




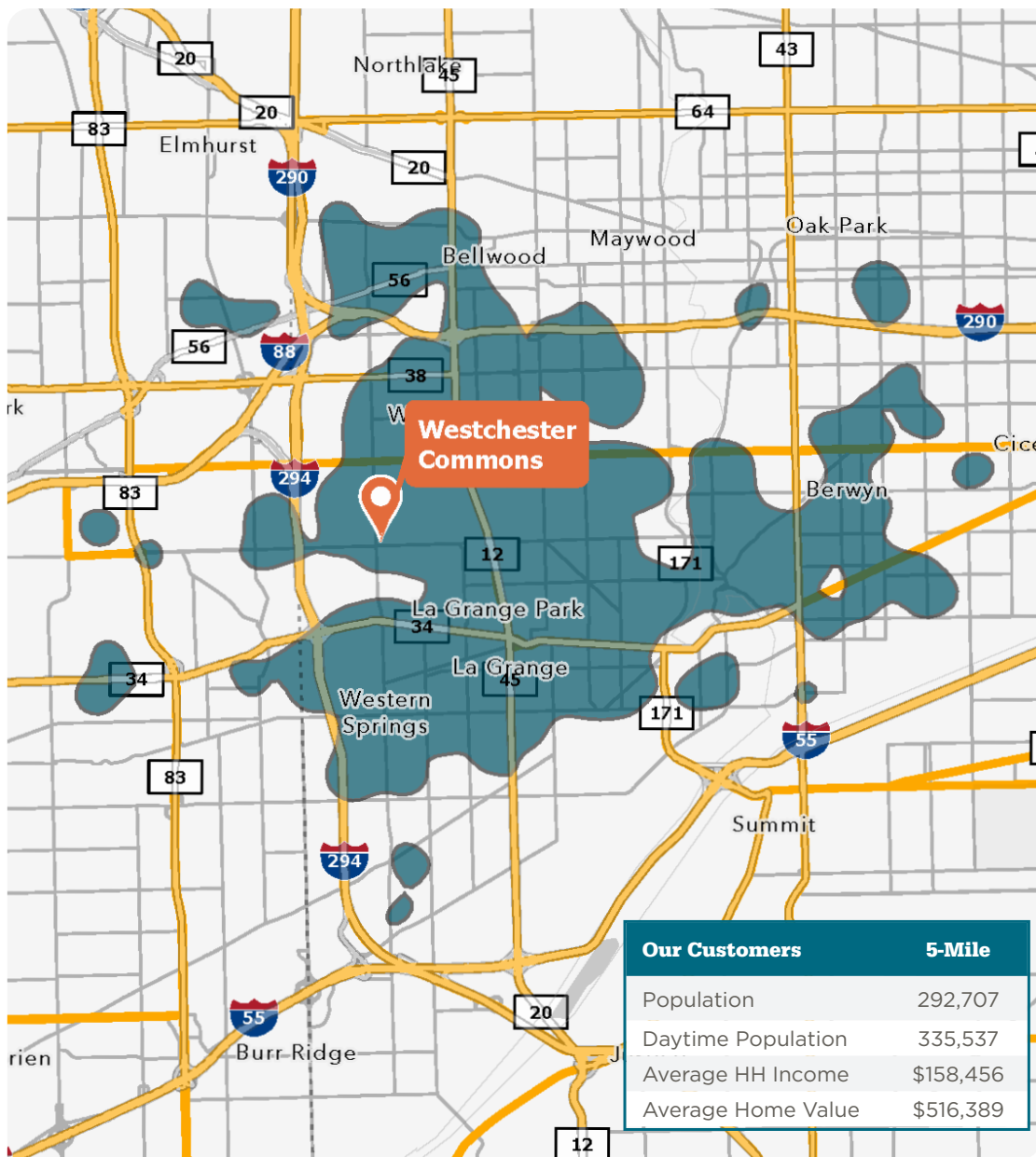
LEASING OPPORTUNITIES
Westchester Commons

 3001-3075 S Wolf Rd,
Westchester, IL 60154



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THE LOCATION



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.

