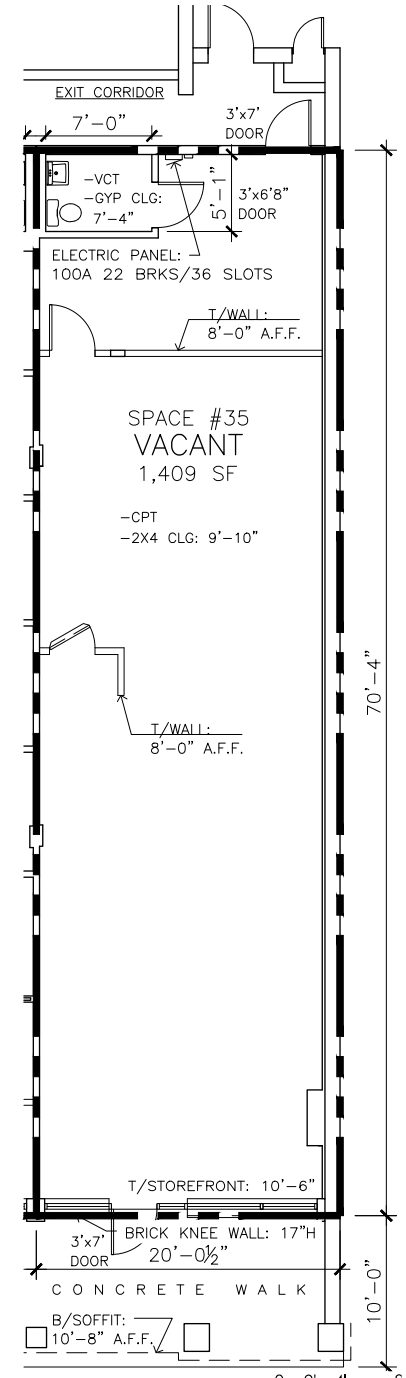
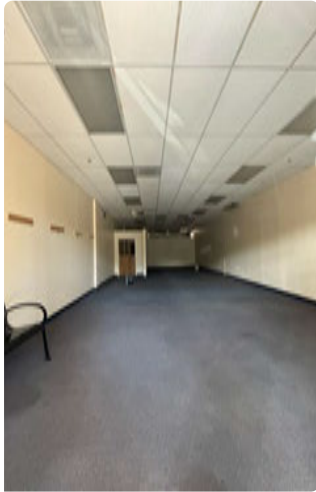
Leasing Opportunities Unit 31

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Unit 35

1,384 SF End Cap Available

- Direct Visibility from 31st
- End Cap
- Open Store Space
- Back Storage
- Restroom



Leasing Opportunities Unit 35

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About Regency

For 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 480+ thriving centers, 23 regional offices, and properties in most major U.S. markets.

We focus on **Merchandising** in order to find the right mix of the best operators and unique retailers to increase consumer interest.

We considerately incorporate **Placemaking** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **Connecting** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.

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Centers.**

2024 Regency Centers

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