

For  
Lease

 **BUILD BW**

 **Skender**



## Grand on Main

SR 32 & Jersey St

Westfield, Indiana

**Leasing Contact:**

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# Site Plan – Available Space



# Development Summary

## Retail

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- 52,000 SF
  - Standalone 2-story Restaurant.....10,000 SF
  - Northwest Leg Facing Plaza and Mian St.....12,900 SF
  - North Retail Adjacent to Office.....4,700 SF
  - Southwest Leg Facing Plaza and Jersey St.....12,300 SF
  - Micro Retail Facing Jersey St (4, 1,450 Sf Units).....5,800 SF
  - East Retail facing Park and Union Square.....10,550 SF

## Office

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- 11,650 SF
  - North Facing Main Street

## Multifamily & Amenities

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- 216 units
  - Studio
  - 1 Bed
  - 2 Bed
  - 3 Bed
- Barbecue Grills
- Rooftop Pool
- Gourmet chef inspired kitchens
- Pet Spa
- Co-Working Space
- Onsite Retail
- Private Patio or Balcony
- Rooftop Deck
- Smoke-Free Community
- Gas Fire Pits and Grills
- Bike Storage
- Park Views
- Pet Friendly
- Pre-wired fiber internet

## Parking

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- 575 Space Parking Garage (70% Public)
- ECO Parking Control
- EV Parking
- Street Parking along Jersey St. and Mill St.





# Surrounding Area

## RESTAURANTS

- Birdies Grille House and Bar
- Grindstone on the Monon
- Big Hoffa's Smokehouse
- Sun King Brewery
- The Mill Tavern
- Field Brewing
- Los Agaves
- Chiba
- Italian House
- Nyla's
- McDonald's
- Chick-fil-a
- Starbucks
- Culver's
- Noble Roman's
- Potillo's
- Taco Bell
- Burger King
- Denny's

## Activities and Recreation

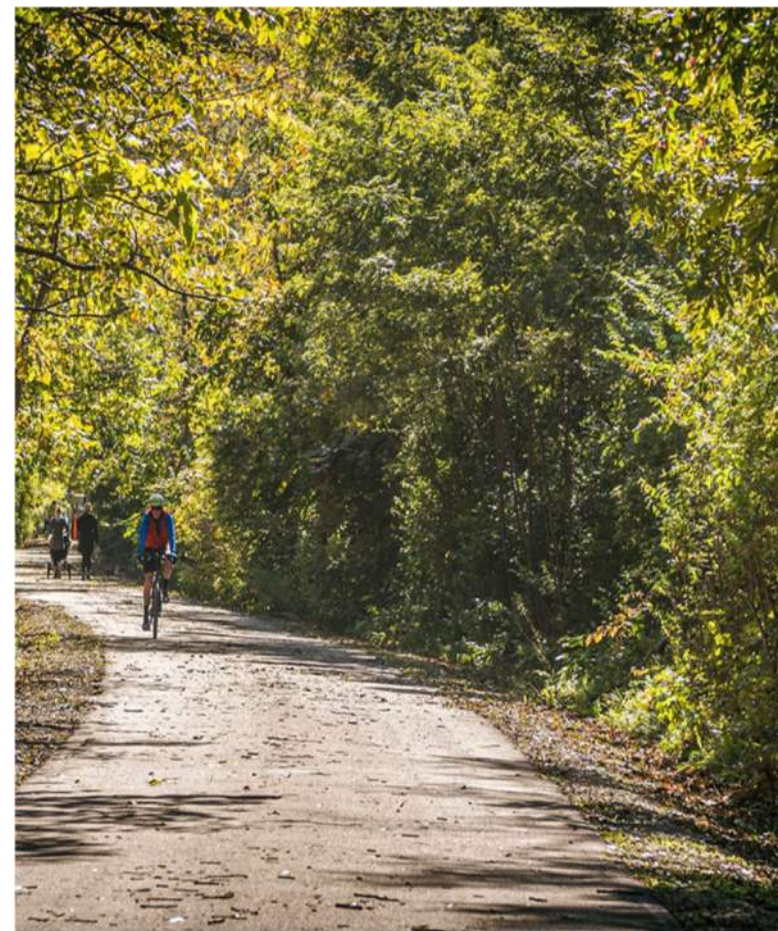
- Grand Park Sports Campus
- Birdies Grille House and Bar
- Grand Junction Plaza

## HOTELS

- Wyndham Westfield
- SpringHill Suites
- Hampton Inn & Suites
- Holiday Inn Express









# Traffic Counts



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
① Poplar Street	W Jersey St - NW	5,368	2023	0.02 mi
② Westfield Boulevard	W Jersey St - NW	5,778	2025	0.02 mi
③ E 176th St	Shamrock Blvd - NW	20,876	2025	0.06 mi
④ E 176th St	Shamrock Blvd - N	20,876	2025	0.07 mi
⑤ W Main St	Poplar St - W	14,685	2025	0.09 mi
⑥ West Main Street	Maple St - NW	19,587	2025	0.13 mi
⑦ 32	Maple St - NW	19,604	2024	0.13 mi
⑧ W Main St	Maple St - E	14,879	2025	0.16 mi
⑨ E 176th St	N Meridian St - NW	24,932	2024	0.17 mi
⑩ West Main Street	Mill St - E	20,211	2025	0.18 mi

## Demographics

2025 Est Demographics	1 Mile	3 Miles	5 Miles
Population	6,541	48,619	122,420
Employee Population	4,464	15,391	30,745
Average Household Income	\$95,445	\$124,489	\$133,271
Median Household Income	\$75,761	\$96,027	\$101,809

# Location Overview

## *A Place for Family, Community, and Entertainment*

**Downtown Westfield, Indiana** blends historic charm with modern development, anchored by preserved 19th-century buildings and pedestrian-friendly design. It features vibrant gathering spaces like Grand Junction Plaza and is connected by popular trails such as the Monon and Midland Trace. A growing mix of local restaurants, boutiques, and event spaces brings life to the area, especially along Park Street's "Restaurant Row." Ongoing redevelopment projects are adding upscale housing, retail, and public amenities. Together, these elements make downtown Westfield a walkable, community-focused hub with small-town appeal and big-city vision.





# Renderings - Viewpoints





## Viewpoint #1



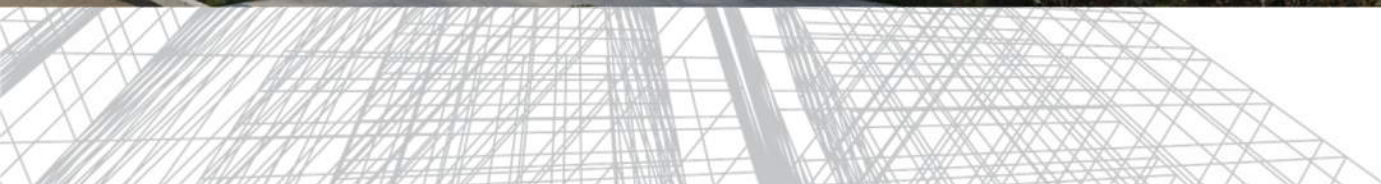


## Viewpoint #2





## Viewpoint #3





## Viewpoint #4





## Viewpoint #5





## Viewpoint #6





## Viewpoint #7





# Grand on Main

Westfield, INDIANA

CONTACT US

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