



SIERRA TORRID
NORDSTROM
rack
The Container Store

Marshall's
OLD NAVY
BARNES & NOBLE
PETSMART

COSTCO
WHOLESALE

IKEA

HYATT

Hampton Inn

WOODFIELD MALL
A SIMON MALL
2,154,014 Square Feet
Over 15 million visitors/ year

Apple macy's H&M Ω
JCPenney ZARA SEPHORA
ANTHROPOLOGIE URBAN OUTFITTERS
NORDSTROM PRIMARK

REDEVELOPMENT OPPORTUNITY

WHOLE FOODS
Crate&Barrel

31.33 ACRES TOTAL
+/- 223,175 SF
(2-story former Sears) &
+/- 50,000 SF
(2-story former Auto Center)
SITE

Ashley
HOMESTORE

DSW

amc LEGOLAND DISCOVERY CENTER CHICAGO DICK'S SPORTING GOODS

FORMER SEARS + PARCEL

2 WOODFIELD MALL, SCHAUMBURG, IL 60173

RARE OPPORTUNITY FOR ICONIC LARGE-SCALE REDEVELOPMENT AT WOODFIELD MALL. JV DEVELOPMENT DISCUSSIONS HIGHLY ENCOURAGED.

XTEAM
RETAIL ADVISORS

FORMER SEARS + PARCEL

DEMOGRAPHICS

PLEASE CONTACT:

TIM GEARHART

314.282.9826 (DIRECT)

315.569.9812 (MOBILE)

TGEARHART@L3CORPORATION.COM

L³ CORPORATION

RICK SPECTOR

DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM

GO TO:

