

# DARTOWN PLAZA

## RETAIL & OFFICE // LEASING

STATE ROAD 32 & DARTOWN ROAD  
WESTFIELD, IN 46074

### PROPERTY HIGHLIGHTS

- Prime Commercial Node:** Located in heart of high-growth residential area in Westfield, near the Grand Park Sports Campus.
- Excellent Road Infrastructure & Site Access:** State Highway 32 is a major east-west 4 lane highway; easy access to US 31 expressway; Dartown Road is a direct connection to Grand Park Sports Campus.
- Convenient Connectivity:** High-profile intersection of State Highway 32 and Dartown Road (Traffic Signal); high vehicular and pedestrian accessibility; close proximity to the Monon and Midland Trace Trails.
- Zoning and Utilities:** Existing building with planned renovations; ready immediately for tenant build outs.
- High-Growth Area:** 994 new single family home starts in 2020; 3,205 new single family home starts over last 4 years.
- Excellent demographics:** High average and median incomes and above average education attainment.
- Amenities:** Top-rated public schools; close proximity to the Grand Park Sports Campus, Chatham Hills Pete Dye Golf Course, and Grand Junction Plaza; growing foodie presence.
- Renovations:** Recent updates to property include newly painted building and freshened landscaping.



### COMMUNITY DEMOGRAPHICS

	5 mile
Population (estimated 2020)	90,748
Population (projected 2025)	103,331
Median HH Income (2020)	\$101,861
Average HH Income (2025)	\$117,747
Median Age (2017)	37

FOR INFORMATION, PLEASE CONTACT:

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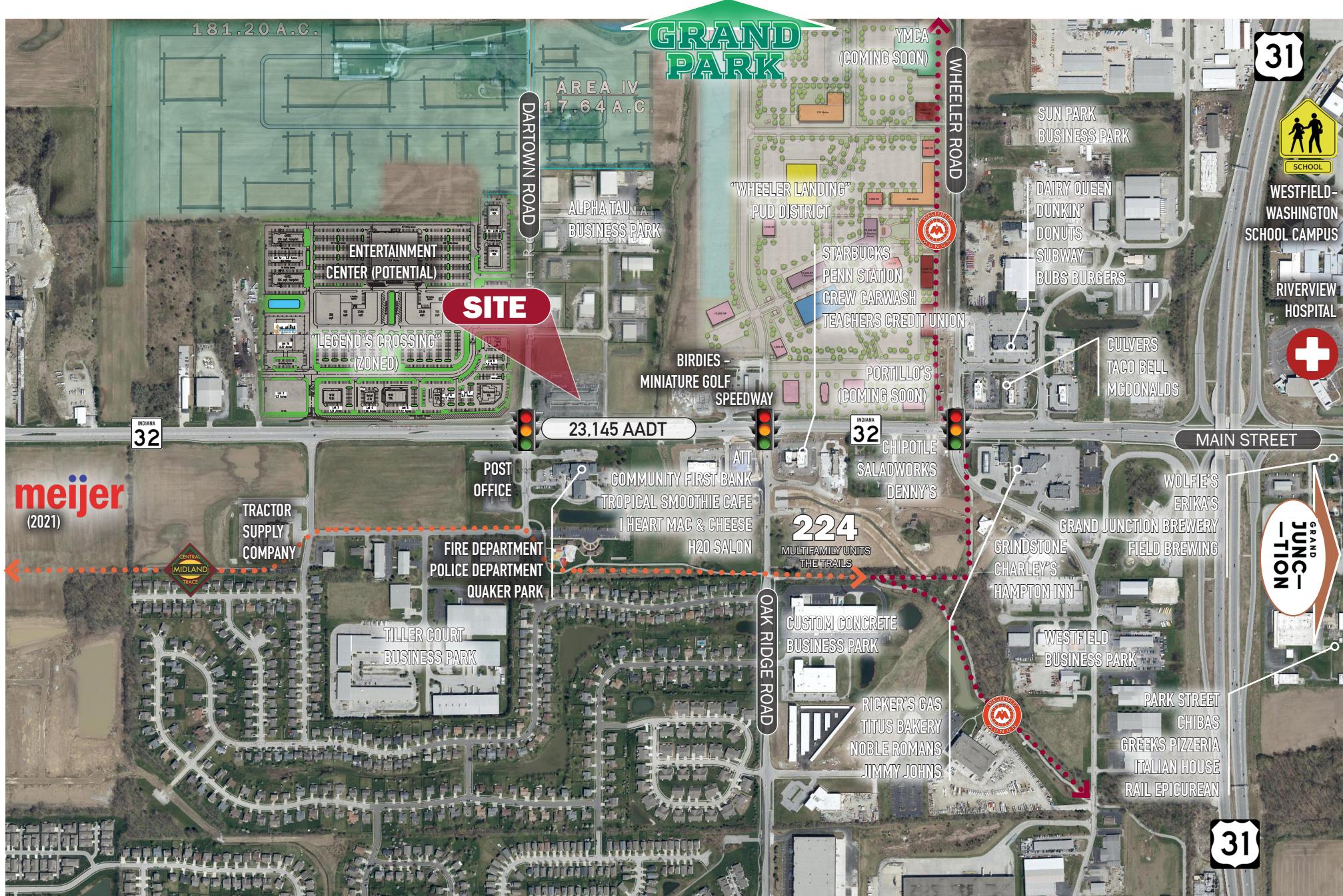