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.

Key Highlights

- **High-Traffic Destination** - 2.3M visits each year from 385.1K unique annual visitors.
- **Affluent Customer Base** - Primarily visited by Upper Suburban Diverse Families and Wealthy Suburban Families, highlighting its appeal to **high-value customers**.
- **Excellent Visibility & Access** - Located at the **intersection of Wolf Road and 31st Street**, with exposure to **52,700 vehicles daily**.

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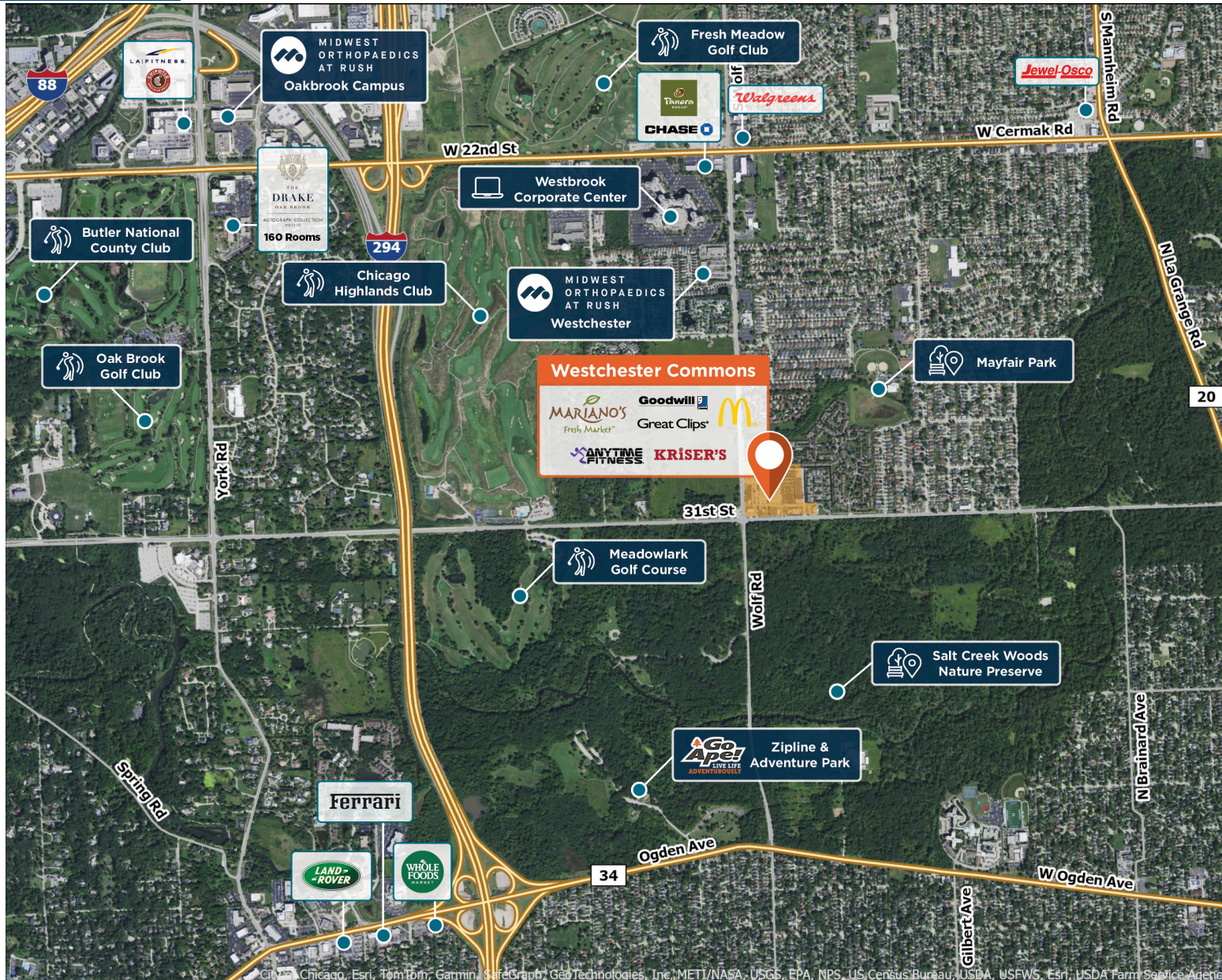
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THE MARKET



