

NEW GROCERY ANCHORED DEVELOPMENT: TOWNE WEST

NEC 146th St & Towne Rd - Westfield, IN 46074



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

New Grocery Anchored Development with Inline Shops and Outlots Available

PROPERTY HIGHLIGHTS

- 33 Acre Retail Development Coming in 2025
- Part of a 95 Acre Mixed Use Development
- Development Anchored by 122,000 Square Foot Grocery Store
- 1 - 4 Acre Outlots Available with Direct Visibility to 146th Street
- Premier Retail/Restaurant Shop Space Adjacent to Grocery Anchor
- Adjacent to New Lifetime Fitness Anchored Development
- Westfield has Shown a 7.7% Annual Population Growth Rate Making it the Fastest Growing Community in the State of Indiana

| DEMOGRAPHICS | 3 MILE | 5 MILES |
|-------------------------|-----------|-----------|
| Proj. Population (2028) | 57,395 | 123,813 |
| Average HH Income | \$226,061 | \$191,298 |
| Daytime Population | 17,824 | 85,405 |
| Employees | 7,969 | 62,856 |



MIDLAND ATLANTIC PROPERTIES

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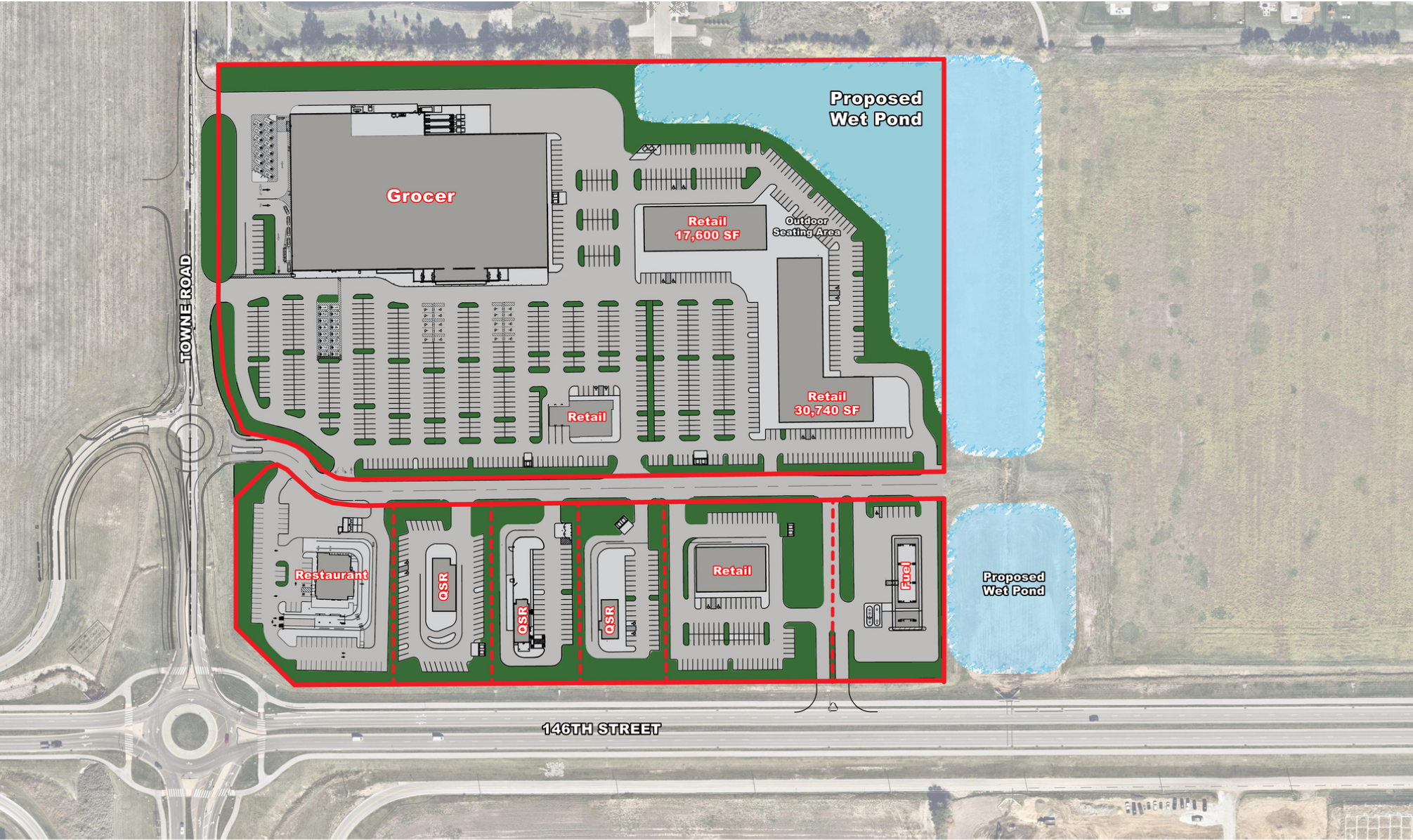
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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

