






SPRING MILL STATION

16030 Spring Mill Rd, Westfield, IN

DEMOGRAPHIC DATA

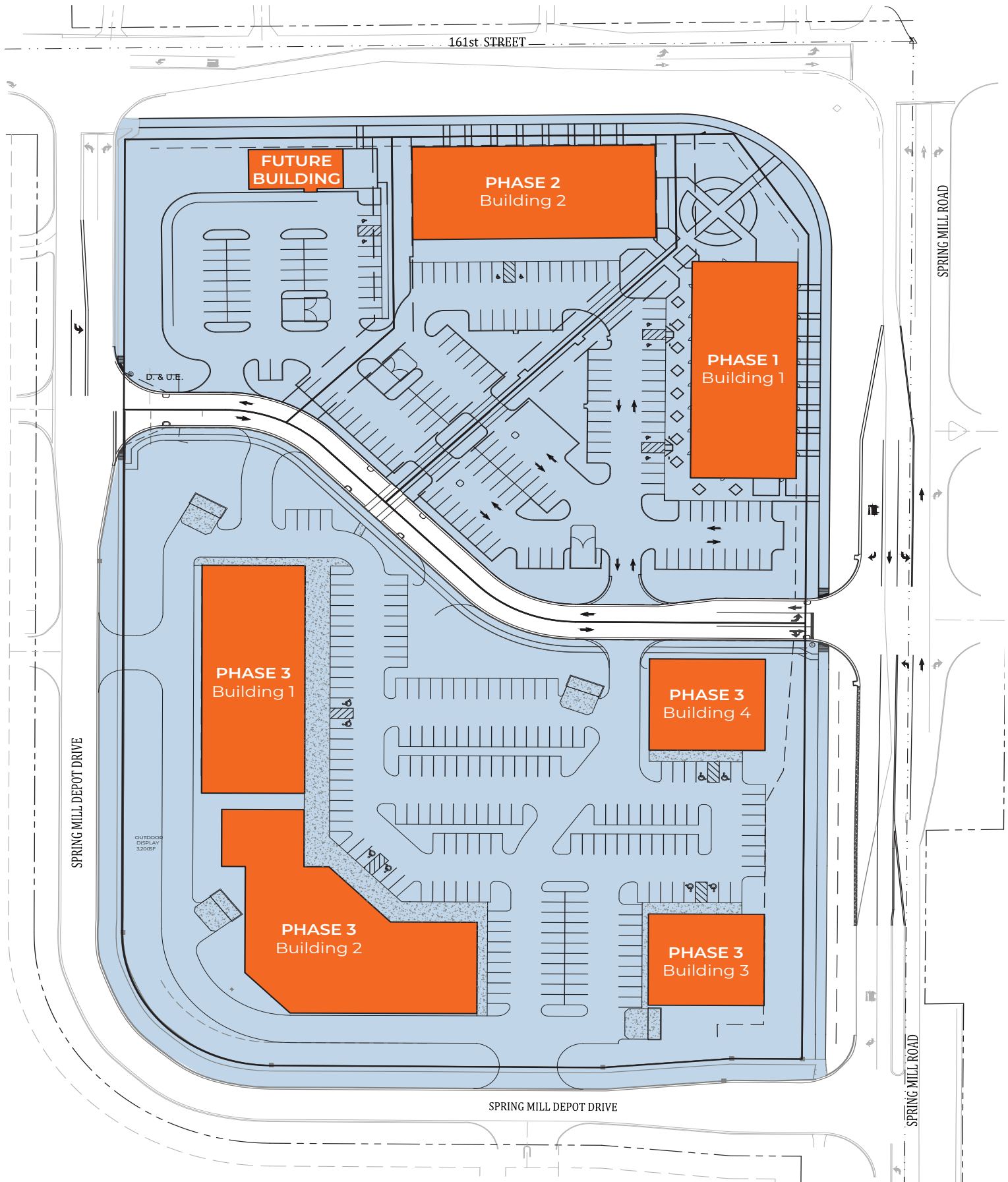


DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
TOTAL POPULATION	9,740	50,593	116,246
DAYTIME POPULATION	2,694	24,839	82,831
HOUSEHOLDS	3,354	18,019	43,233
AVERAGE HOUSEHOLD INCOME	\$109,447	\$112,236	\$116,392
MEDIAN HOUSEHOLD INCOME	\$118,293	\$128,579	\$141,664



