

MAIN STREET PROMENADE

A **KITE**® CENTER

ANTHROPOLOGIE





MAIN STREET PROMENADE

AT DOWNTOWN NAPERVILLE

Main Street Promenade is a vibrant mixed-use destination, seamlessly integrated in the heart of Downtown Naperville, IL.

The property is centrally located in the thriving downtown and offers premier retailers, restaurants, convenient parking, and consistently high shopper volume.

COMMUNITY AERIAL



PHASE III PLANNED DEVELOPMENT
 INCLUDES OVER 16K SF OF RETAIL AND AMPLE PATIO SPACE

MAIN STREET PROMENADE

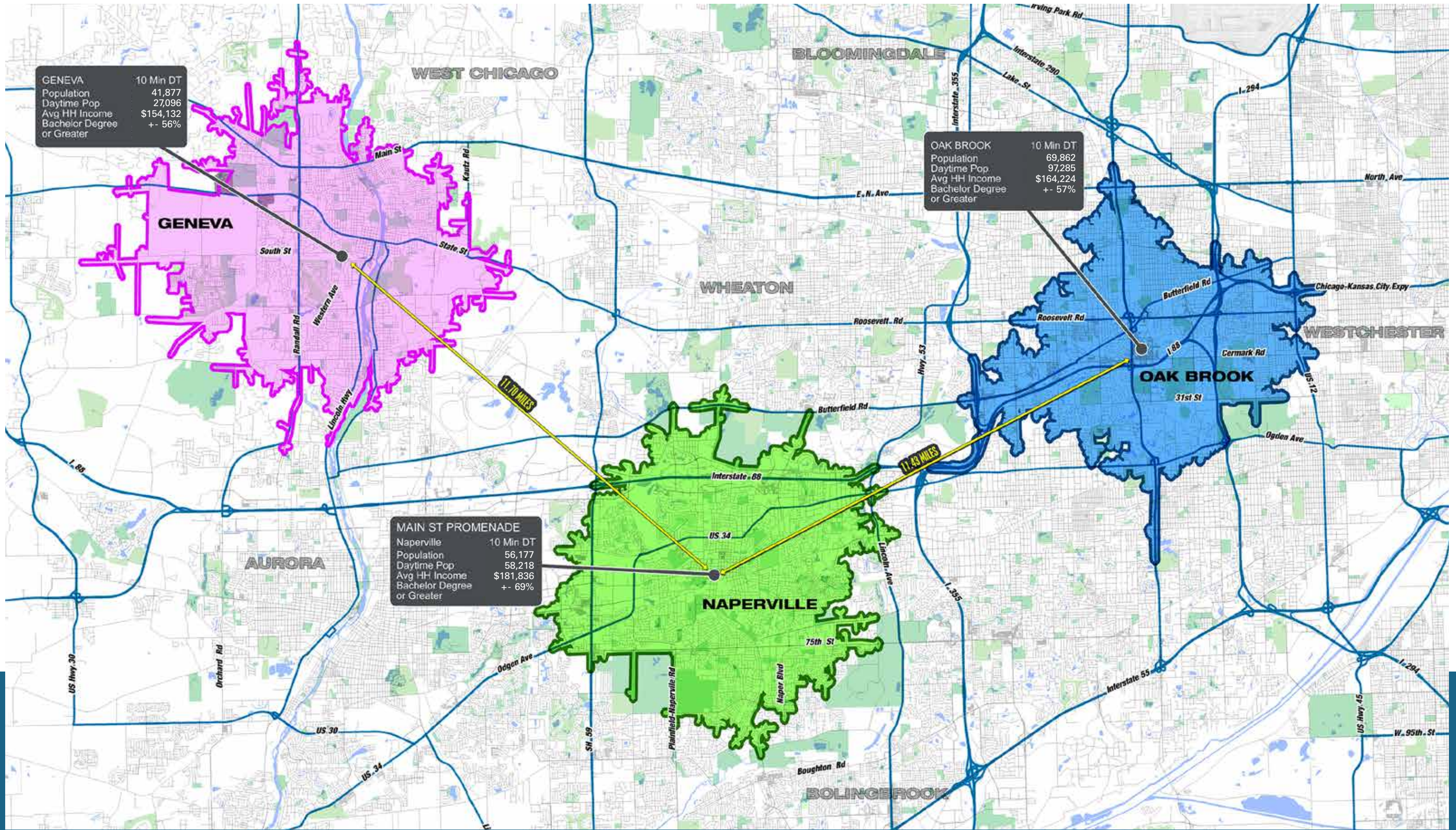
CITY OF NAPERVILLE VAN BUREN PARKING DECK - 898 SPACES

Located 28 miles southwest of downtown Chicago, Naperville is a bustling regional draw for affluent and educated shoppers. It is ranked by nationally respected publications as one of the safest, wealthiest, and most livable cities in the country and is universally well-regarded as a family-welcoming destination.