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DEMOGRAPHICS



	1-Mile Radius	3-Mile Radius	5-Mile Radius	10-Minute Drive
Population	4,953	92,099	292,707	100,957
Total Daytime Population	8,047	125,855	335,537	138,949
Average Household Income	\$132,610	\$184,221	\$158,456	\$178,539
Average Home Value	\$347,721	\$554,249	\$516,389	\$554,550
Bachelor's Degree & Above	52.7%	58.4%	48.5%	58.4%



The trade area is characterized by affluent demographics including **Ultra Wealthy Families**, who make up over 17% of visitors and **Upper Suburban Diverse Families** who account for over 22% of visits. Both segments are ideal audiences for family-centric retailers and community-driven services.

Source: 2025 Spatial.ai Personalive

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LEASING PLAN

Center Size:
142,631 SF

AVAILABLE	SF
4 AVAILABLE (FORMER MEDICAL SPACE - ABLE TO COMBINE FOR 3,000 SF WITH UNIT 5)	2,000 - 3,000
5 AVAILABLE	1,000
9 AVAILABLE	1,000
25 AVAILABLE (FORMER MASSAGE STUDIO)	2,400
30 AVAILABLE	750
35 AVAILABLE	1,384

LEASED	SF
1 H & R BLOCK	1,250
2 JAY'S WOK	1,000
6 GREAT CLIPS	1,000
7 THE UPS STORE	1,250
8 JEANNIE'S HAIR CO.	1,000
10 THE HUNTINGTON NATIONAL BANK	1,000
11 MARIANO'S FRESH MARKET	79,771
14 & 15 KRISER'S	5,400
21 GOODWILL	14,941
23 ANYTIME FITNESS	8,100
26 WESTCHESTER INN	1,600
27 MAGIC NAILS	3,200
29 IMPULSE REHAB AND WELLNESS	2,400
31 THE ORIGINAL STEAKS AND HOAGIES	750
32 BETTY'S BISTRO	1,500
33 DENTAL CONCEPTS	1,384
34 PETRAK CHIROPRACTIC	1,368
OP1 MCDONALDS	1
OP2 GREAT RETAIL COMING SOON!	3,182
OP3 TACO BELL	4,000
OP4 WELLS FARGO BANK	0



