



**MAVEN CAPITAL
PARTNERS**

FOR LEASE OR BTS | HARMONY POINTE

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

- AVAILABLE FOR LEASE OR BUILD-TO-SUIT



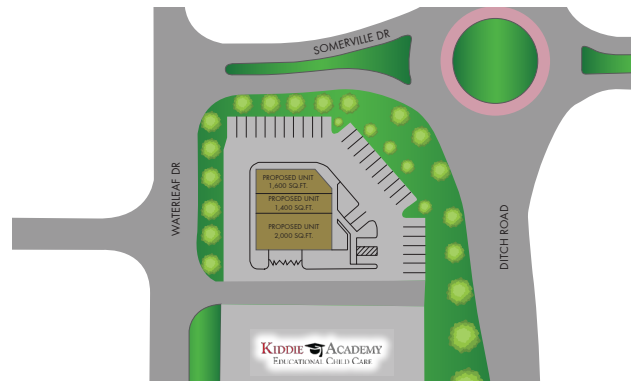
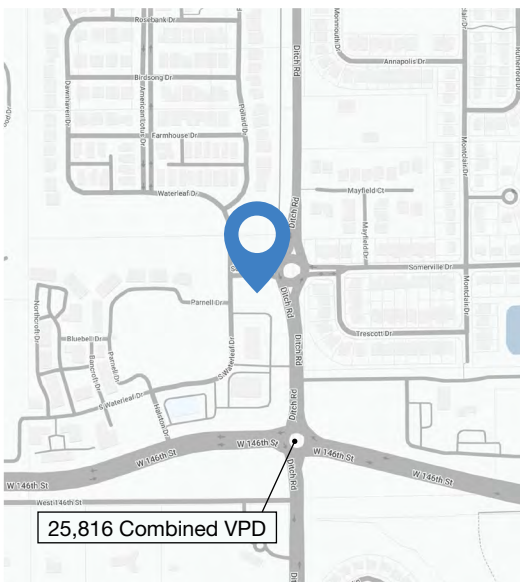
PROPERTY OVERVIEW

Swissco is pleased to offer this property comprised of 0.76 acres for lease or BTS. The property is located in a prime position in Westfield, 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/SF
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
2025 Population	9,632	65,376	133,788
2025 Total Households	3,344	24,133	51,542
Average Income	\$210,150	\$185,812	\$176,980
2025 Daytime Population	3,775	45,784	151,038

Frank E. Swiss | President
Swissco Real Estate, LLC

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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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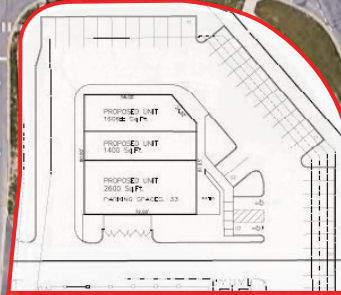


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KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

