

PRIME STANDALONE BUILDING – DOWNTOWN WESTFIELD, IN

227 Park St - Westfield, IN 46074



MIDLAND ATLANTIC
PROPERTIES

Permit Approved Rendering



PROPERTY OVERVIEW

Exciting Leasing Opportunity on Restaurant Row in Downtown Westfield - Suitable for High-end Restaurant, Medical or Office Headquarters

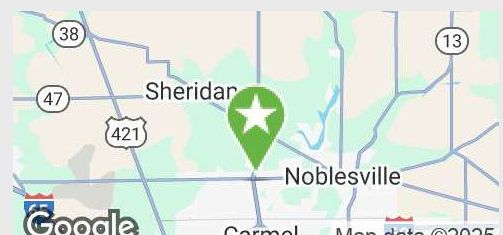
PROPERTY HIGHLIGHTS

- 2-Story 4,953 SF Stand Alone Building with 1,110 SF Patio and 785 SF 2nd Floor Terrace
- Steps from Grand Junction Plaza and New 300 Space Parking Garage
- \$1M+ Building Renovation with TI Available for Interior Buildout
- Easy Access to US-31 and SR-32
- 800+ Residential Units under Construction in 1-Mile Radius
- Directly Adjacent to Midland Trace Trail (Around 400,000 Visits/Year) with Dedicated Golf Cart/Bike Parking Behind Building

DEMOGRAPHICS	1 MILE	3 MILES
Total Population	5,528	50,264
Average HH Income	\$109,905	\$163,209
Businesses	325	1,784
Employees	4,708	15,926

TRAFFIC COUNTS

Main Street / SR 32	17,392
US 31	64,224



MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

SHAWN HEFFERN

Direct: 317.597.1715
Cell: 317.695.8938
sheffern@midlandatlantic.us

WILL BERENS

Direct: 317.597.1721
Cell: 317.874.8847
wberens@midlandatlantic.us

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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WESTFIELD, INDIANA

The City of Westfield, Indiana is a thriving community located just north of the nation's 12th largest city, Indianapolis. Westfield has a rich heritage dating back to its founding in 1834 by Quakers from North Carolina and a promising future as part of the fastest-growing region in the nation.

Westfield boasts diversified neighborhoods; a nationally recognized school system; recreational trails and parks systems; a championship golf course; abundant regional shopping, dining and entertainment options; hotel accommodations; and a healthy business and industrial base. The city's pro-economic development climate is committed to foster new and growing business as well as a wealth of recreation, arts and sports activities for visitors.

1.5 Million
Annual Visitors to Grand Park

\$1.04 Billion
5-year economic impact
to the City of Westfield

GRAND PARK

15,800
5-Year Total
Grand Park Jobs

73% of Visitors to Grand Park will be Non-local
and will stay an average of 3.9 days



DOWNTOWN WESTFIELD



WESTFIELD: TOUR THE TOWN



Official Home of Indianapolis
Colts Training Camp

10+ MILES OF PEDESTRIAN TRAILS

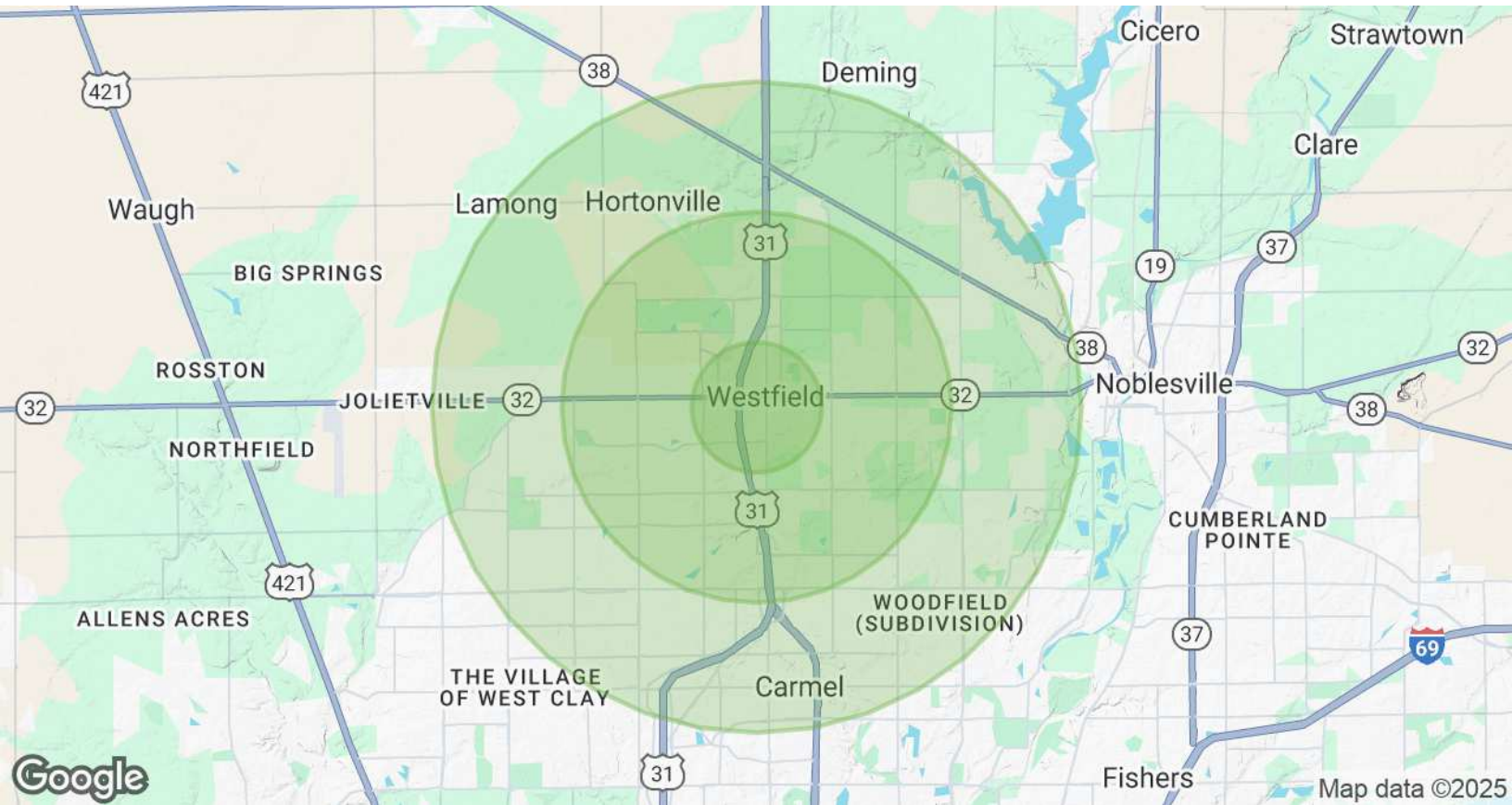


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POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	5,528	50,264	122,675
Projected Annual Growth (2025-2030)	2.9%	2.3%	1.9%
Total Households	2,253	18,740	47,047
Median Home Value	\$396,527	\$434,055	\$447,786

INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$109,905	\$163,209	\$170,659
Daytime Population (16+ years)	6,037	26,074	59,760
Total Businesses	325	1,784	4,610
Total Employees	4,708	15,926	33,358

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