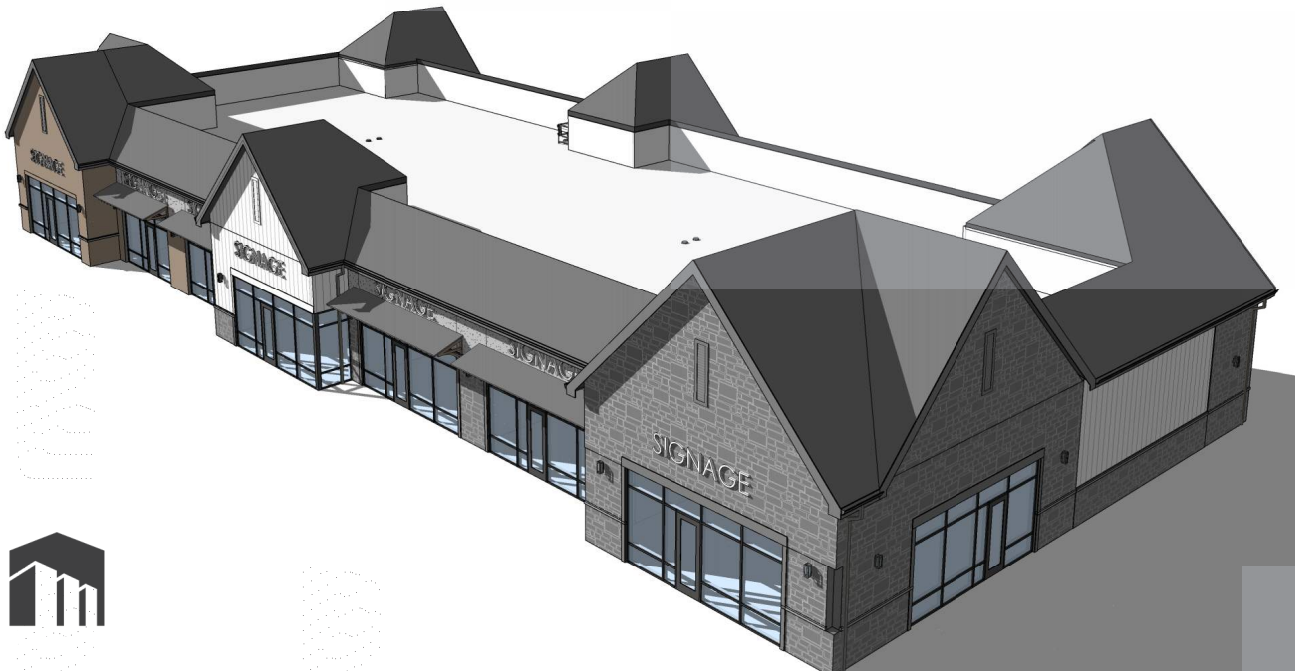


RETAIL BUILDING

FOR LEASE

GRISTMILL SHOPPES
STATE ROAD 32 + DITCH ROAD | WESTFIELD, INDIANA





LEASE RATE

\$37 / SF

RENTABLE SQ. FT.

12,158 SF (divisible)

NNN EXPENSES

\$10 - \$11 / SF (est.)

DELIVERY

March 2024
Warm Dark Shell
TI Allowance

PROPERTY HIGHLIGHTS

- **Multi-Tenant Building:** Leasing 12,158 sq. ft. building.
- **Prime Commercial Node:** High-profile site in the heart of high growth/income trade area in the Westfield State Road 32 corridor in the Gristmill Crossing commercial subdivision anchored by the Motor District.
- **Great Access & Connectivity:** State Road 32 is a major east-west highway extending from I-69 to I-65; easy access to US 31 (Meridian Street) and US 421 (Michigan Road); Ditch Road is a primary north-south arterial with on-going improvements. Signalized access at State Road 32 and Ditch Road and full access at Gristmill Road and State Road 32.
- **Zoning and Utilities:** Springmill Trails Planned Unit Development consisting of mix of multi-family, single-family, commercial and light industrial zoning.
- **Excellent demographics:** High average and median incomes and above average education attainment.
- **Amenities:** Adjacent to SR 32 Greenway Trail Corridor; top-rated public schools (Westfield-Washington Township); dense pedestrian trail network; Wood Wind Golf Club; Pete Dye Courses; Grand Junction Plaza.

