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FOR LEASE | AMBROSE ON MAIN

NEC OF SR 32 (MAIN ST) & EAST ST IN WESTFIELD

Downtown Westfield // 402 E. Main Street // Westfield, IN 46074 (Hamilton County)

NEW CONSTRUCTION | ESTIMATED COMPLETION Q3 2026



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST

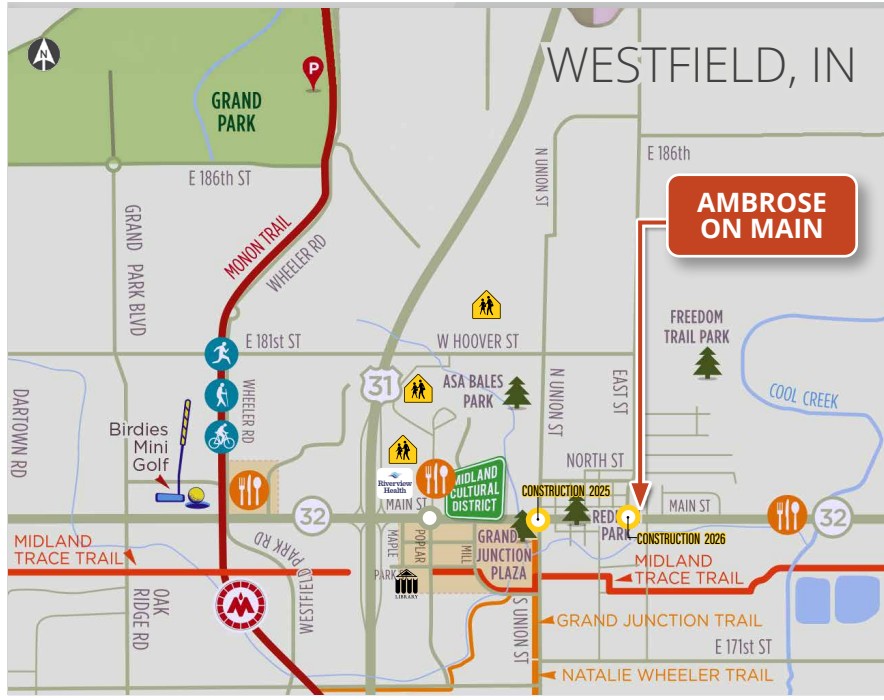
PARTNERING FOR SUCCESS

FOR LEASE | AMBROSE ON MAIN RETAIL NEC OF SR 32 (MAIN ST) & EAST ST IN WESTFIELD

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LESS THAN 1 MILE EAST OF SR 32 & US 31

PROPERTY FEATURES:



- SUITES AVAILABLE FOR LEASE:**
 - » **SUITE 1 (4,091± SF) LEASED TO CENTURY 21**
 - » **SUITE 2 (4,242± SF)**
 - » **SUITE 3 (4,295± SF) WITH ATTACHED 4,295± SF PATIO**
- AMBROSE ON MAIN** is a new 4-story mixed-use development in downtown Westfield with an estimated completion of Q3 2026.
- Located at the NEC of Main Street (SR 32) & N East Street less than 1 mile from the SR 32 & US 31 interchange
- Ambrose on Main, a new Rebar Development, will be a new mixed-use building with approximately **12,628± SF (divisible) of total retail space available** with 87 residential units and amenity spaces.
- The new commercial spaces are a blank slate ready for tenant concept; ideal concepts include coffee/wine bar/light eats; open to creative concepts.
- Abundant parking containing 222 spaces with 38 dedicated to commercial tenants is located in lot behind storefront.
- Current traffic counts are over 18,000+ AADT; on-going road improvements including a series of round-a-bouts will improve traffic flow and likely increase traffic counts.
- This amazing prime retail space is highly visible and easily accessible from Main St (SR 32) and is within walking distance of the new Union at Grand Junction, Westfield Farmers Market and Grand Junction Plaza.
- Within walking distance of populated residential neighborhoods, Westfield schools, Riverview Health, Westfield Washington Public Library and local restaurateurs/retailers.
- Ambrose on Main is less than 10 minutes from the 400+ acre Grand Park recording over 2.5 million visitors per year.
- Westfield is the fastest growing city in Indiana and the 6th fastest growing city in the country.