CVS pharmacy

Great Clips

BIGGBY
COFFEE

HARMONY
DENTISTRY
FIND EASE, SMILE MORE

Future
Medical Office
Building



CLICK HERE FOR STREET VIEW

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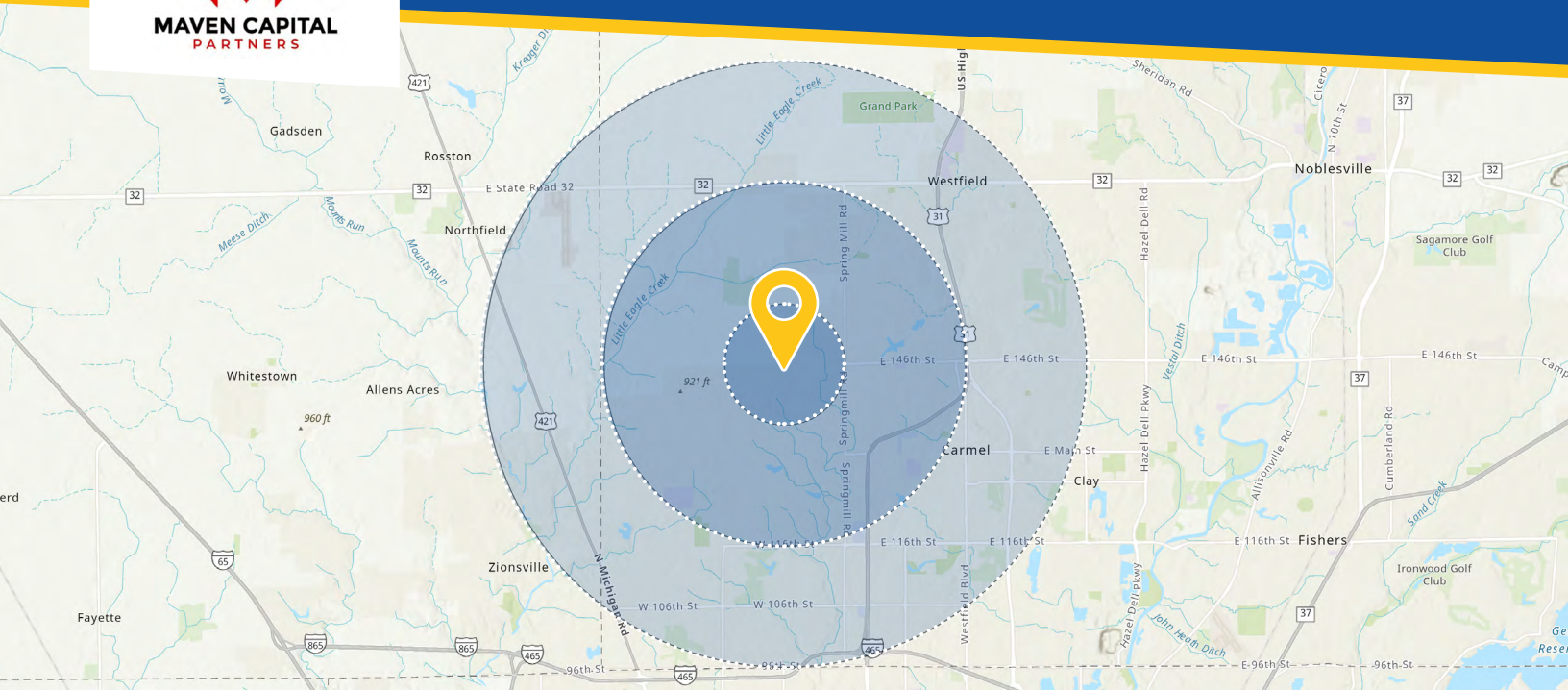


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POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection	10,541	70,437	144,612
2025 Estimate	9,632	65,376	133,788
2020 Census	8,183	56,936	116,029
2010 Census	6,384	41,887	88,462
HOUSEHOLD INCOME			
Average	\$210,150	\$185,812	\$176,980
Median	\$181,303	\$162,810	\$153,590
Per Capita	\$71,048	\$66,308	\$65,606
HOUSEHOLDS			
2030 Projection	3,681	26,104	55,893
2025 Estimate	3,344	24,133	51,542
2020 Census	2,701	20,373	43,236
2010 Census	1,899	14,434	32,445
HOUSING			
Median Home Value	\$489,206	\$473,223	\$483,455
EMPLOYMENT			
2025 Daytime Population	3,775	45,784	151,038
2025 Unemployment	0.95%	1.68%	1.95%
Average Time Traveled (Minutes)	26	27	26

KEY FACTS - 5 MILES

133,788	51,542	151,038
2025 POPULATION	2025 HOUSEHOLDS	DAYTIME POPULATION

BUSINESSES - 5 MILES

	4,884		74,340
	BUSINESSES		EMPLOYEES

HOUSEHOLD INCOME - 5 MILES

		
\$176,980	\$65,606	\$153,590
AVERAGE HH INCOME	PER CAPITA INCOME	MEDIAN HH INCOME

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