



MAVEN CAPITAL PARTNERS

FOR LEASE OR BTS | HARMONY POINTE

146th & Ditch Road (NWQ) | Westfield, IN 46074

- AVAILABLE FOR LEASE



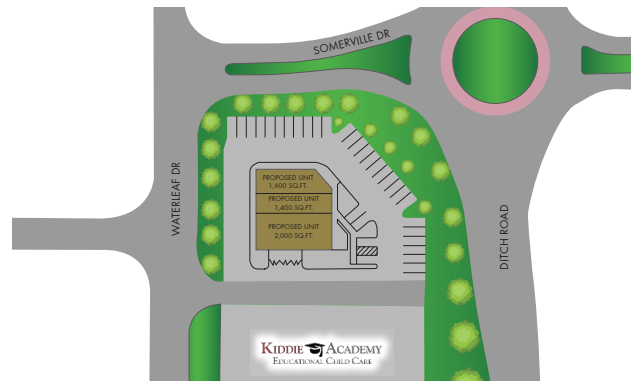
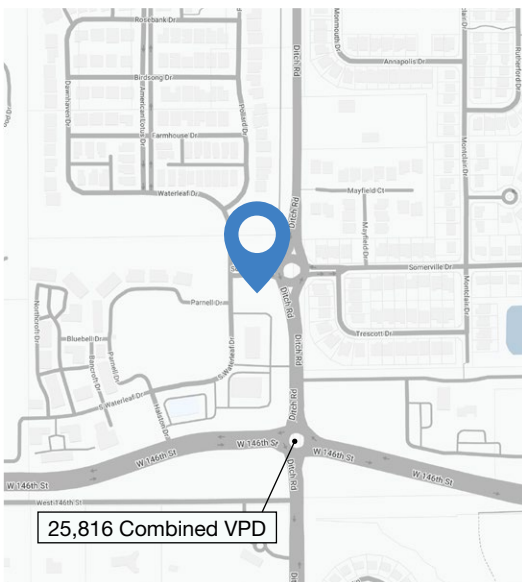
PROPERTY OVERVIEW

Swissco is pleased to offer this leasing or BTS opportunity located in a prime position in Westfield, IN, the fastest-growing city in Indiana and the 6th fastest-growing city in the US. The property is adjacent to new residential neighborhoods and new commercial developments, and in a high-traffic retail corridor.

RENT/SQFT
CALL TO DISCUSS

SQUARE FOOTAGE
1,400 – 5,600

NO. OF UNITS
2 - 3 UNITS



PROPERTY HIGHLIGHTS

- » A significant East-West artery, 146th Street links Hamilton and Boone counties from I-69 to I-65
- » Community Health Network Planning a \$335M Medical Complex at 196th Street & US 31 | Medical Offices, Surgery Center, Emergency Department, Outpatient Imaging and Procedure Departments, Cardiovascular Department | Will Include a Six-Story, 100-Bed Inpatient Tower | Opening Planned for 2026
- » Over 1,500 New Housing Units Within One Mile from Property | Two Miles from The Village of West Clay, Located at the Intersection of 131st Street & Towne Road | The Village of West Clay Comprises a Variety of Residential, Retail and Office Spaces
- » High-Growth Area – 54.4% Population Increase in Last 10 Years | Westfield is the Fastest-Growing City in Indiana and the 6th Fastest-Growing City in the US | Located Between Carmel and Zionsville, Two Affluent, Growing Suburbs of Indianapolis | Located in the Zip Code with the Highest Average Household Income in Indiana
- » Ideal Uses Would be: QSR, Dry Cleaners, Fitness Studio, Hair Salon, Medical & Dental

DEMOGRAPHICS	1-Mile	3-Miles	5-Miles
2023 Population	8,427	60,875	122,525
2023 Total Households	2,826	21,982	46,249
Average Income	\$195,708	\$183,987	\$174,594
2023 Daytime Population	3,000	43,893	139,577