SITE PLAN

FLOOR PLAN

ZOOM AERIAL

MARKET AERIAL

RETAIL RANKINGS

WOODFIELD MALL VISIT METRICS

JAN 1st, 2025 - DEC 31st, 2025 ● DATA PROVIDED BY PLACER

VISITS/YEAR



15.1 M

VISITORS



3.9 M

VISIT FREQUENCY



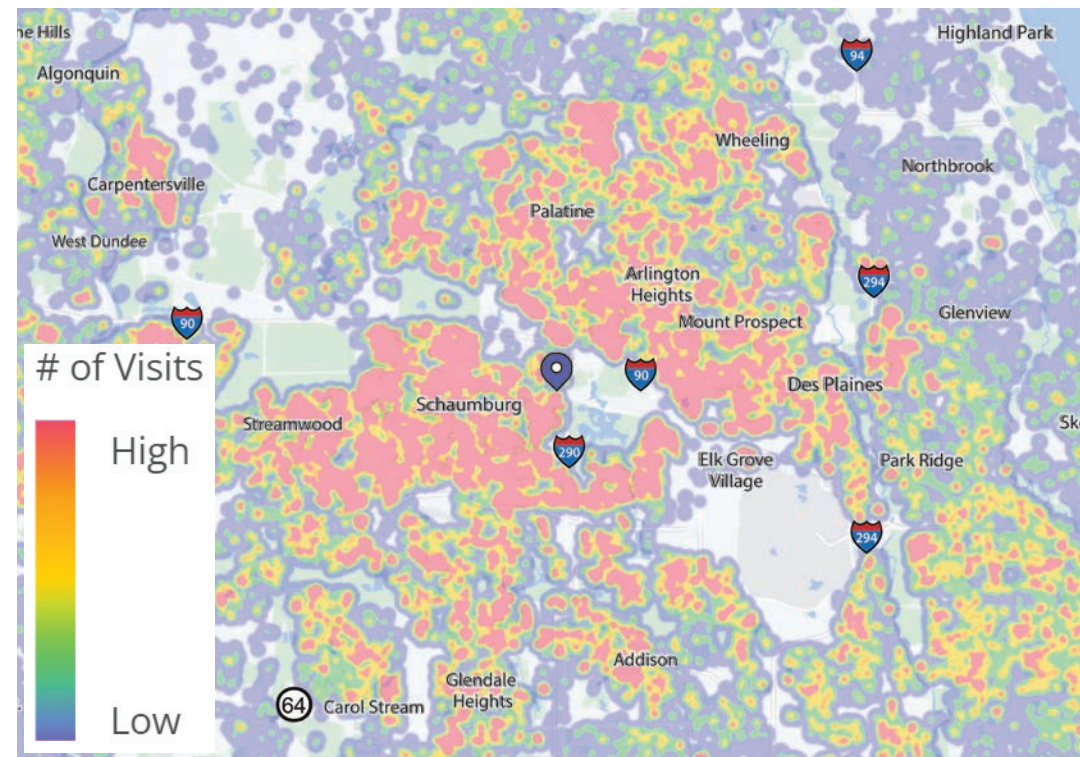
3.84

AVG. DWELL TIME



77 MIN

HEAT MAP ● PER PLACER.AI



POPULATION ANALYSIS

POPULATION



3 MILE

81,130

5 MILES

273,656

7 MILES

517,224

10 MILES

948,830

HOUSEHOLDS



3 MILE

33,164

5 MILES

108,304

7 MILES

199,521

10 MILES

357,298

AVG HH INCOME



3 MILE

\$122,859

5 MILES

\$128,070

7 MILES

\$127,905

10 MILES

\$127,648



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

FORMER SEARS + PARCEL

SITE PLAN

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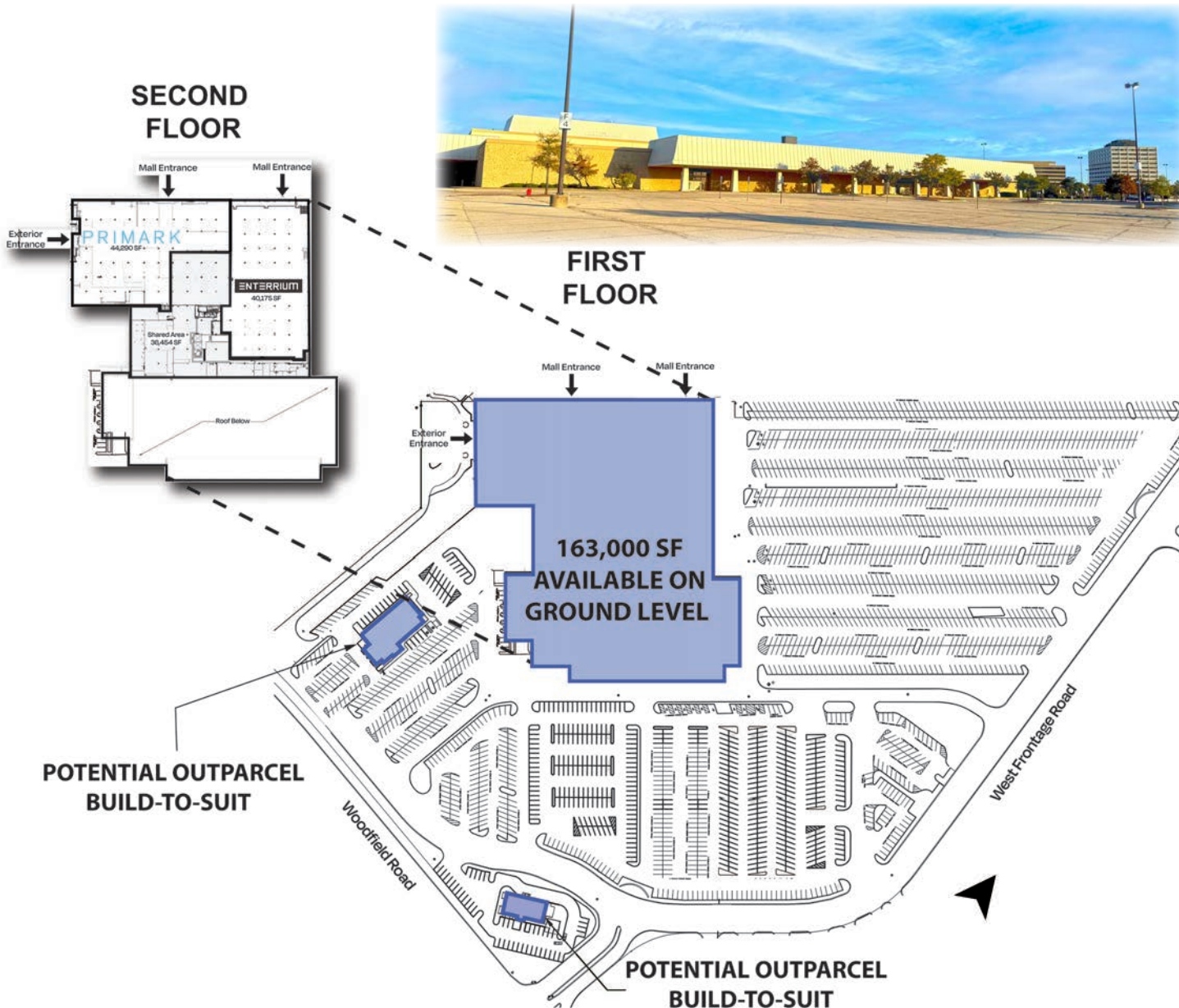
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- PRIME ANCHOR OPPORTUNITY IN ONE OF THE HIGHEST-PERFORMING MALLS IN THE MIDWEST
- FLEXIBLE CONFIGURATIONS FOR FLAGSHIP RETAIL, ENTERTAINMENT, EXPERIENTIAL, OR MIXED-USE
- CATEGORY-LEADING CO-TENANCY WITH 280+ RETAILERS, INCLUDING APPLE, NORDSTROM, SEPHORA, COACH, KENDRA SCOTT, LULULEMON, THE CHEESECAKE FACTORY, ARITZIA, ALO YOGA, AND ZARA.
- SUPER REGIONAL MALL ATTRACTING OVER 15 MILLION VISITORS A YEAR FROM ACROSS CHICAGOLAND, NORTHERN ILLINOIS, AND SOUTHERN WISCONSIN AND BEYOND
- STRATEGICALLY POSITIONED AT THE CROSSROADS OF I-90 (171,500 VPD) AND I-290 (137,100 VPD)
- 30+ HOTELS, 30 MILLION SF OF SURROUNDING OFFICE, INDUSTRIAL, AND RETAIL SPACE AND 200+ RESTAURANTS WITHIN MINUTES
- 268,372 EMPLOYEES WITHIN A 15-MIN DRIVE TO SITE
- 12 MILES NORTHWEST OF O'HARE INTERNATIONAL AIRPORT
- CALL BROKER FOR DETAILS