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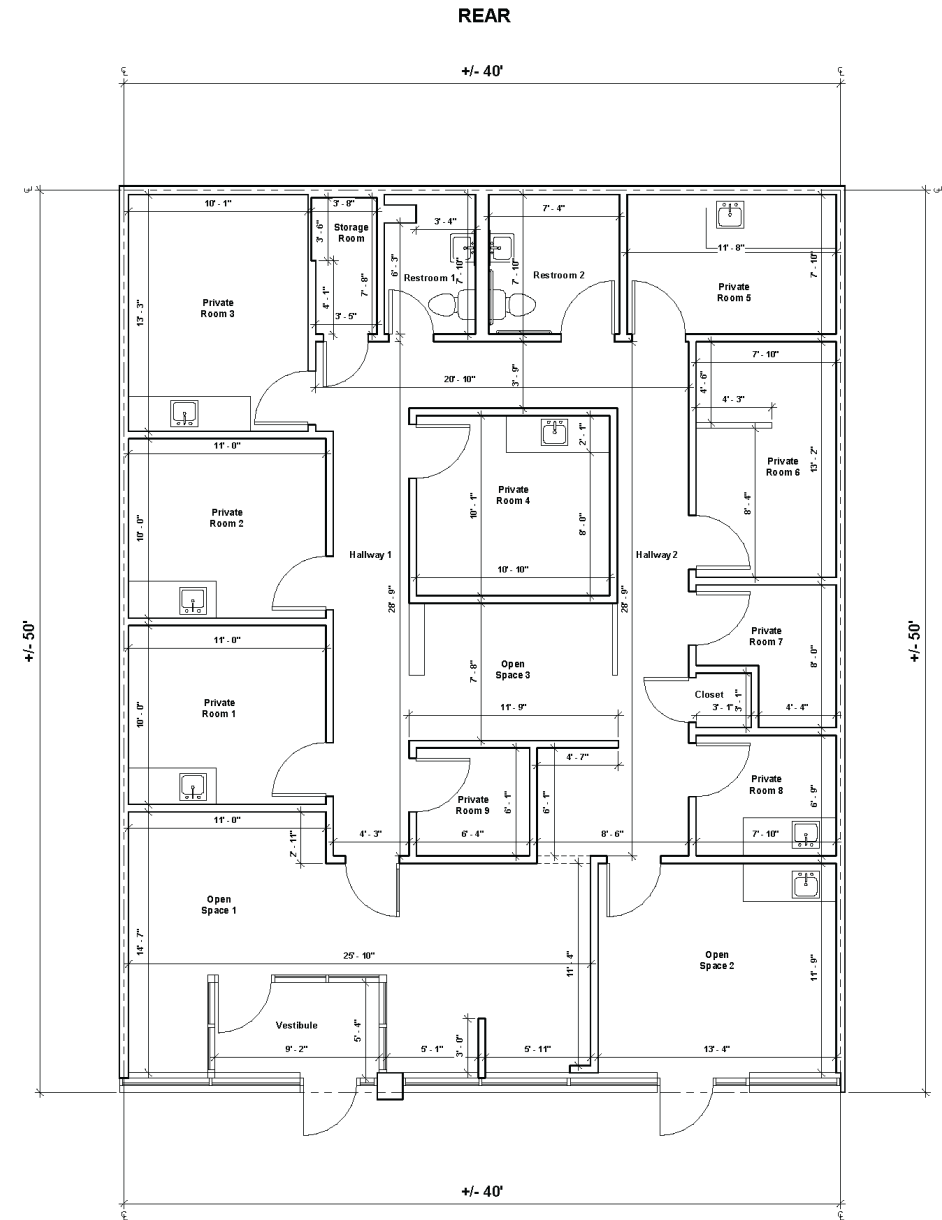
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LEASING OPPORTUNITIES - UNIT 4