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SITEMAP of SPRING MILL STATION



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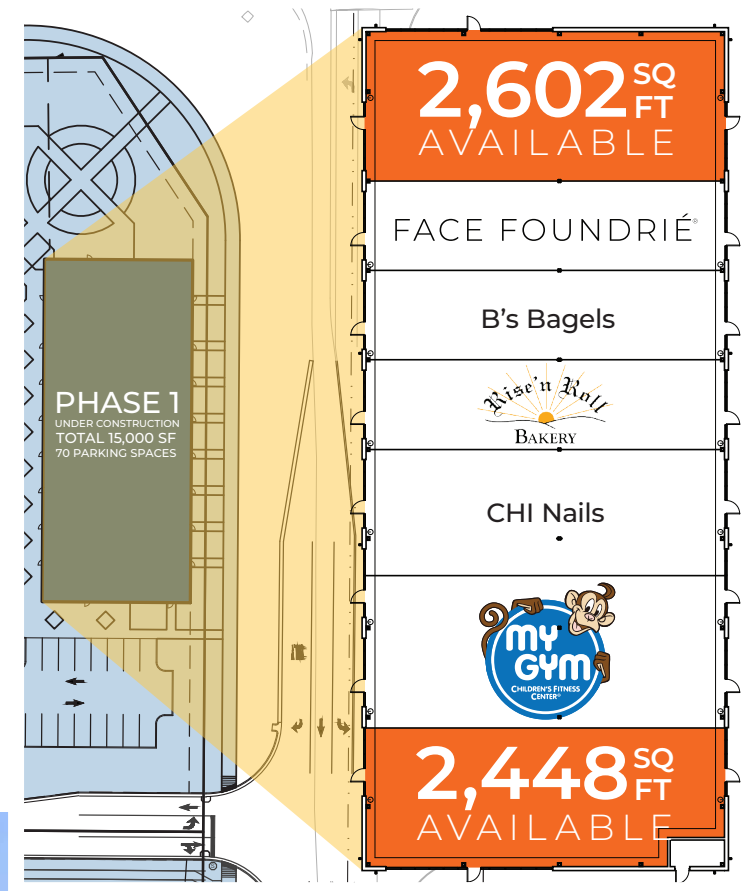
PHASE 1: Building 1

PROPERTY HIGHLIGHTS:

- ▶ Remaining suites available within a newly built retail center located at the corner of E. 161st Street and Spring Mill Rd. in Westfield, IN
- ▶ Tenants within the center include, Face Foundrie, B's Bagels, Rise 'n Roll Bakery, Chi Nails, and My Gym

LEASING INFORMATION:

- ▶ **Availability:** 2,448 SF and 2,602 SF endcaps
- ▶ **Rental Rate:** \$38-\$42 NNN
- ▶ **Estimated NNN Charges:** \$7.50 psf
- ▶ **Tenant Improvement Allowance:** Negotiable
- ▶ **Delivery Condition:** Landlord Cold Dark Shell
- ▶ **Additions:** HVAC included

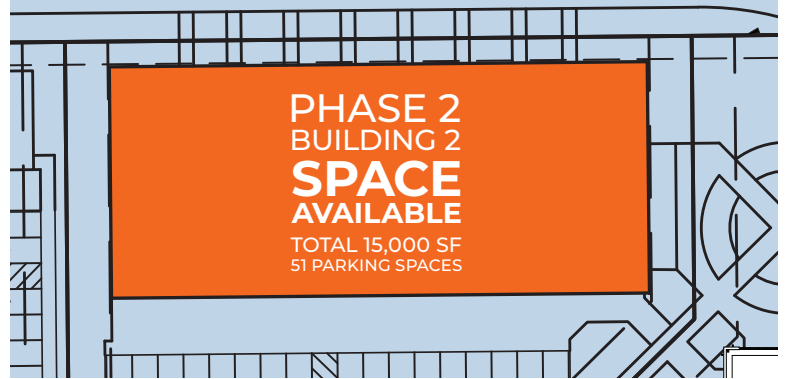


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PHASE 2: Building 2

LEASING INFORMATION:

