



**HOKANSON
COMPANIES INC.**
INVESTMENT & CORPORATE REAL ESTATE

AVAILABLE

DEVELOPMENT SITE AT COPPER TRACE 1390 W. 146TH STREET, WESTFIELD, IN



Property Highlights

- 3.42 Acre Lot
- Perfect for Medical and/or Retail Use
- Zoning - Commercial - Vacant Land
- High growth area serving Westfield, Carmel and Zionsville
- Access off both 146th Street and Ditch Road
- Utilities on-site
- Surrounded by mix of residential, retail and commercial developments - High growth area
- Ditch Road Average Daily Traffic: 5,000
- 146th Street Average Daily Traffic: 15,000



Proposed Siteplan

± 23,000 SF
Medical Office Building

FOR MORE INFORMATION

Stephen J. Adams
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Hokanson Companies, Inc.
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-Proposed Rendering-



Subject Property Demographics

• <u>Population:</u>	1 Mile: 9,106	3 Miles: 62,352	5 Miles: 127,118
• <u>Average Household Income:</u>	1 Mile: \$158,044	3 Miles: \$150,254	5 Miles: \$143,410
• <u>Total Specified Consumer Spending:</u>	1 Mile: \$136.7M	3 Miles: \$952.8M	5 Miles: \$2B

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