Frank E. Swiss | President
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- Ideal Uses Would be: Quick Service Restaurants, Dry Cleaners, Fitness Studio, Hair Salon, Medical & Dental
- Directly Adjacent to CVS, Kiddie Academy, Harmony Shops, Harmony Apartments (JC Hart –257 Units), Harmony Homes (Weekly & Estridge –775 Homes), Centennial Homes
- Traffic Counts: 146th Street –15,616 ADT; Ditch Road –10,200 ADT; US Hwy 31 –49,211 ADT
- 2 Miles From Clay Terrace (Dick's, Whole Foods, Old Navy & Party City), Village Park Plaza (Walmart, Kohl's, Hobby Lobby & Menards), Greyhound Plaza (Best Buy, Michaels, Aldi, & Barnes & Noble), Cool Creek Commons (The Fresh Market & Buffalo Wild Wings) & Lowe's
- 146th Street is a Major East/West Artery That Connects Both Hamilton & Boone Counties From I-69 to I-65
- Top Rated Schools in Both Westfield and Carmel & Great Pedestrian Trail Network
- The Village of West Clay Is Approximately 2 Miles to the Southeast and is a mix of Several Types of Residential, Retail and Office Spaces Located at 131st and Town Road
- Grand Park Sports Complex, which is located 3 miles to the North, has Over 400 Acres, it has Become the Premier Youth Sports Venue in the United States. The Campus Welcomes More Than 2.5 Million Visits per Year and has Spurred More Than \$1.3 Billion of Economic Development in Westfield. It Contains 31 Outdoor Fields, 26 Baseball Diamonds, the 370,000 SF Grand Park Events Center, the 88,000 SF Pacer Athletic Center, the Pro-X Athlete Development Center, a new Olympic-Size Natatorium, and a 35,000 SF Gymnastics Training Center that is Under Construction