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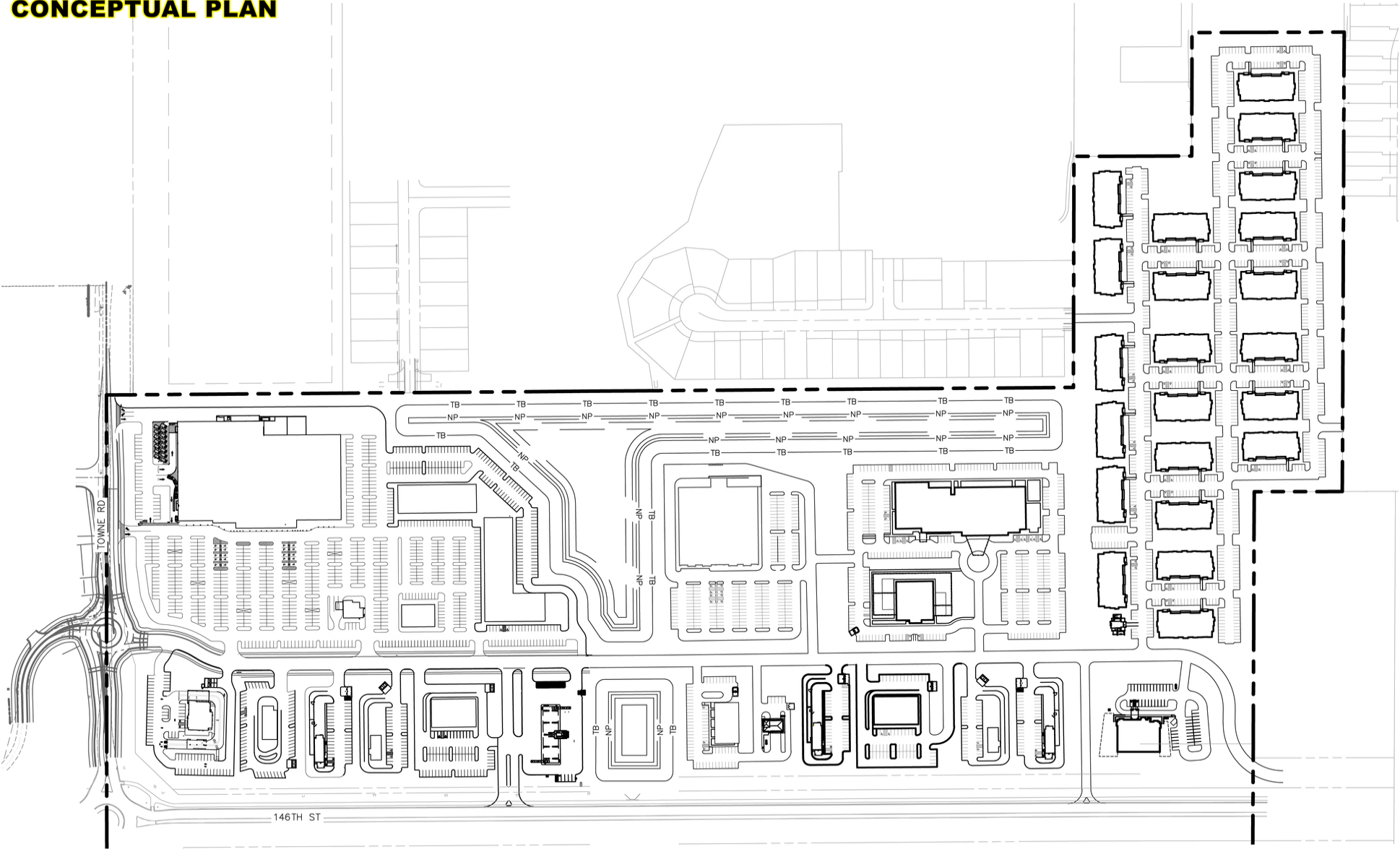


