



The Main Street of

# WINFIELD

## TOWN CENTER





## *Creating a Sense of Place*

The redevelopment of the buildings and land along Jewell Road will be the first stepping stone in creating a new downtown for the Village of Winfield. The Main Street will be a gathering center for residents and visitors alike with patios and walkable storefronts creating a vibrant nightlife for the Village of Winfield. The redesigned corridor will create a welcoming venue for patrons, businesses, and events offering area residents a genuine sense of community.

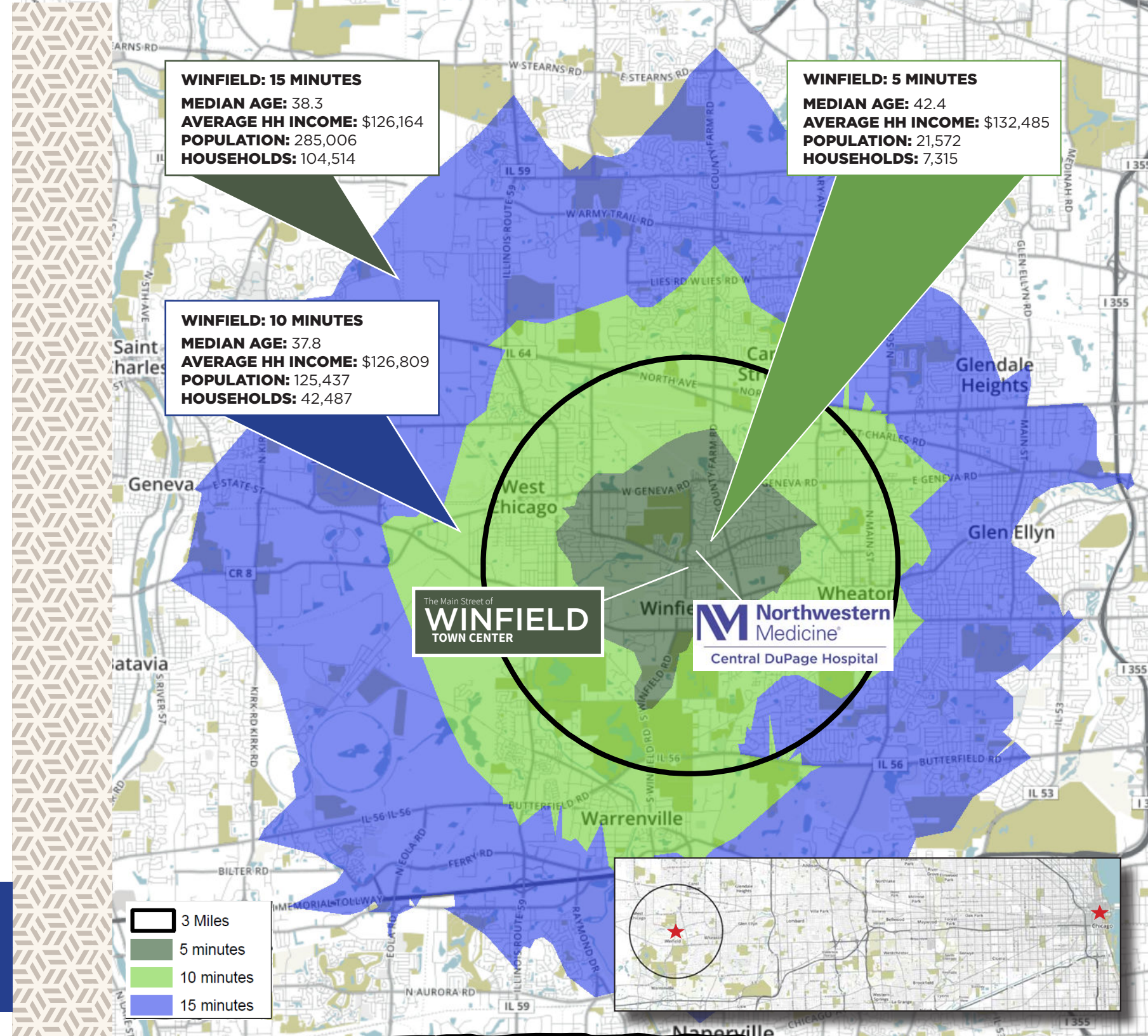


# The Prime Setting

## DEMOGRAPHICS: 3-MILE RADIUS

- POPULATION: **69,837**
- DAYTIME POPULATION: **72,819**
- MEDIAN AGE: **38.9**
- AVERAGE HH INCOME: **\$104,192**
- MEDIAN HOME VALUE: **\$321,858**
- RETAIL TRADE & FOOD: **\$8B**
- COLLEGE STUDENTS: **61,782**
- HOSPITAL EMPLOYEES: **4,139**
- HOSPITAL VISITORS: **2.33M**
- METRA PASSENGERS: **10,159**

Winfield's Central DuPage Hospital, is one of the largest hospitals in the Chicago suburbs, one of seven hospitals operated by Northwestern Medicine. DuPage County Government Complex is a major contributor in employment of residents.





