



MAIN STREET
PROMENADE

NAPERVILLE, IL

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





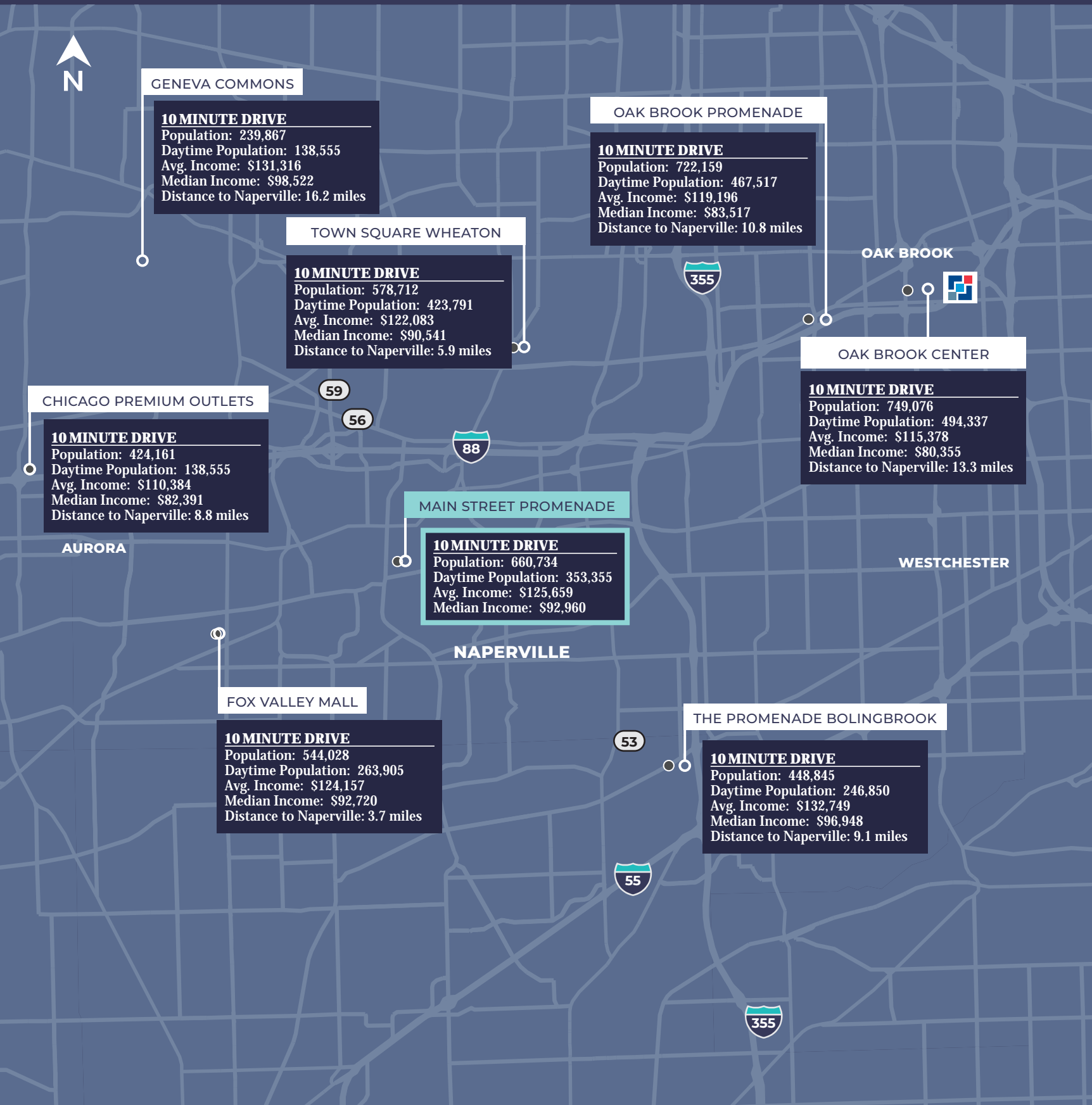
Naperville, IL - An **iconic** suburban destination

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.

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.

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.

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.



#1
WEALTHIEST CITY IN THE
MIDWEST

#19
WEALTHIEST CITY IN THE
NATION

\$150,261
3-MILE AVG HH INCOME

84,983
3-MILE DAYTIME WORKFORCE
POPULATION

	POPULATION	AVERAGE HH INCOME
1-MILE	12,636	\$141,427
3-MILE	91,862	\$150,261
5-MILE	212,060	\$146,255



181,759 SF

of retail, office and restaurants



Naperville's retail and restaurant sales surpass all other Chicago Suburbs



2017 TOTAL RESTAURANT SALES

Chicago	\$7.7 billion
Naperville	\$405 million
Schaumburg	\$396 million
Rosemont	\$248 million

2017 TOTAL RETAIL SALES

Chicago	\$28.4 billion
Naperville	\$3.4 billion
Schaumburg	\$3.2 billion
Rosemont	\$2.3 billion

*Source: Naperville Department Partnership, Melaniphy and Associates, Illinois Department of Revenue

There's more to come...