FORMER SEARS + PARCEL

FLOOR PLAN

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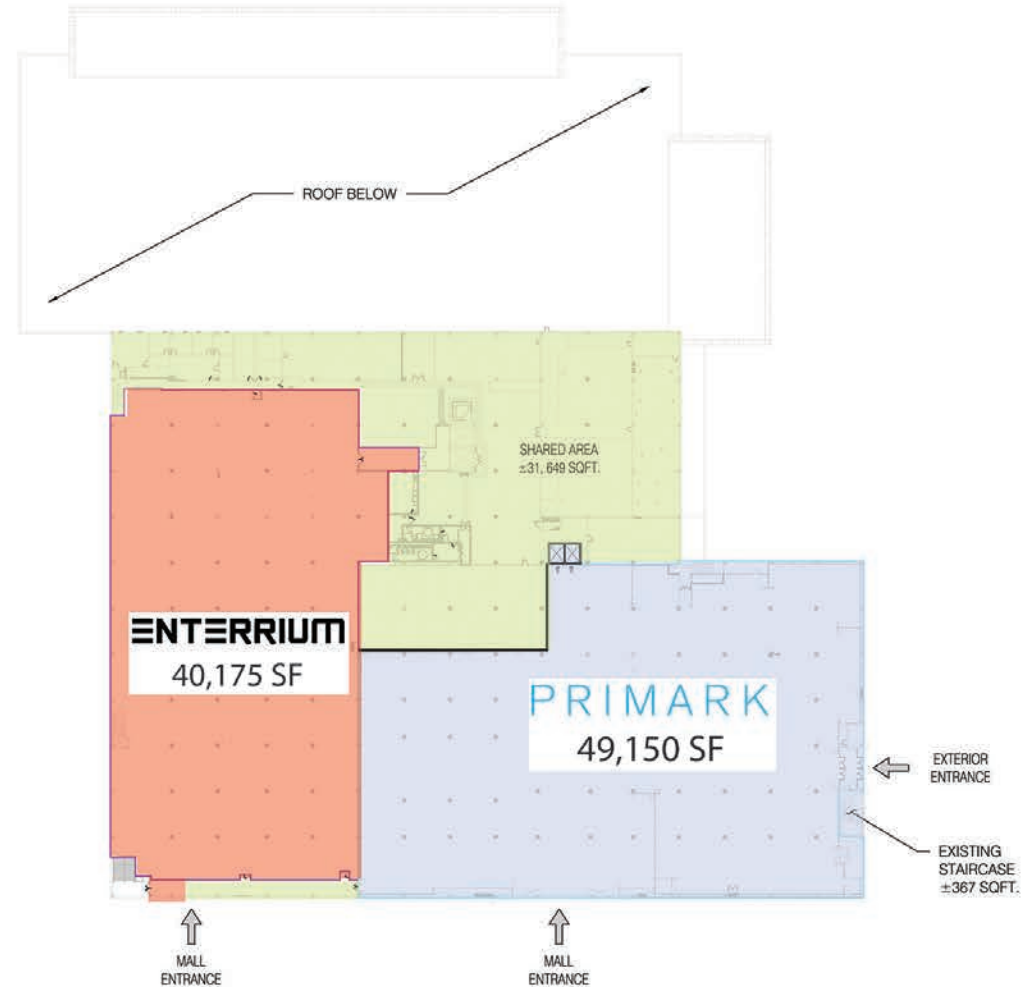
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FIRST FLOOR