WILLIAM TRES  
DEVELOPMENT  
DEVELOPMENT | ADVISORY | MANAGEMENT

## LOCATION MAP

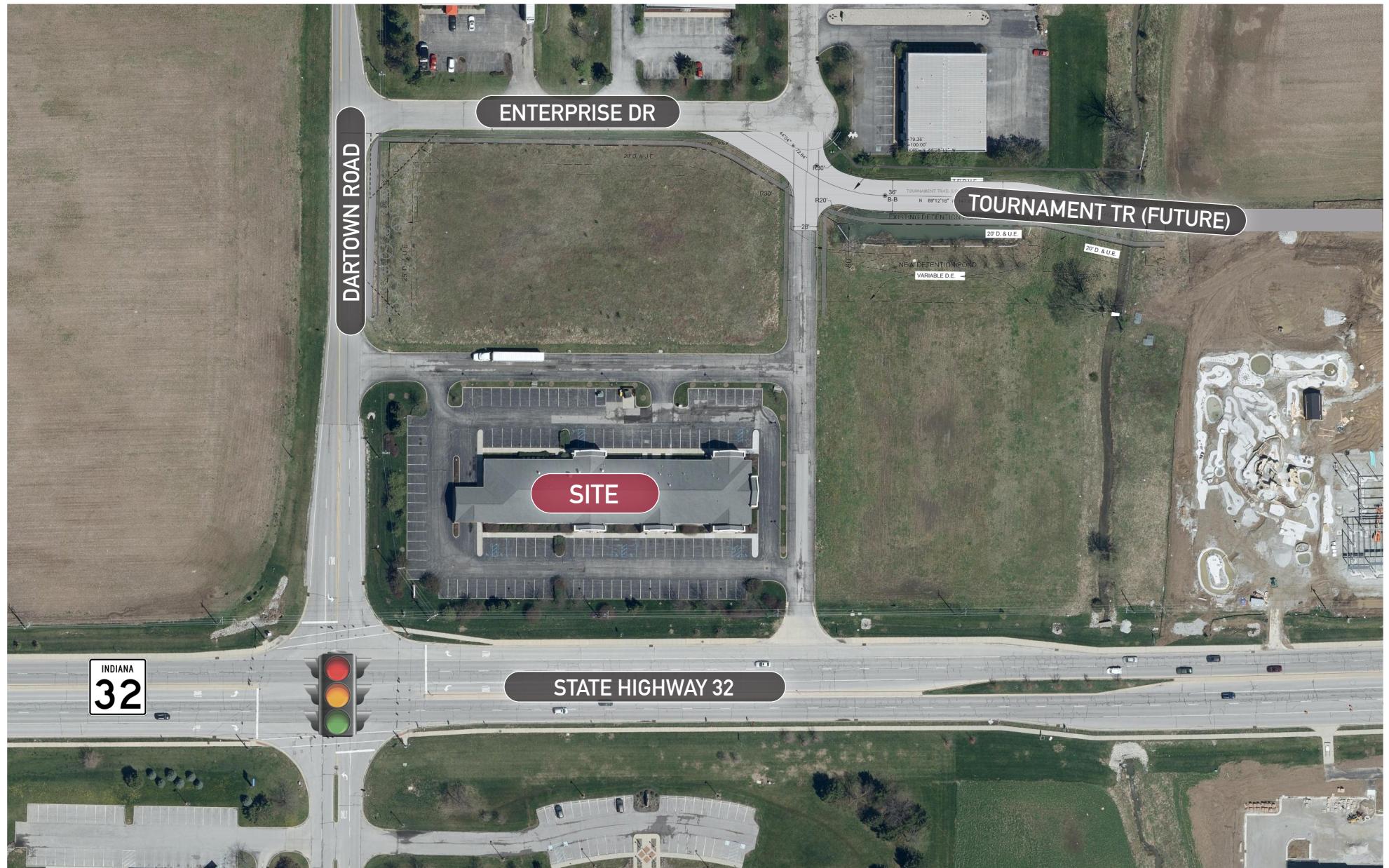
# DARTOWN PLAZA

## Westfield, Indiana