- ▶ **Availability:** 1,500 SF –15,000 SF
- ▶ **Rental Rate:** \$35-\$43 NNN
- ▶ **Estimated NNN Charges:** \$7.50 psf
- ▶ **Tenant Improvement Allowance:** Negotiable
- ▶ **Delivery Condition:** Landlord Cold Dark Shell



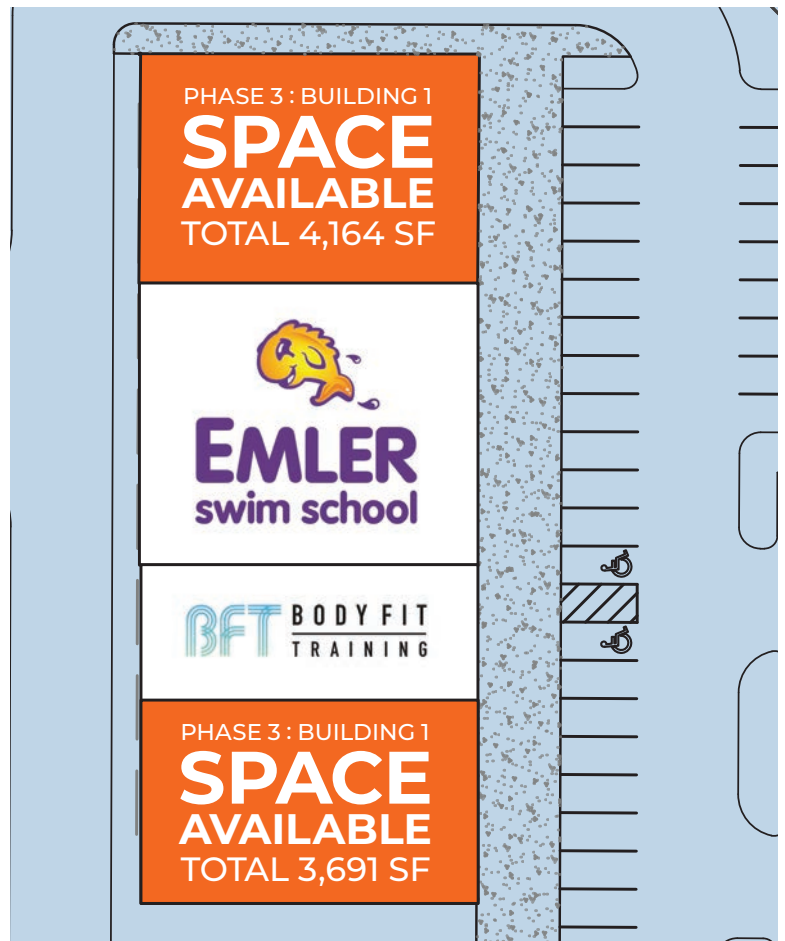
PHASE 3: Building 1

PROPERTY HIGHLIGHTS:

- ▶ New 15,000 sf, Ace Hardware anchored retail center located on the southwest corner of 161st and Spring Mill Rd. in Westfield, IN
- ▶ Current tenants include Emler Swim School and BFT (Body Fit Training).

LEASING INFORMATION:

- ▶ **Availability:** 1,845 SF--3,691 SF / 1,611 SF--4,164 SF
- ▶ **Rental Rate:** \$29-\$35 NNN
- ▶ **Estimated NNN Charges:** \$8.00 psf
- ▶ **Tenant Improvement Allowance:** Negotiable
- ▶ **Delivery Condition:** Landlord Cold Dark Shell