2,000 SF Former Medical Space Available

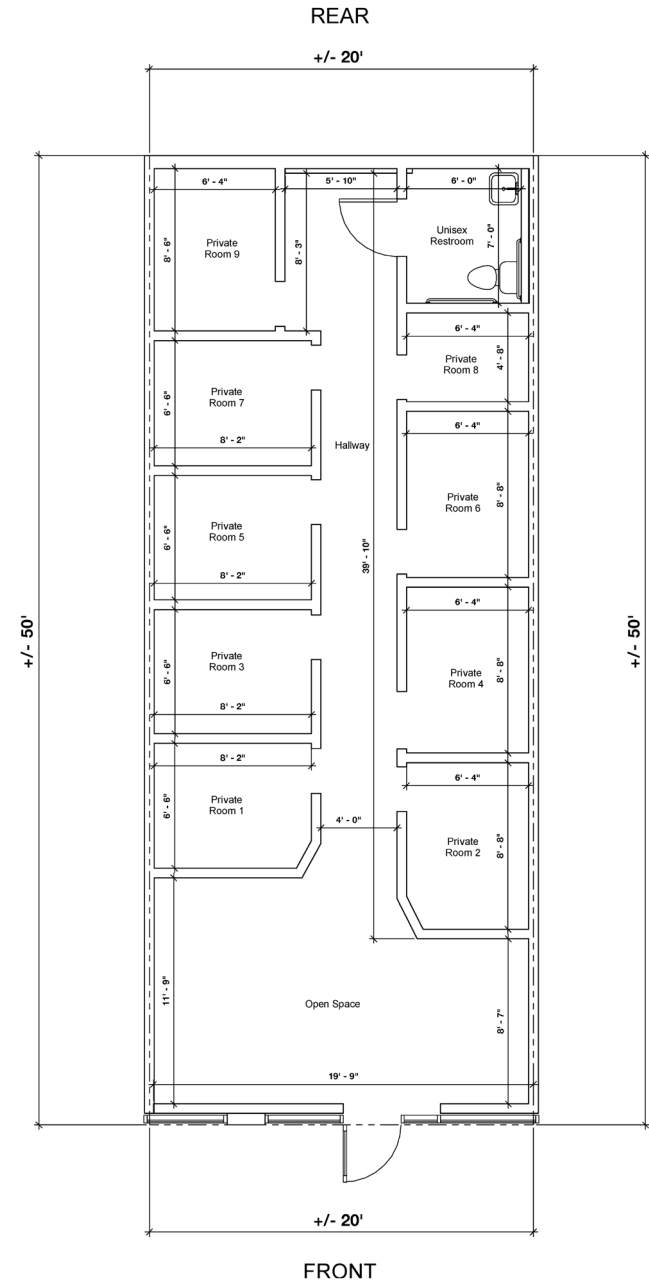
- Direct Visibility and Across from Wolf Road
- Fully Built-Out Urgent Care
- Reception Desk
- 9 Private Rooms for Exams, Process and Storage
- 2 Bathrooms
- Nurse Station
- Break Room
- Former Equipment
- Able to Expand 3,000 SF



LEASING OPPORTUNITIES - UNIT 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



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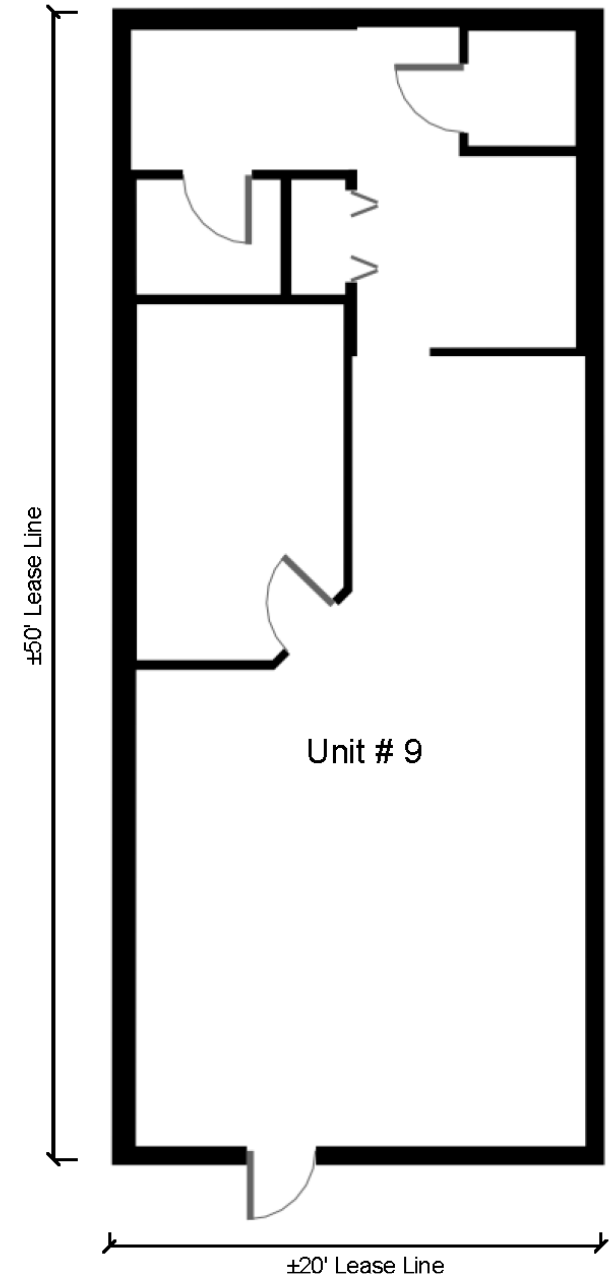