PHASE III PLANNED DEVELOPMENT - RETAIL & RESIDENTIAL



166K
TOTAL GROSS SF

11.3K
SF OF GROUND LEVEL
RETAIL

72
RESIDENTIAL UNITS
(32) 1 BEDROOM
(36) 2 BEDROOM
(4) 3 BEDROOM

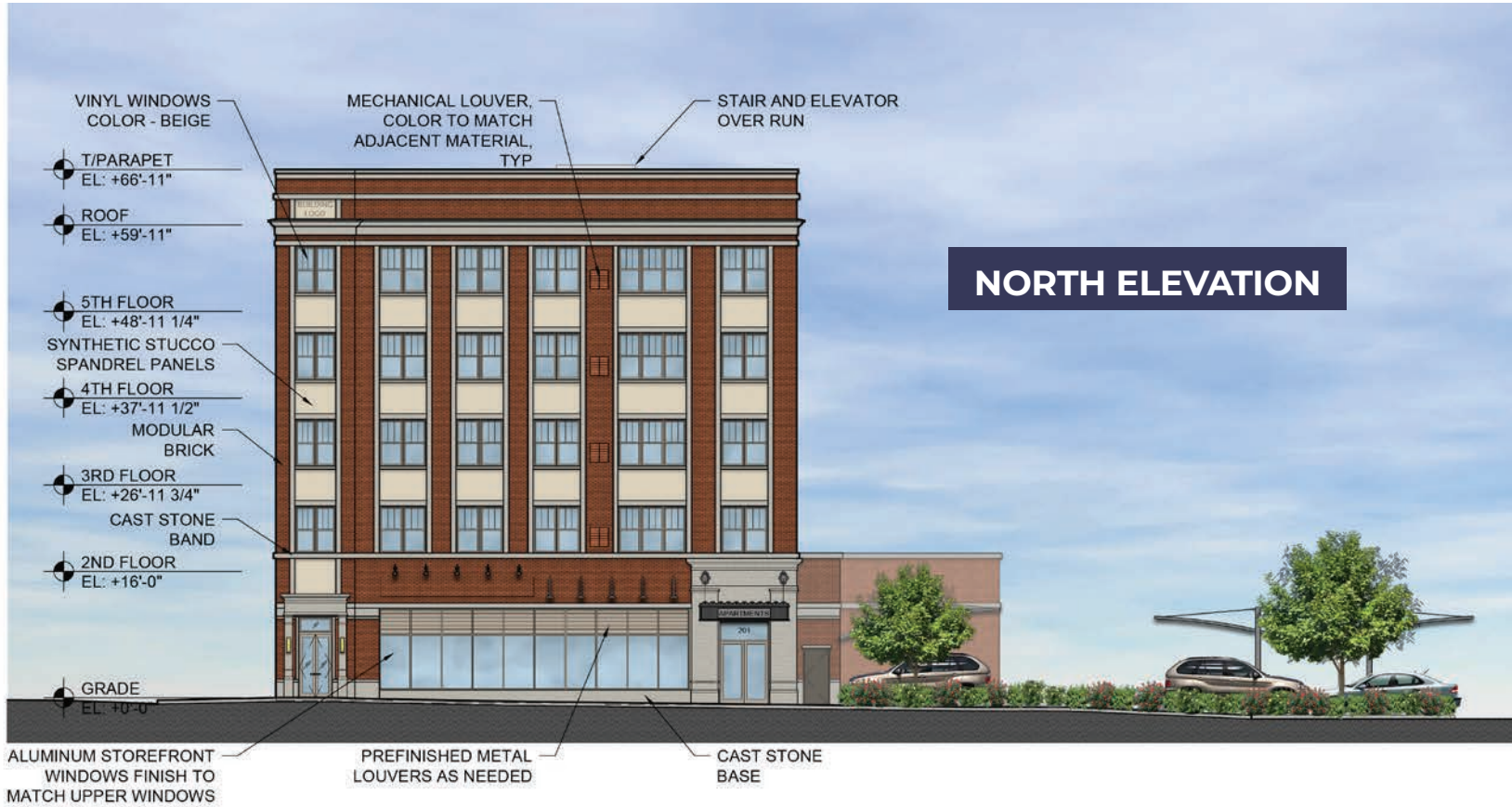
120
PRIVATE RESIDENTIAL
PARKING SPACES
(1.6 SPACES PER UNIT)

Main Street Promenade will soon be increasing residential density and expanding retail opportunities with a proposed 6 story elevated mixed-use project featuring ground level retail, 76 residential units, a community pool, roof terrace, open air courtyard and more!