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ELEVATIONS

EAST ELEVATIONS



NORTH ELEVATIONS

SOUTH ELEVATIONS



WEST ELEVATIONS

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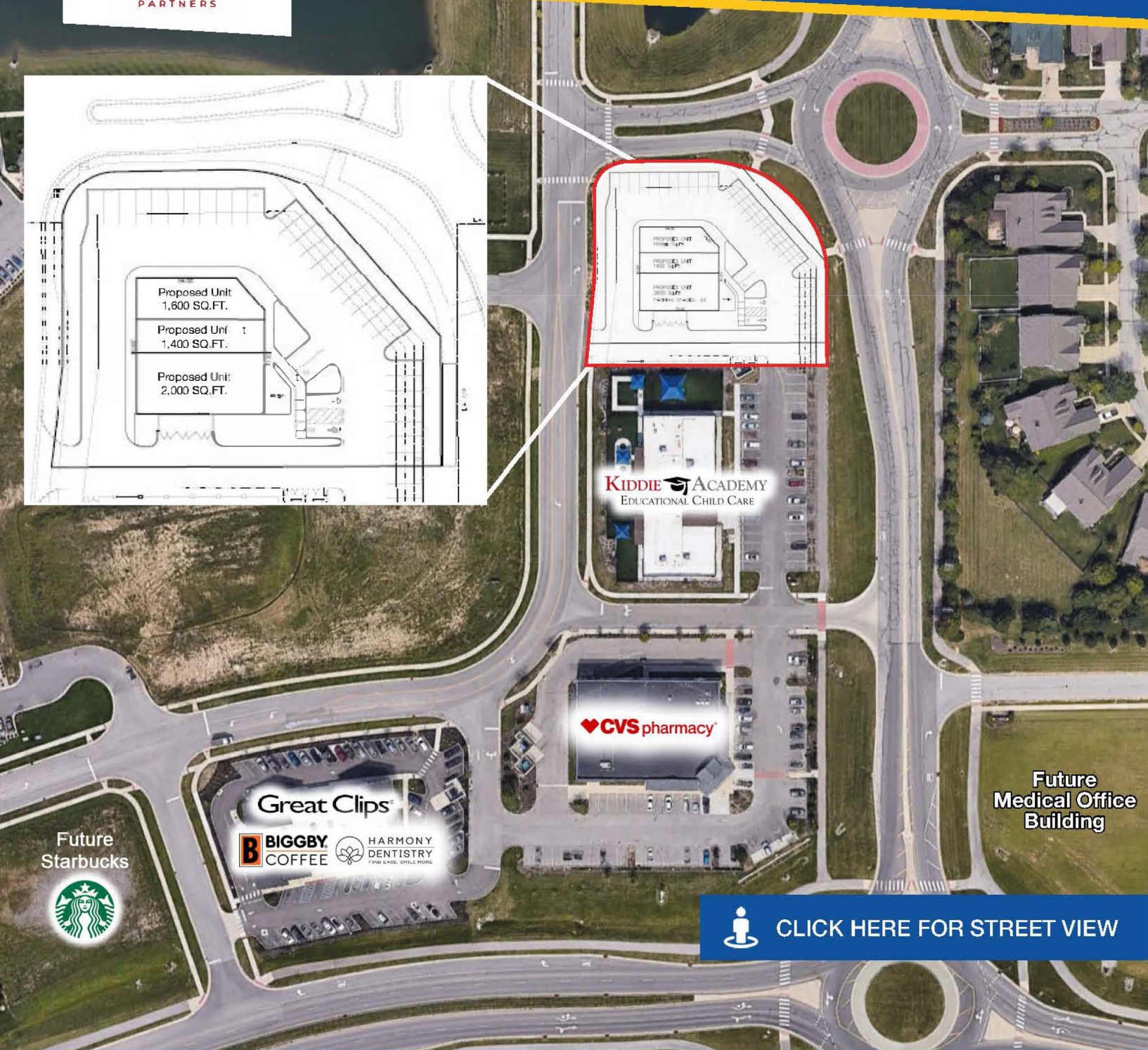
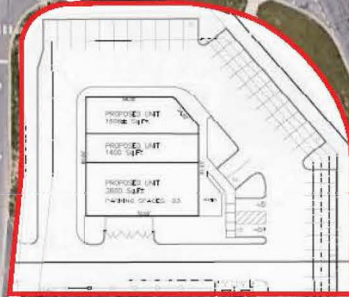
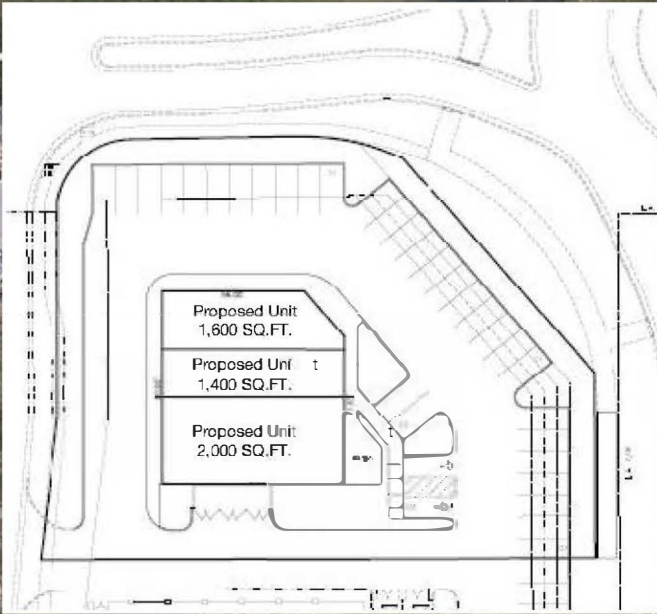
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[CLICK HERE FOR STREET VIEW](#)