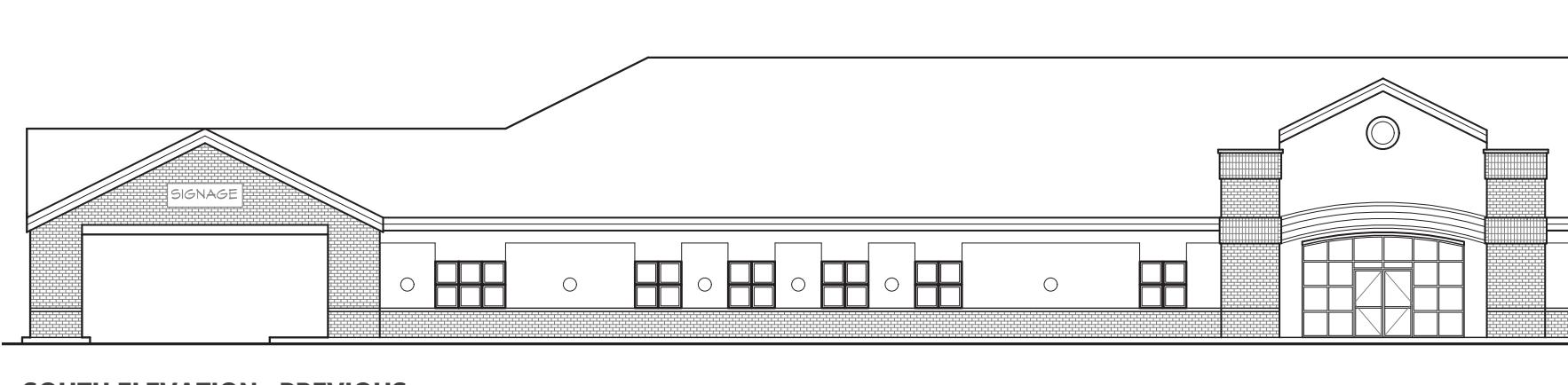


## OVERALL SITE PLAN

## DARTOWN PLAZA Westfield, Indiana







SOUTH ELEVATION - PREVIOUS

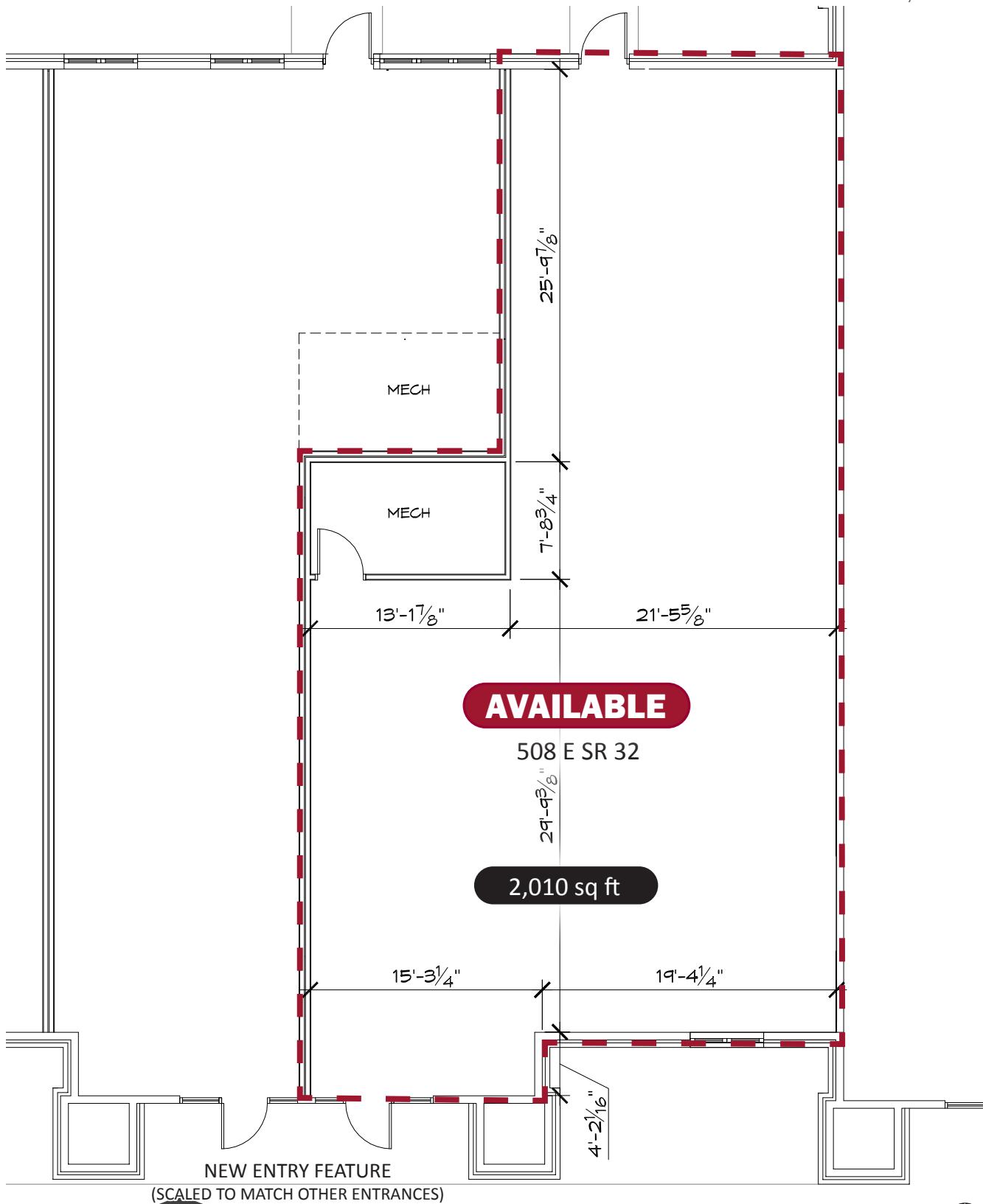


SOUTH ELEVATION - EXISTING

O1

A8





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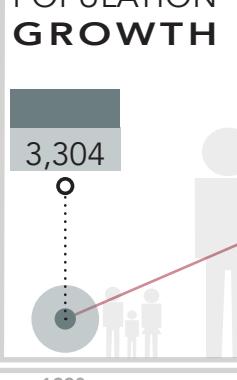
## COMMUNITY PROFILE