SECOND FLOOR



FORMER SEARS + PARCEL

ZOOM AERIAL

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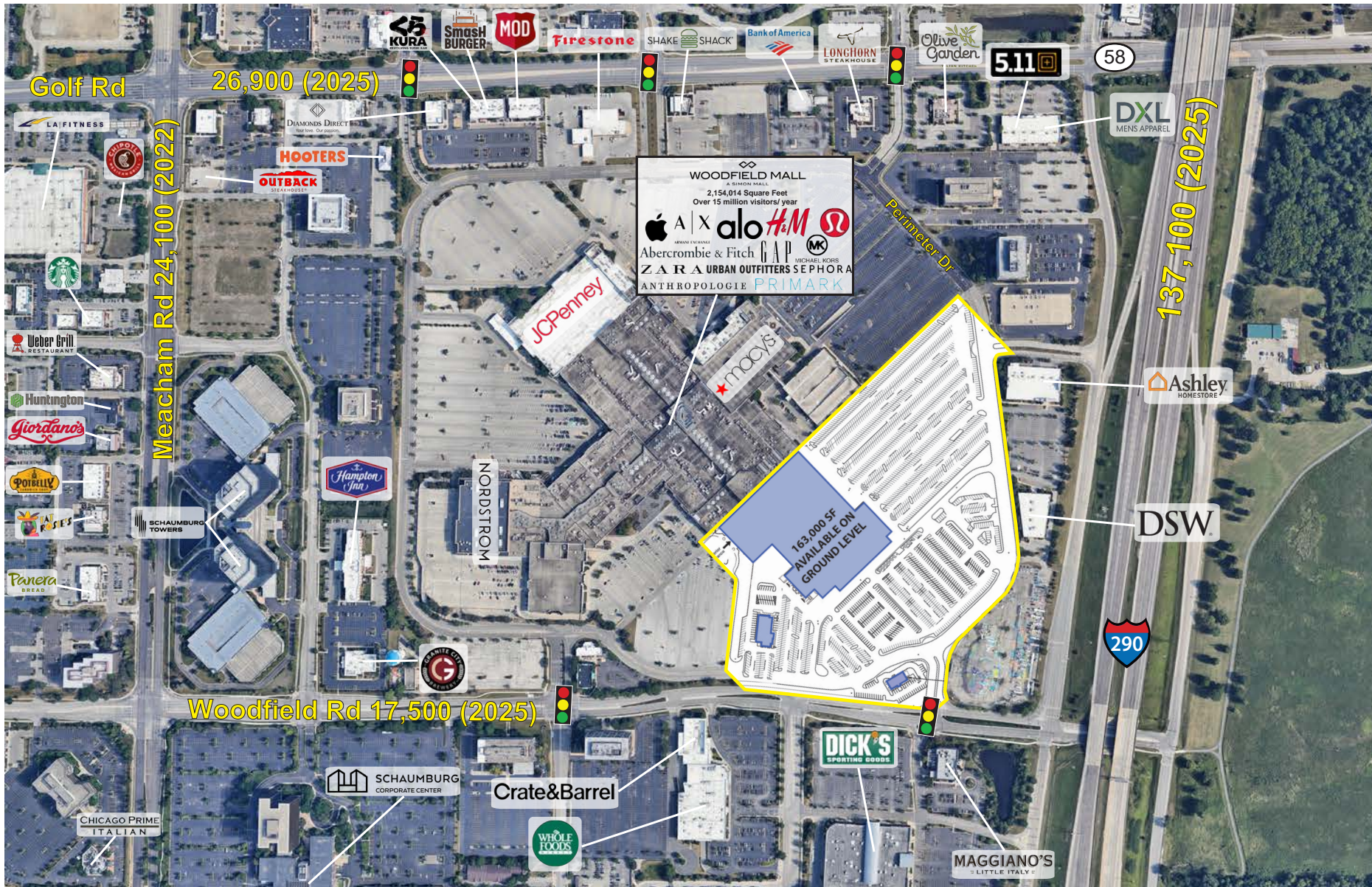
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FORMER SEARS + PARCEL