# Major Attractions



Winfield Town  
Center Riverwalk



Highly Rated  
Schools



Central DuPage  
Hospital



Cantigny  
Golf Club



DuPage County  
Fairgrounds



## *A Unique Opportunity*

The Village of Winfield continues to maintain its small town charm while expanding development opportunities.

Future park improvements, the Riverwalk path, connection to regional trails and plans for a Winfield Town Center public plaza bring year round family events and an emphasis on community character.



# Winfield Town Center



## PHASE 1A2 (COMING 2022)

New 5 level parking structure ~790 spaces



13,500 SF Primrose Schools



~4,764 SF & ~5,633 SF Retail



## PHASE 1B1 (COMING 2023)

40,000 SF Medical Office Building



12,595 SF total retail - divisible down to +/- 1,500 SF



Café up to 2,000 SF



Fast casual spaces up to 2,500 SF



50 parking space with shared parking across Phase 1A1 in the evening



## PHASE 1B2 (COMING 2023)

6,800 SF Retail (Divisible)



## PHASE 1C (COMING 2024)

5,800 SF Restaurant



2,600 SF Retail





# Proposed Rendering

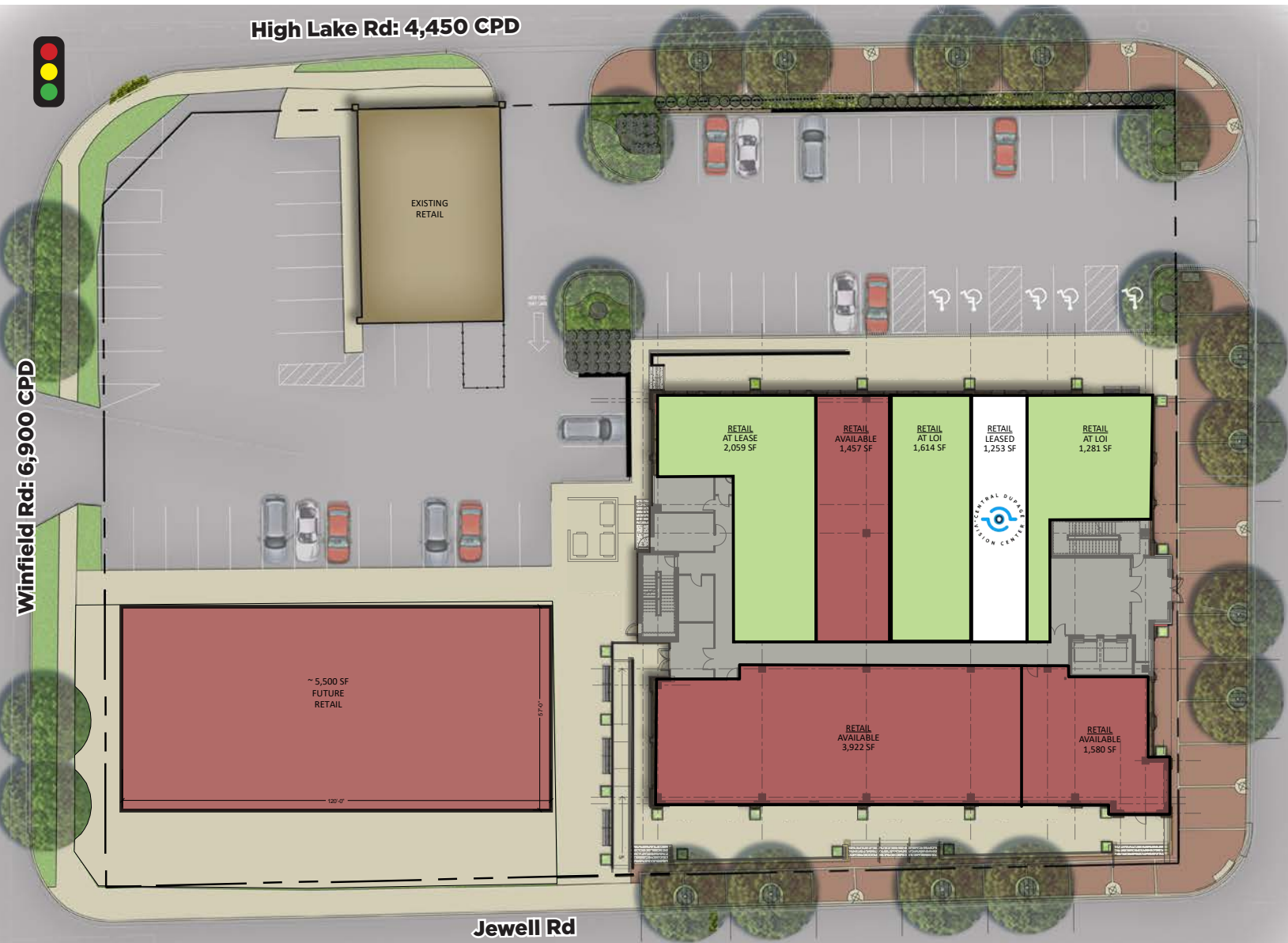


# Proposed Phase 1A.2 Retail





# Proposed Phase 1B1 and 1B2 Retail



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