### WESTFIELD

Hamilton County, Indiana

### WESTFIELD

### RAPID POPULATION GROWTH



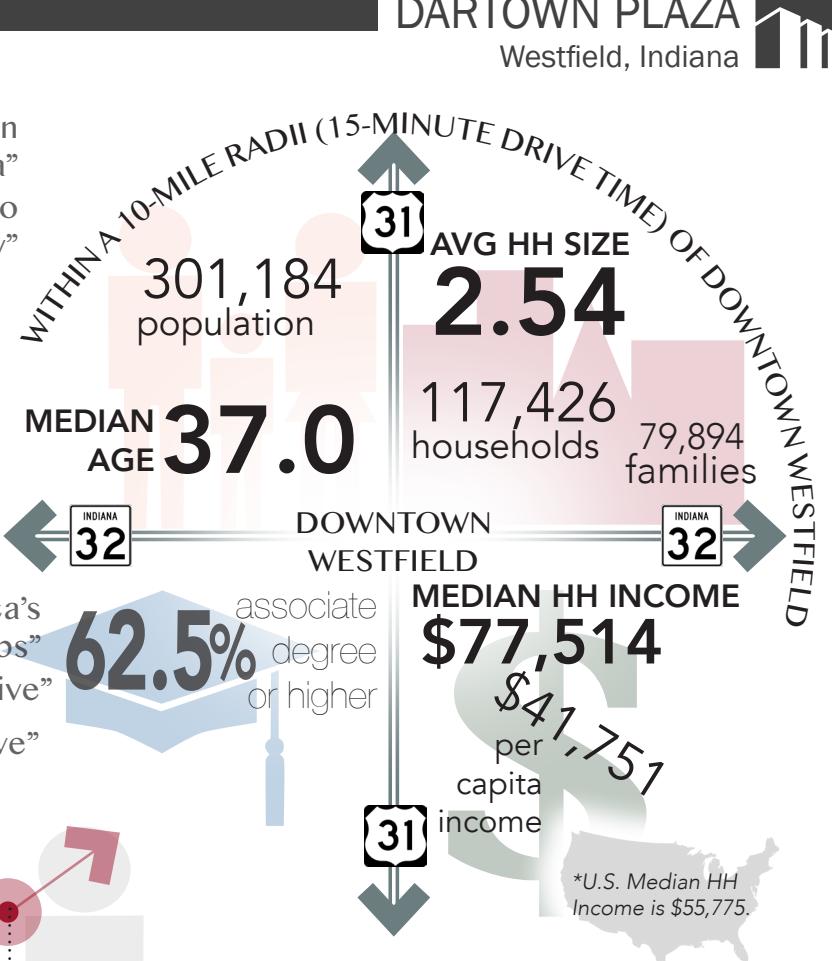
+468%  
15,461

"Best Small City in America"  
"Best Place to Raise a Family"



WESTFIELD  
HAMILTON COUNTY  
INDIANA

"America's Safest Suburbs"  
"Healthiest Place to Live"  
"Best Places to Live"



62,994 Westfield's population as of January 2024.

\*City estimates continued population growth of 1,200 - 1,400 annually.

single family starts (2020)

994

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



+190 acres of public open space  
120.0+ miles of trails

Tree City USA  
I-A-C-T  
Green Community of the Year

10 miles  
7 10-minute drive time



[www.westfield.in.gov](http://www.westfield.in.gov)  
[www.visithamiltoncounty.com](http://www.visithamiltoncounty.com)

## COMMUNITY PROFILE

### WESTFIELD

Hamilton County, Indiana

### grand junction plaza



### GRAND JUNC- TION

### DARTOWN PLAZA

Westfield, Indiana



"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.



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

**400 ACRES**  
1.5 MILLION ANNUAL VISITS

**\$97 MILLION VISITOR SPENDING**  
(2015 estimated)  
**PUBLIC & PRIVATE LEAGUES**