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CONCEPTUAL PLAN



146TH & TOWNE RD

CONCEPTUAL SITE LAYOUT
146TH STREET & TOWNE ROAD, WESTFIELD, IN
May 15, 2024



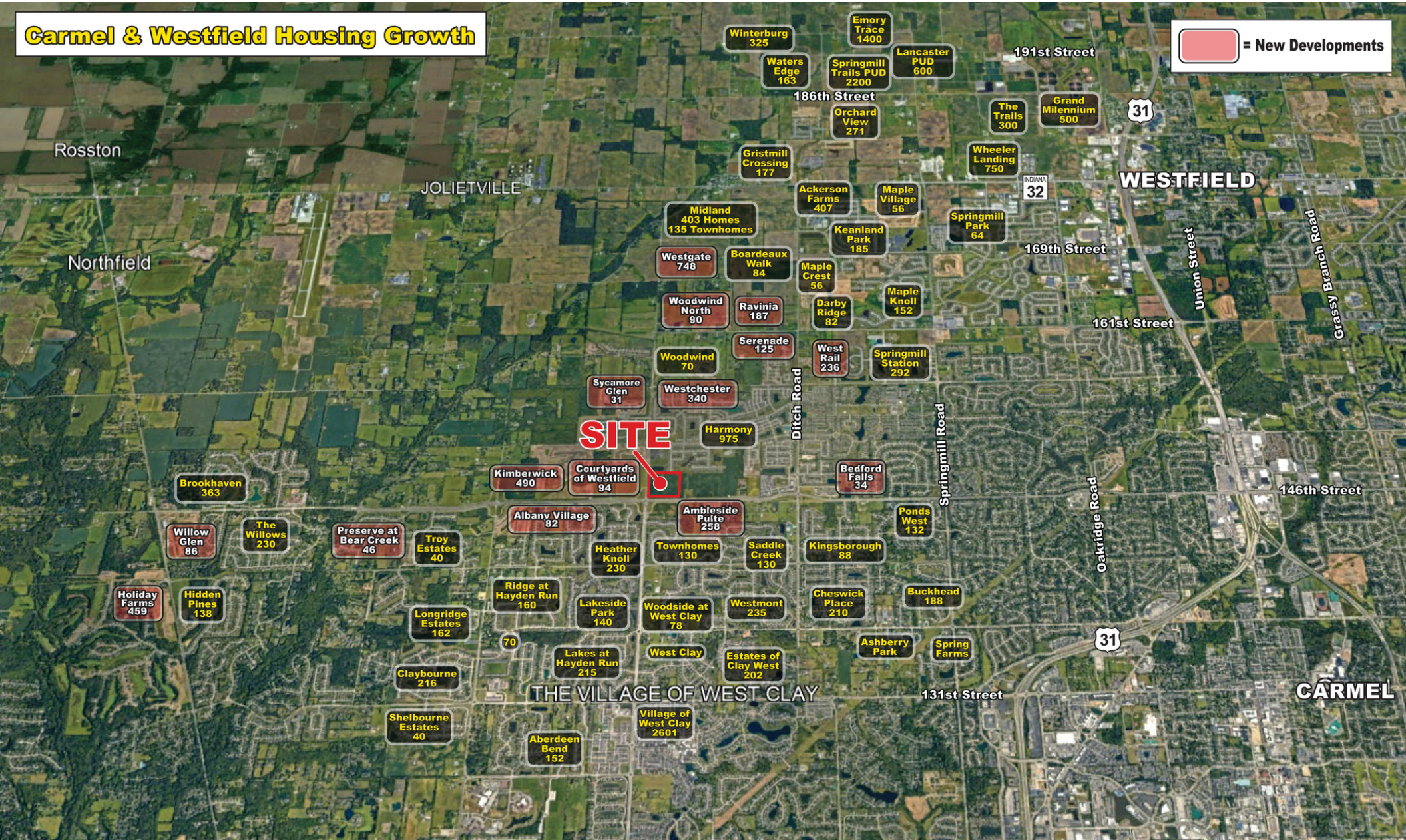
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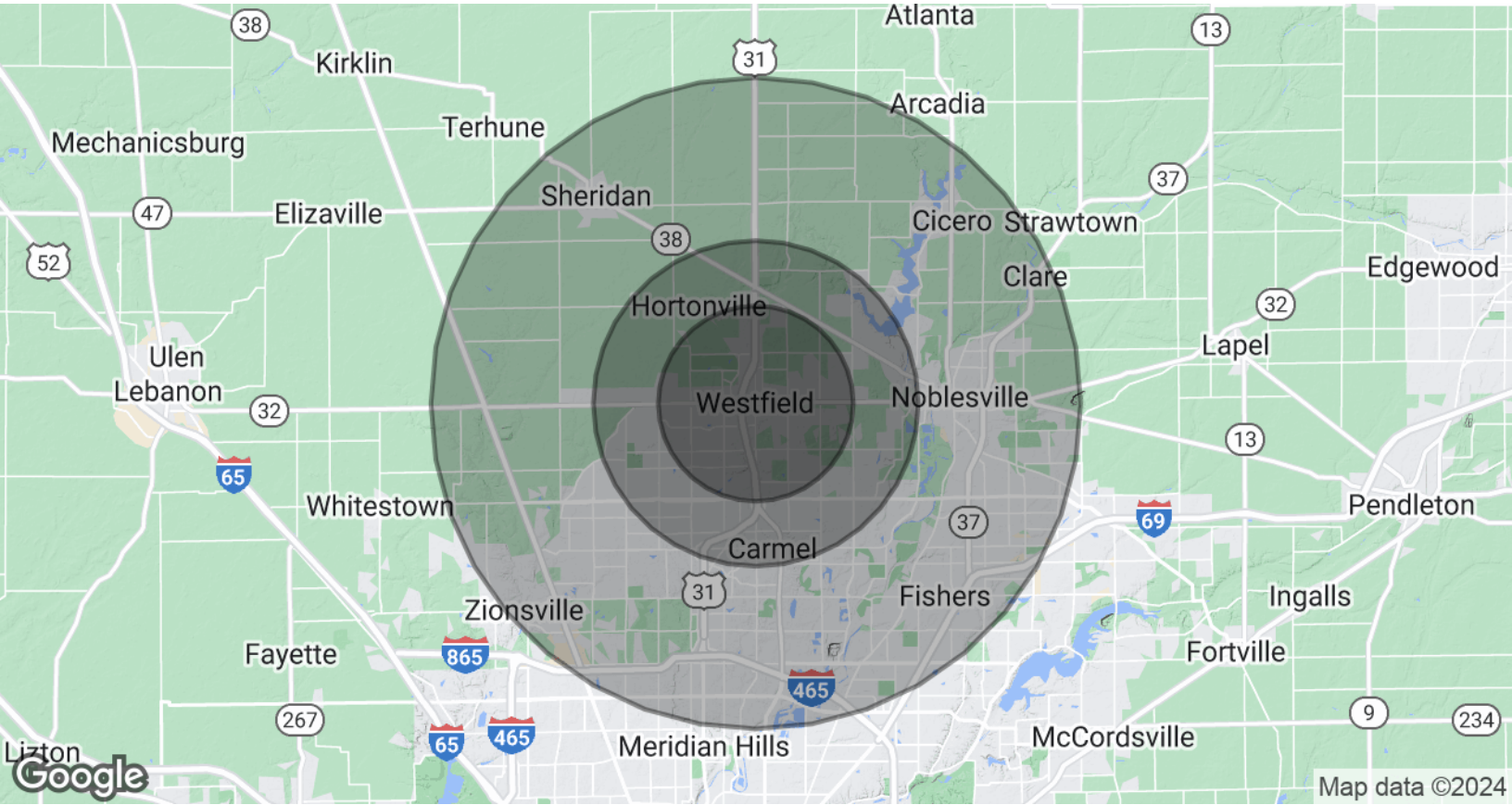


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Carmel & Westfield Housing Growth



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| POPULATION & HOUSING | 3 MILES | 5 MILES | 10 MILES |
|---|-----------|-----------|-----------|
| Total Population (2020 Census / 2023 Estimates) | 49,920 | 108,890 | 377,986 |
| Projected Population (2028) | 57,395 | 123,813 | 411,185 |
| Projected Households (2028) | 19,931 | 48,418 | 167,682 |
| Median Home Value | \$439,855 | \$403,025 | \$340,111 |
| INCOME & BUSINESS | 3 MILES | 5 MILES | 10 MILES |
| Average HH income | \$226,061 | \$191,298 | \$152,007 |
| Daytime Population (16+ years) | 17,824 | 85,405 | 317,950 |
| Total Businesses | 1,565 | 7,047 | 23,351 |
| Total Employees | 7,969 | 62,856 | 231,687 |

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