FOR INFORMATION, PLEASE CONTACT:

Jesse M. Pohlman

C (317) 696-9254

jpohlman@williamtres.com

Travis W. May

C (317) 395-3835

tmay@williamtres.com





ULTIMATE CANINE

MD
MOTOR DISTRICT
GARAGE CONDOS

UNLIMITED MOTORS

SELF-STORAGE

TOURNAMENT TRAIL

DITCH ROAD

SITE

AMOCO

INDIANA
32

STATE HIGHWAY 32

FULL ACCESS

RIGHT-IN / RIGHT-OUT



INDIANA
32

GRISTMILL ROAD

SITE

TOURNAMENT TRAIL

FULL ACCESS

RIGHT-IN / RIGHT-OUT

DITCH ROAD



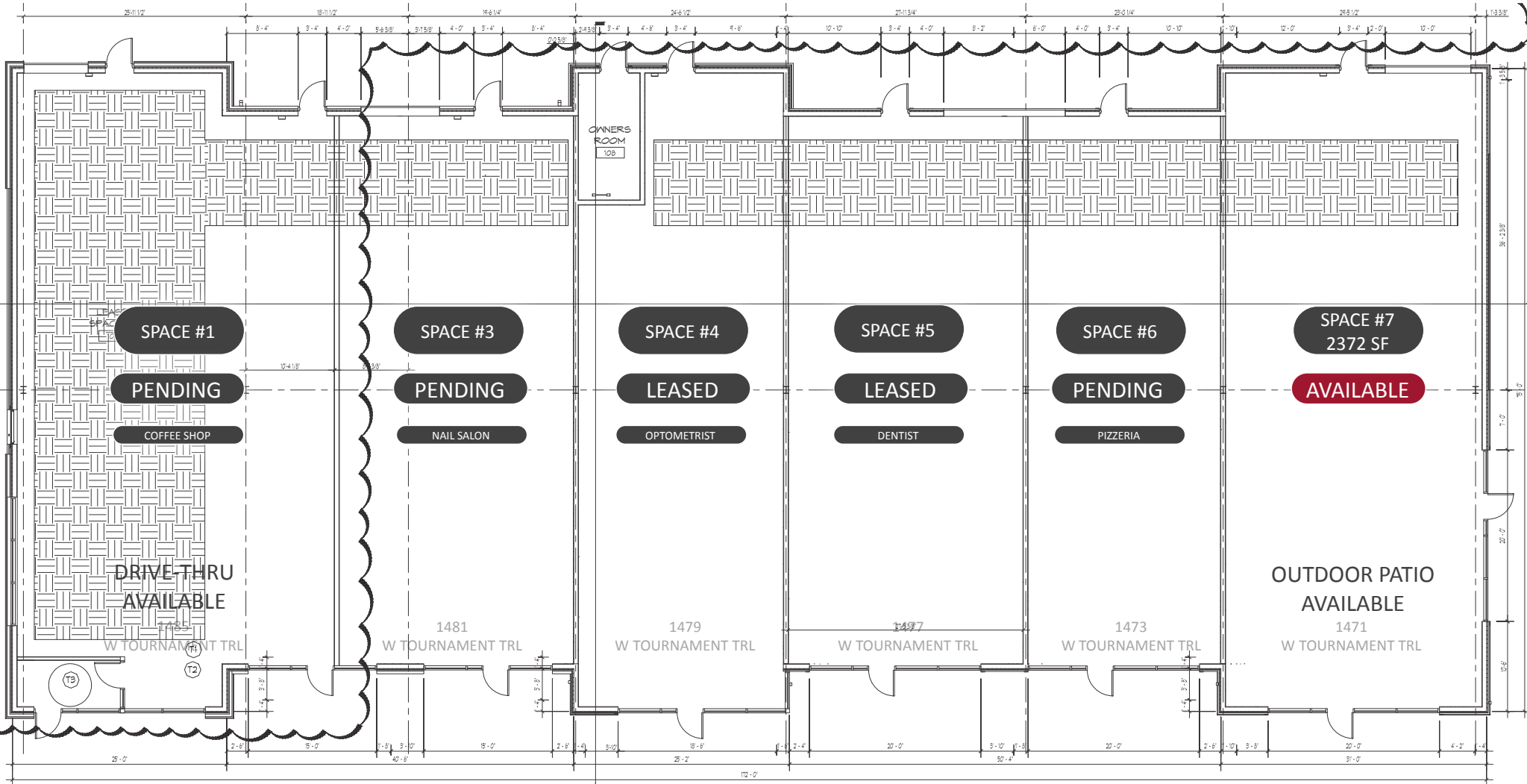
GRISTMILL VILLAS

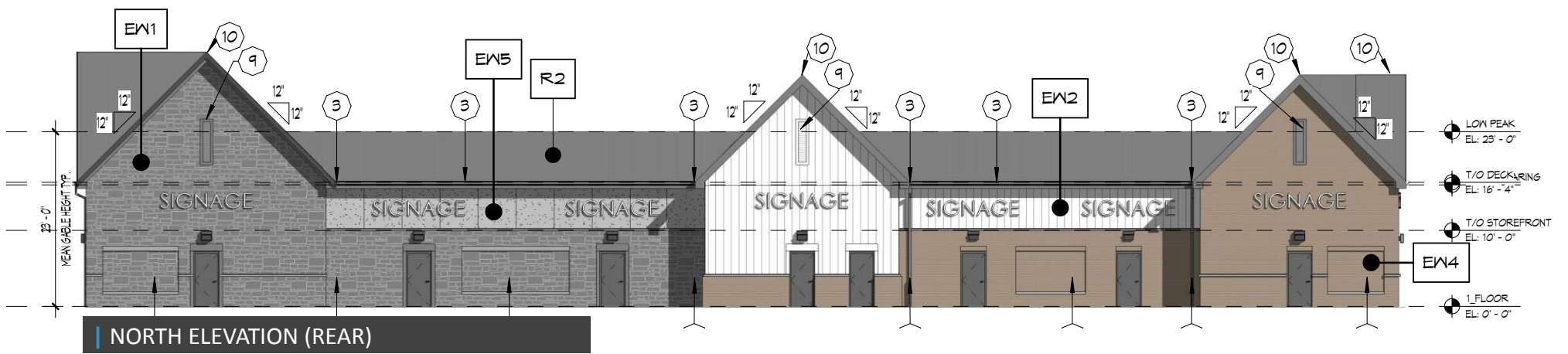
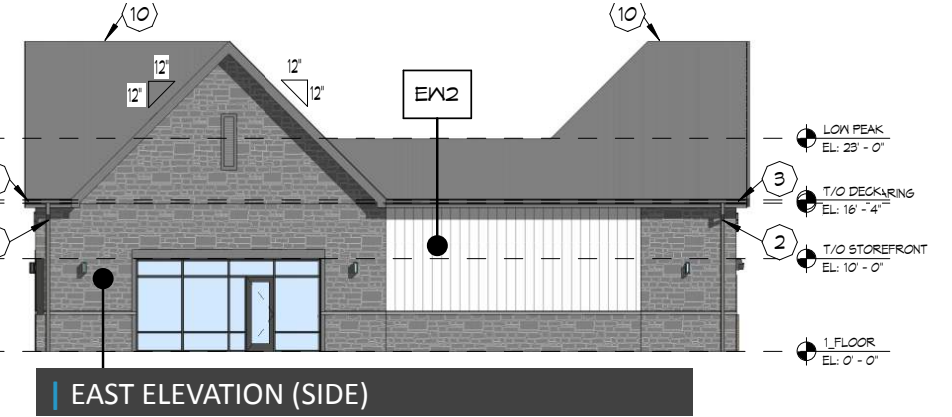
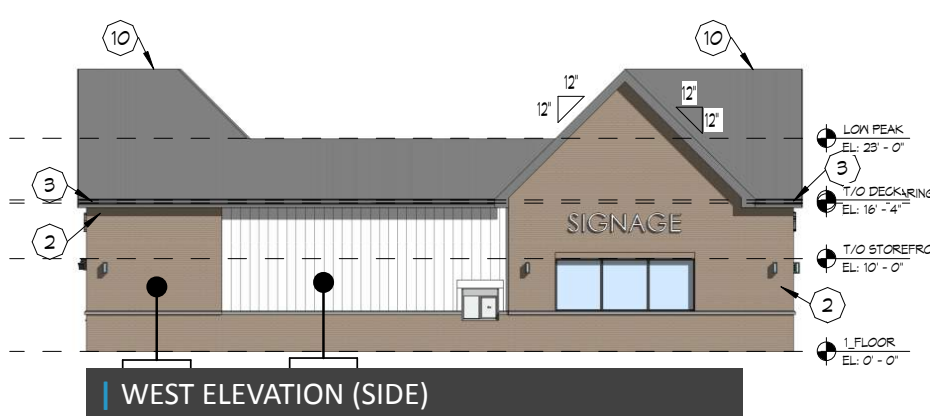
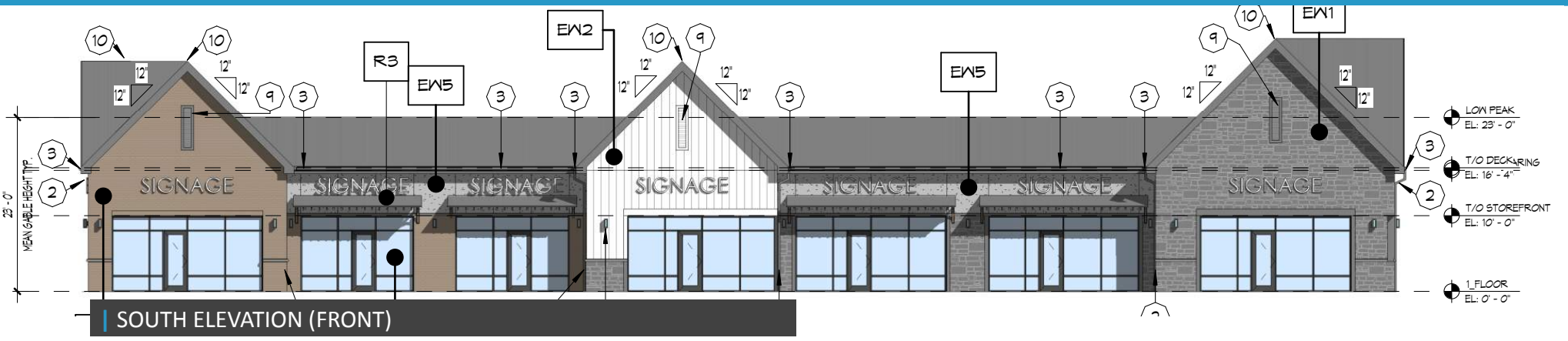
WATER'S EDGE