MARKET AERIAL

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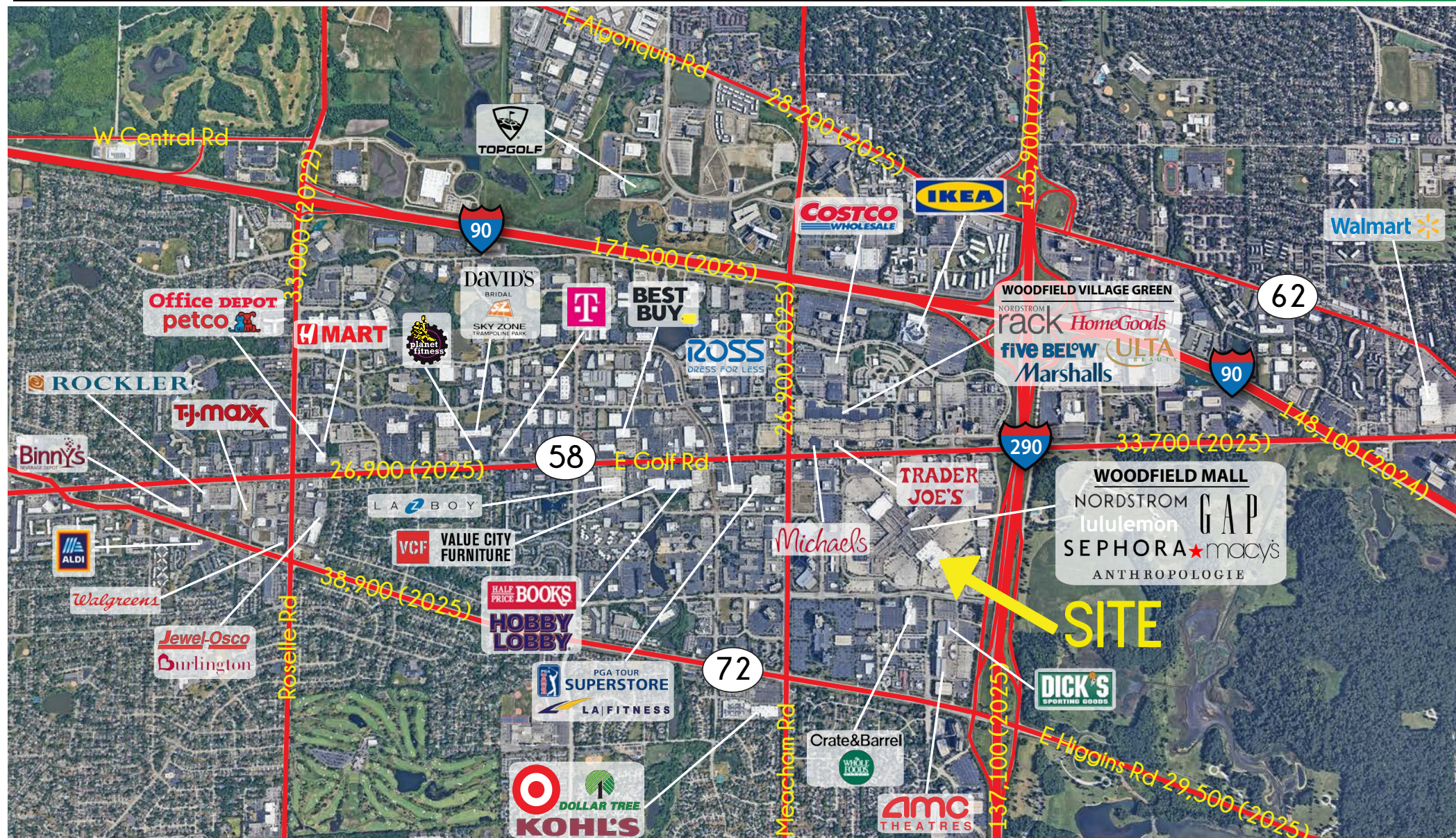
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FORMER SEARS + PARCEL

MARKET RETAILER 50 MILE RADIUS RANKINGS

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DATA PROVIDED BY PLACERA.I • SEPT 1st, 2024 - AUG 31st, 2025

RETAILER RANK

RETAILER RANK

	2/11
	6/38
	3/22
	7/16
	5/8
	1/20
	7/21
	1/16

	1/12
	1/35
	3/4
	3/13
	3/43
	3/8
	3/20
	2/23