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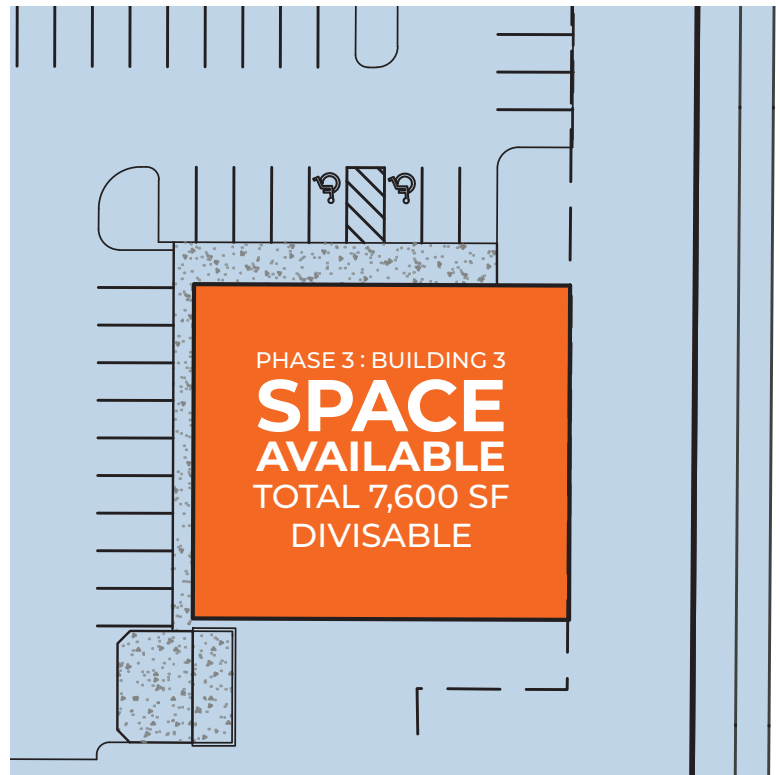
PHASE 3: Building 3

PROPERTY HIGHLIGHTS:

- ▶ The first of two prime outparcel site anchored by Ace Hardware that sits adjacent to Spring Mill Rd.

LEASING INFORMATION:

- ▶ **Availability:** 7,600 SF (demising available)
- ▶ **Rental Rate:** \$35-\$40 NNN
- ▶ **Estimated NNN Charges:** \$8.00 psf
- ▶ **Tenant Improvement Allowance:** Negotiable ???
- ▶ **Delivery Condition:** Landlord Cold Dark Shell ???



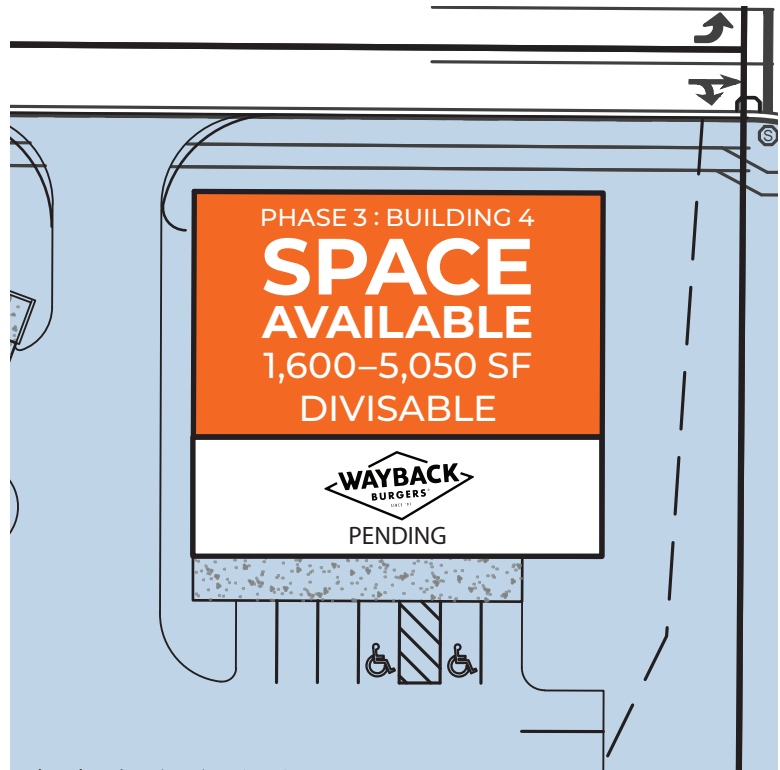
PHASE 3: Building 4

PROPERTY HIGHLIGHTS:

- ▶ The second outparcel site anchored by Ace Hardware that sits adjacent to Spring Mill Rd.
- ▶ Wayback Burger is a currently proposed tenant.

LEASING INFORMATION:

- ▶ **Availability:** 6,650 SF (demising available)
- ▶ **Rental Rate:** \$35-\$40 NNN
- ▶ **Estimated NNN Charges:** \$8.00 psf
- ▶ **Tenant Improvement Allowance:** Negotiable
- ▶ **Delivery Condition:** Landlord Cold Dark Shell



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