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LEASING OPPORTUNITIES - UNIT 9

1,000 SF Retail Space Available

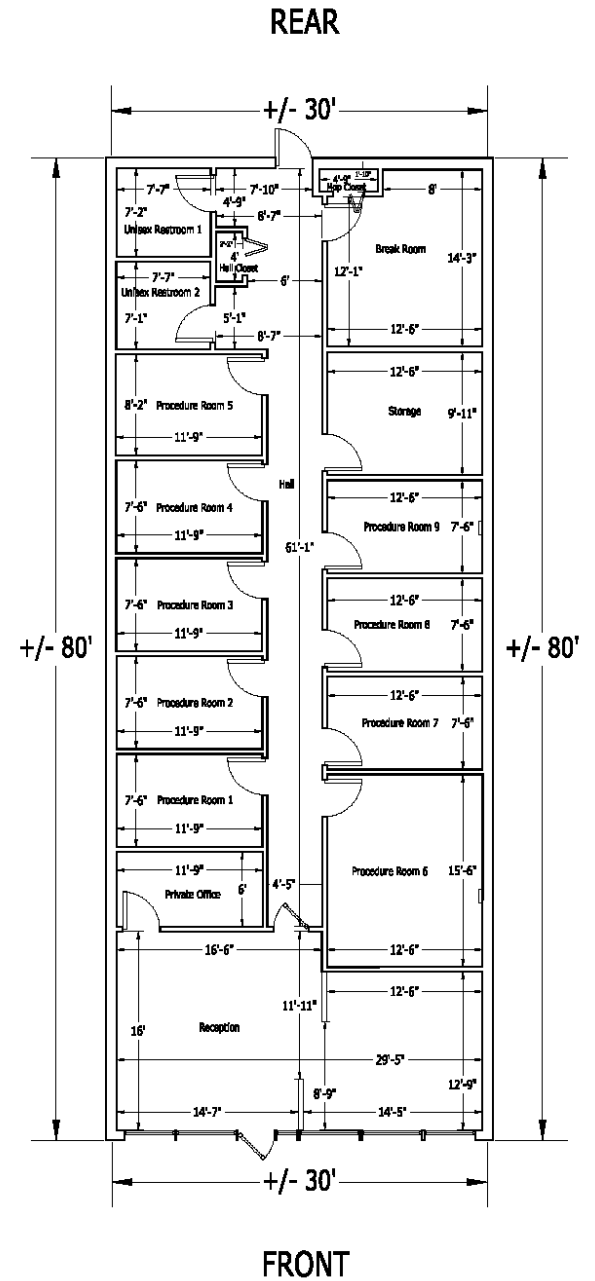
- Direct Visibility and across from Wolf Road
- Former Insurance Office
- Open Space with Office
- Bathrooms
- Storage Room
- Located next to Huntington Bank



LEASING OPPORTUNITIES - UNIT 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