Main Street Promenade is conveniently located in the heart of downtown Naperville, adjacent to parking, and within walking distance to the Metra train station. Benefiting from high traffic, accessibility, and an exciting mix of national retail brands, Main Street Promenade is a highly desirable destination.

Downtown Naperville offers a curated collection of over 120 retail stores, 40 restaurants, and more than 100 service businesses – including specialty shops, acclaimed fashion brands, and highly sought-after restaurants.

AN ICONIC SUBURBAN DESTINATION



KEY AREA MARKETS

MAIN STREET PROMENADE

Situated at the city's epicenter, Main Street Promenade is well-positioned in one of the nation's top 10 places to live, according to Money Magazine.

977k

TOTAL CUSTOMER VISITS IN 2025

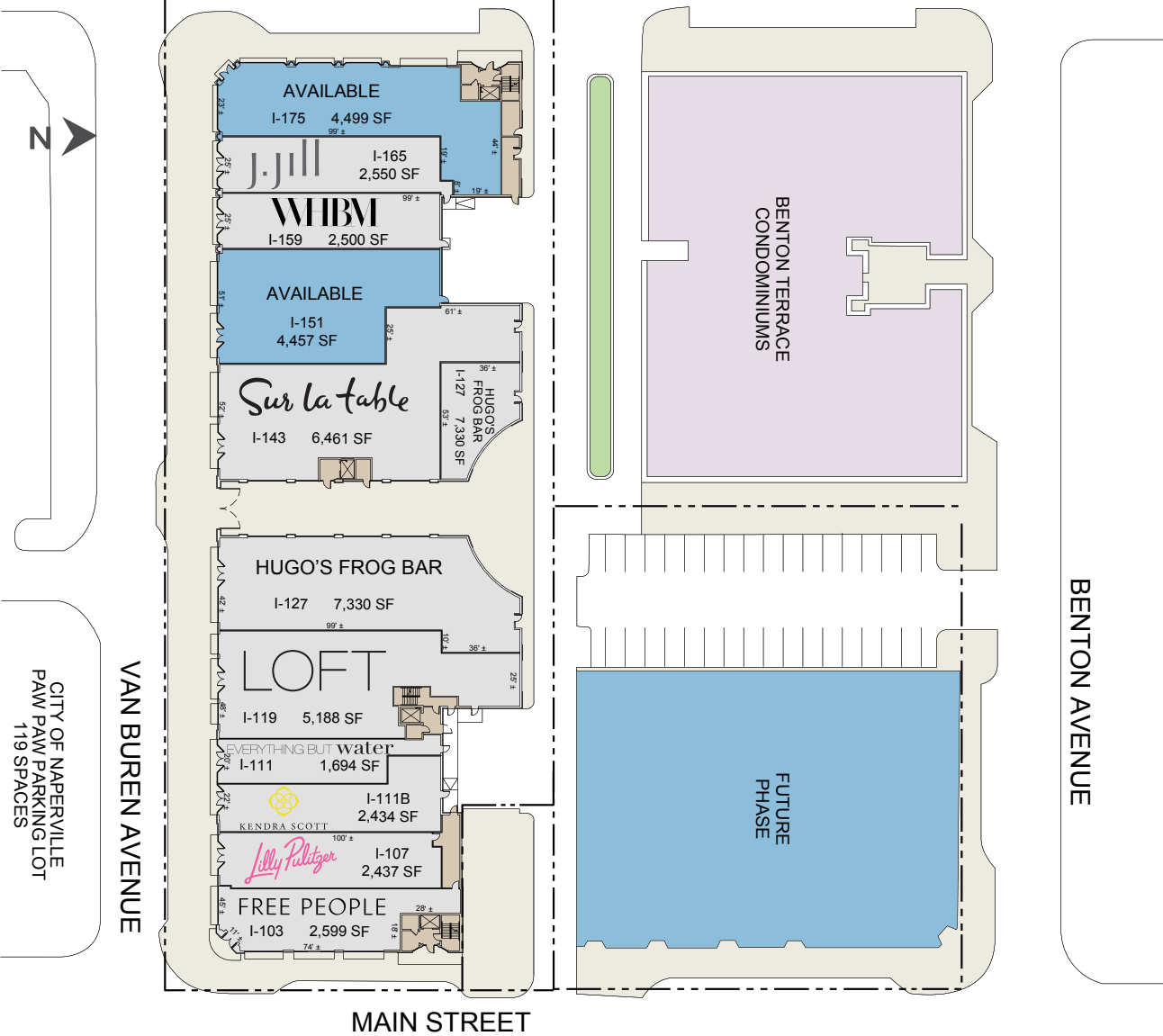
44

MINUTES AVERAGE DWELL TIME PER CUSTOMER

6%

INCREASE IN VISITS IN 2025





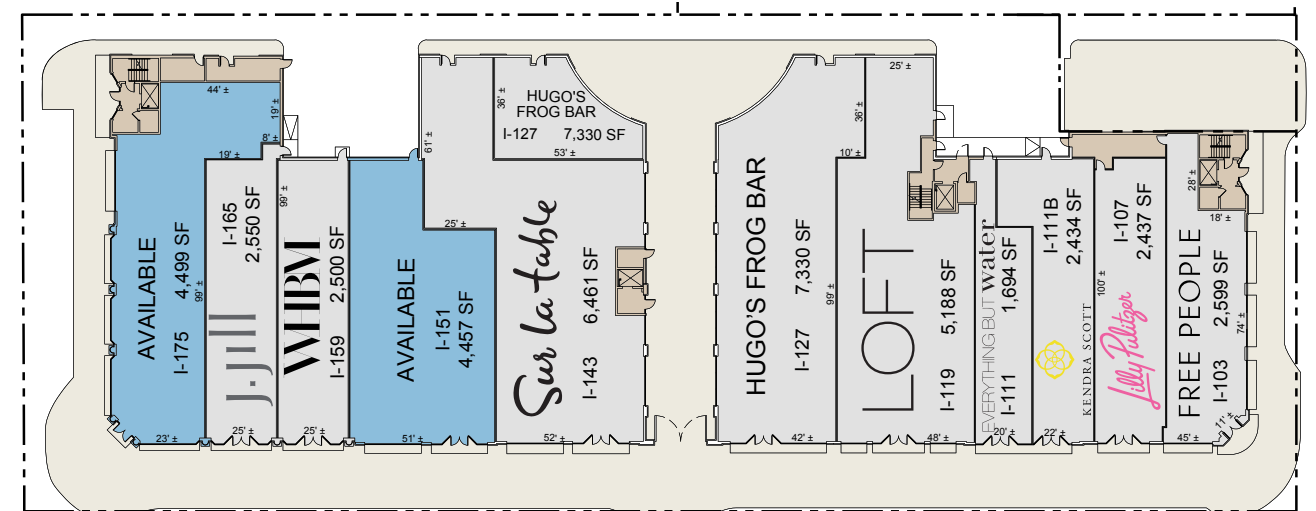