GRISTMILL TRAILS

FEB 2024









SOUTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE

WESTFIELD

Hamilton County, Indiana "Best Small City in America"

WESTFIELD

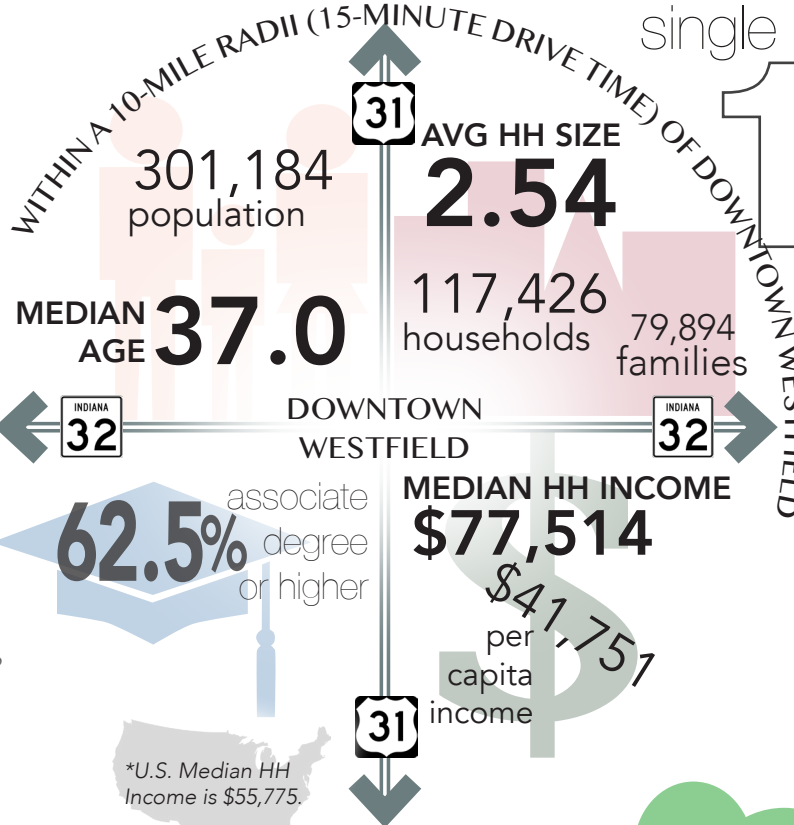


"Best Place to Raise a Family"