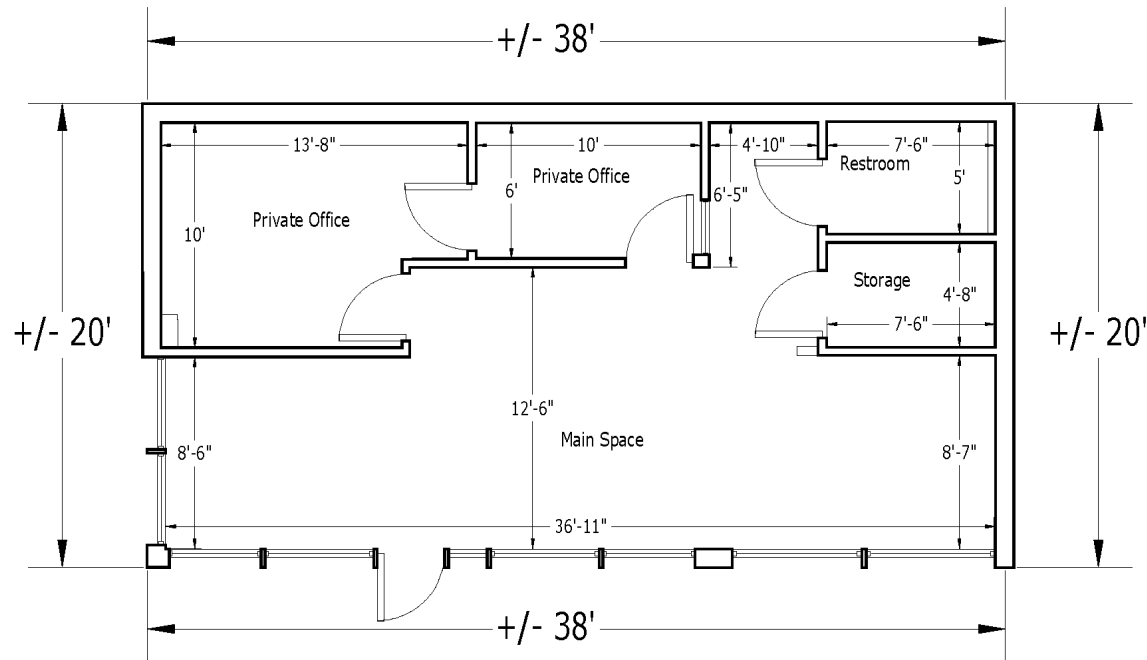


LEASING OPPORTUNITIES - UNIT 30

750 SF Retail Space Available

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

REAR



FRONT



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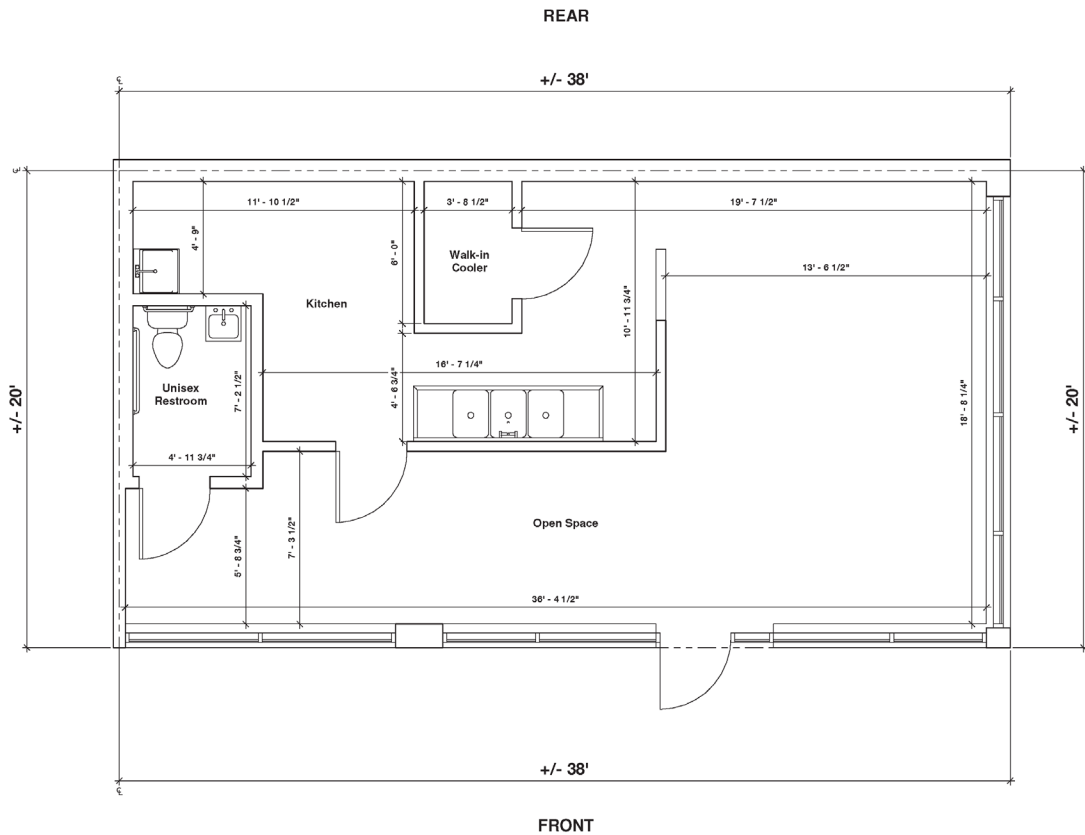