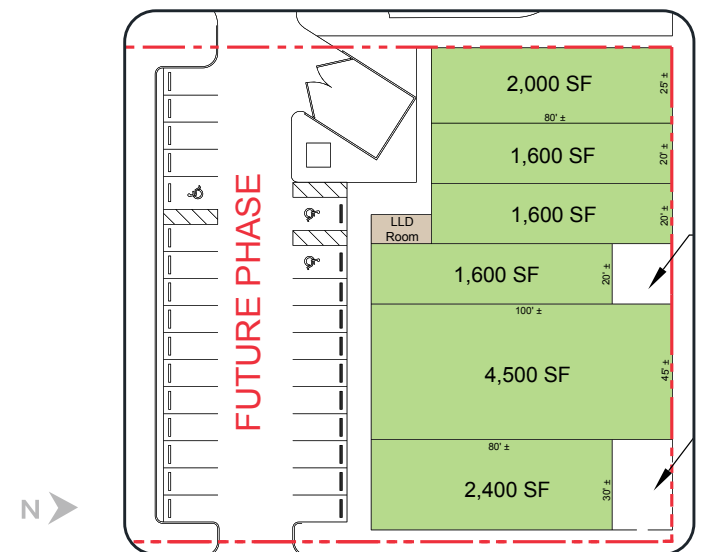
73,958 SF OF RETAIL, OFFICE AND RESTAURANTS



THERE'S MORE TO COME... 16,400 SF

PHASE III PROPOSED RETAIL

Building on the success of Main Street Promenade, a dynamic additional phase of development is planned. This will include over 16k SF of retail and ample patio and community space.



VAN BUREN AVENUE

HOUSEHOLDS

1 MILE
5,221
3 MILE
35,905
5 MILE
84,648



POPULATION

1 MILE
13,837
3 MILE
94,964
5 MILE
223,793



MAIN STREET PROMENADE DEMOGRAPHICS

2025 DEMOGRAPHICS | SOURCE: POPSTATS

977K

TOTAL CUSTOMER VISITS IN 2025

DATA PROVIDED BY PLACER.AI

AVG HH INCOME

● 1 MILE ● 3 MILE ● 5 MILE



\$213,219

\$192,680

\$180,805

BACHELORS DEGREE OR HIGHER



● 1 MILE
66.92%
● 3 MILE
69.02%
● 5 MILE
65.47%

MEDIAN AGE



● 1 MILE
39
● 3 MILE
42
● 5 MILE
42



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PROMENADE**
AT DOWNTOWN NAPERVILLE

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