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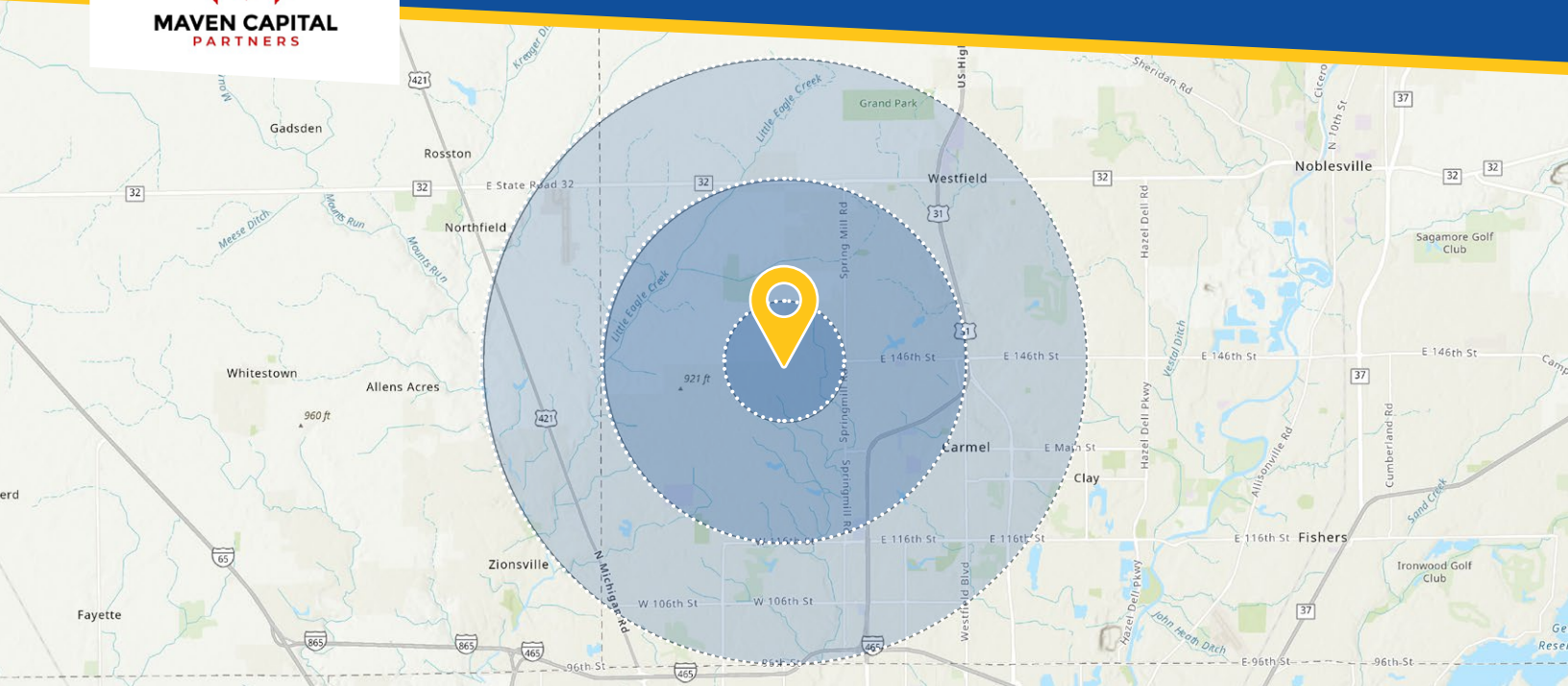


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POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection	9,054	67,993	135,344
2023 Estimate	8,427	60,875	122,525
2020 Census	8,183	56,936	116,029
2010 Census	6,384	41,887	88,462
HOUSEHOLD INCOME			
Average	\$195,708	\$183,987	\$174,594
Median	\$156,739	\$136,126	\$122,872
Per Capita	\$65,734	\$66,495	\$65,995
HOUSEHOLDS			
2028 Projection	3,039	24,617	51,112
2023 Estimate	2,826	21,982	46,249
2020 Census	2,701	20,373	43,236
2010 Census	1,899	14,434	32,445
HOUSING			
Median Home Value	\$426,533	\$407,000	\$4401,428
EMPLOYMENT			
2023 Daytime Population	3,000	43,893	139,577
2023 Unemployment	1.50%	2.29%	2.88 %
Average Time Traveled (Minutes)	27	27	26

KEY FACTS - 5 MILES

122,525 2023 POPULATION **46,249** 2023 HOUSEHOLDS **139,577** DAYTIME POPULATION

BUSINESSES - 5 MILES

4,884 BUSINESSES **74,340** EMPLOYEES

HOUSEHOLD INCOME - 5 MILES

\$174,594 AVERAGE HH INCOME **\$65,995** PER CAPITA INCOME **\$122,872** MEDIAN HH INCOME

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The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental condition of the property and recommends purchaser's independent investigation.