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LEASING OPPORTUNITIES - UNIT 31

750 SF Former Restaurant Space Available

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



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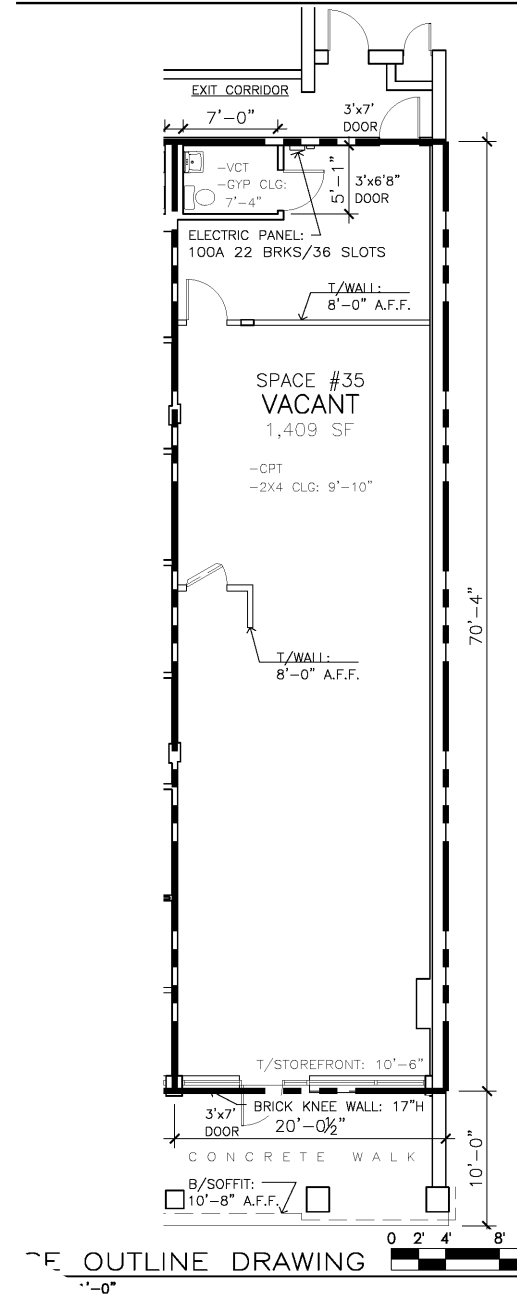
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LEASING OPPORTUNITIES - UNIT 35

1,384 SF End Cap Available Soon

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



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About Regency

For over 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, 24 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 considerably 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.



Faith Hershey

Leasing Agent

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Hinsdale Lake Commons
Willowbrook, IL



Melody Farm
Vernon Hills, IL



Colonial Square
Wayzata, MN

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