DEMOGRAPHICS:

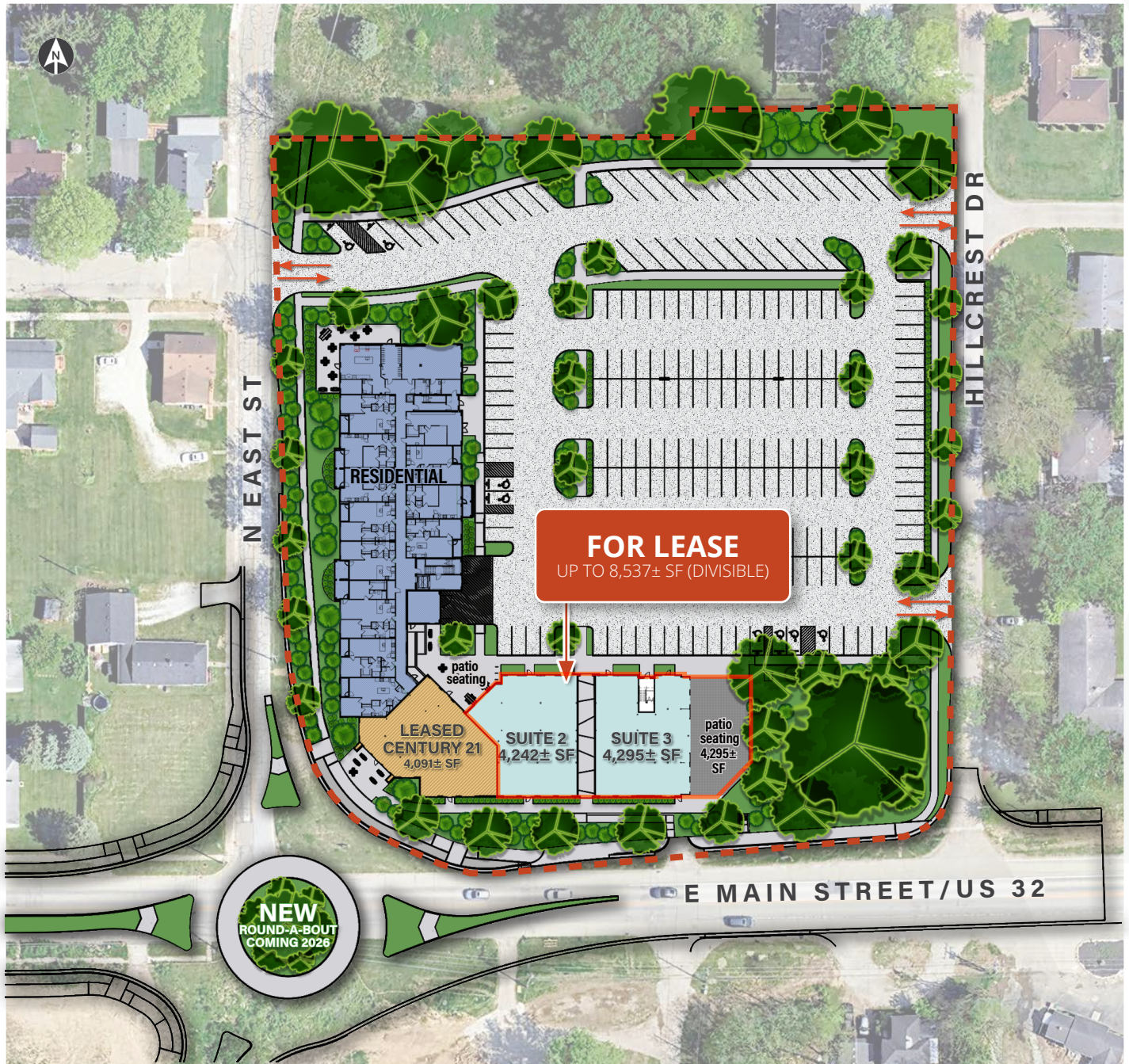
	1 MILE	3 MILE	5 MILE
	EST TOTAL POPULATION 2024		
	7,763	53,158	141,542
	DAYTIME EMPLOYMENT (EMPLOYEES)		
	4,000	14,300	29,200
	PROJ HH ANNUAL GROWTH (2024-2029)		
	13.03%	13.74%	13.61%
	AVG HOUSEHOLD INCOME 2024		
	\$103,425	\$124,780	\$133,038
	EST HOUSEHOLDS 2024		
	2,652	14,820	45,894
	MEDIAN AGE 2024		
	37.8	37.4	38.9
	ANY COLLEGE OR HIGHER		
	72.06%	79.16%	83.26%

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NEW ROUND-A-BOUT COMING 2026

SITE AERIAL:



*SITE PLAN SUBJECT TO CHANGE.

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FOR LEASE | AMBROSE ON MAIN RETAIL
NEC OF SR 32 (MAIN ST) & EAST ST IN WESTFIELD

NEAR GRAND PARK & GRAND JUNCTION PARK & PLAZA

AERIAL:



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