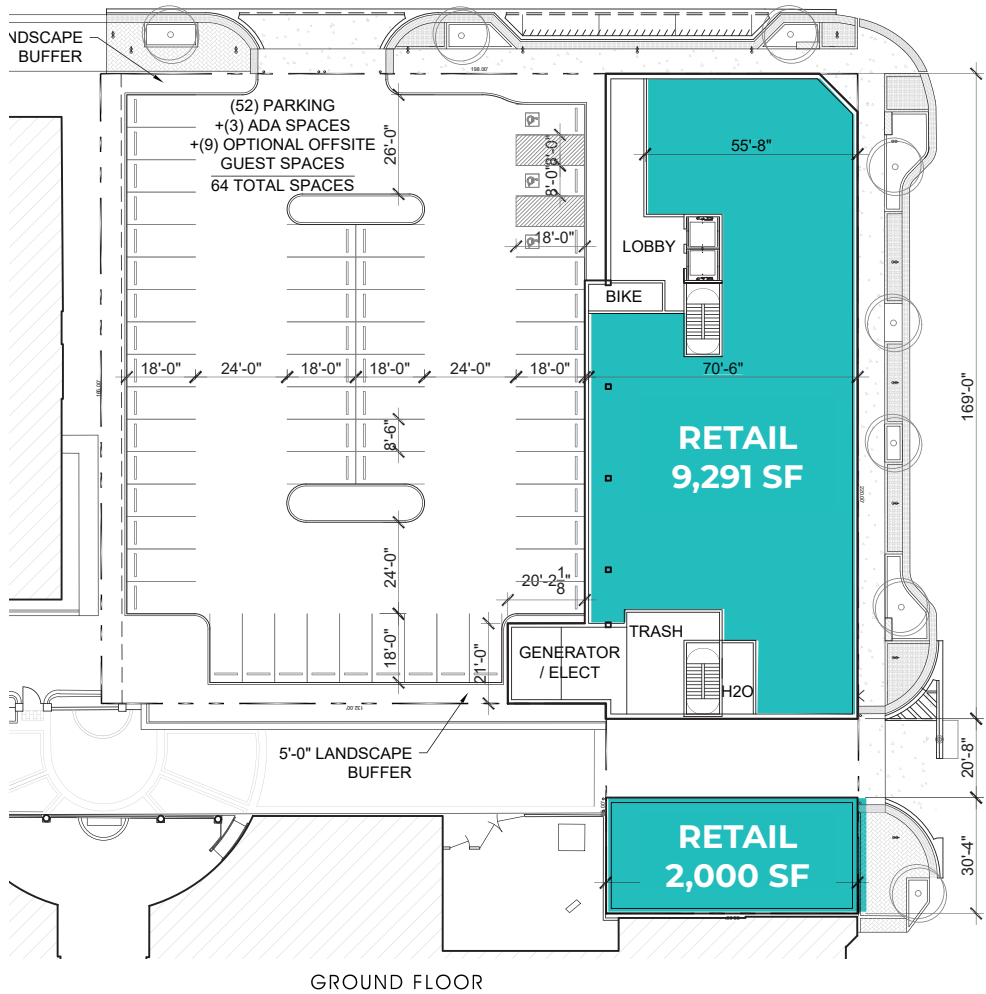
EAST ELEVATION



NORTH ELEVATION



1ST FLOOR PLAN





Main Street Promenade brings
downtown's already inspired
offering to the **next level**.

Naperville by the numbers.

BASED ON A 3-MILE RADIUS



#1

WEALTHIEST CITY IN THE
MIDWEST



\$150K

AVERAGE HOUSEHOLD
INCOME



\$410K

MEDIAN HOUSING VALUE



“SUPER ZIP” STATUS

MAIN STREET PROMENADE
RESIDES IN A WELL-EDUCATED &
AFFLUENT ZIP CODE



~\$90K

AVERAGE DISPOSABLE
INCOME



350K

DAYTIME POPULATION
(10 MINUTE DRIVE)

SOURCE: CLARITAS - POP FACTS PREMIER 2020





LEASING CONTACTS



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Main Street Promenade is owned, leased and managed by Kite Realty Group Trust (NYSE: KRG), a real estate investment trust (REIT) headquartered in Indianapolis, IN.