"America's Safest Suburbs"

"Healthiest Place to Live"

"Best Places to Live"



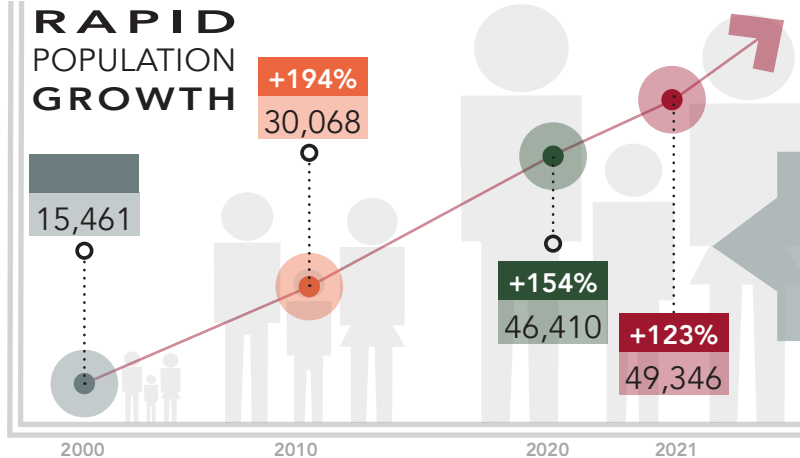
single family starts (2022)

1094



Westfield housing starts have increased between **70% - 90%** every year since 2010.

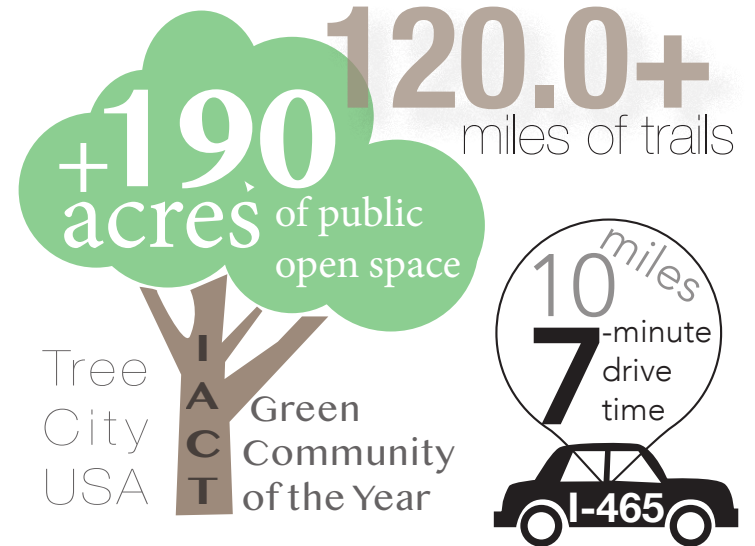
RAPID POPULATION GROWTH



Westfield's population as of April 2020 Census.

49,346

*Estimated continued population growth of 2,500 - 3,000 annually.



WESTFIELD

Hamilton County, Indiana

grand junction plaza



“Grand Junction” is synonymous with downtown Westfield. Grand Junction Plaza (8 acres) is an urban park being developed in the heart of downtown by the City to include: an amphitheater + lawn gathering place for festivals, concerts + special events; a water feature; an arts garden; a full size ice skating rink in the winter months; a hardscape festival boulevard; and a play in nature area for programmable space throughout all seasons. Surrounding pedestrian-friendly streets will invite visitors and residents to explore the plaza, area restaurants and shops.



grand park sports campus

The Grand Park Sports Campus is at the core of Westfield’s economic development strategy and consists of a 400-acre state of the art amateur sports tournament facility. The campus includes multiple indoor facilities, 31 fields and 26 diamonds. The campus attracts over 1.5 million visits annually and over 20,000 people on a given tournament weekend. Grand Park is also the newest home for the Indianapolis Colts training camp.



GRAND PARK EVENT CENTER



31 FIELDS (soccer / multipurpose)
26 DIAMONDS (baseball / softball)

400 ACRES
1.9 MILLION ANNUAL VISITS

\$151 MILLION VISITOR SPENDING
(2017 estimated)
PUBLIC & PRIVATE LEAGUES



02.23.24