

# 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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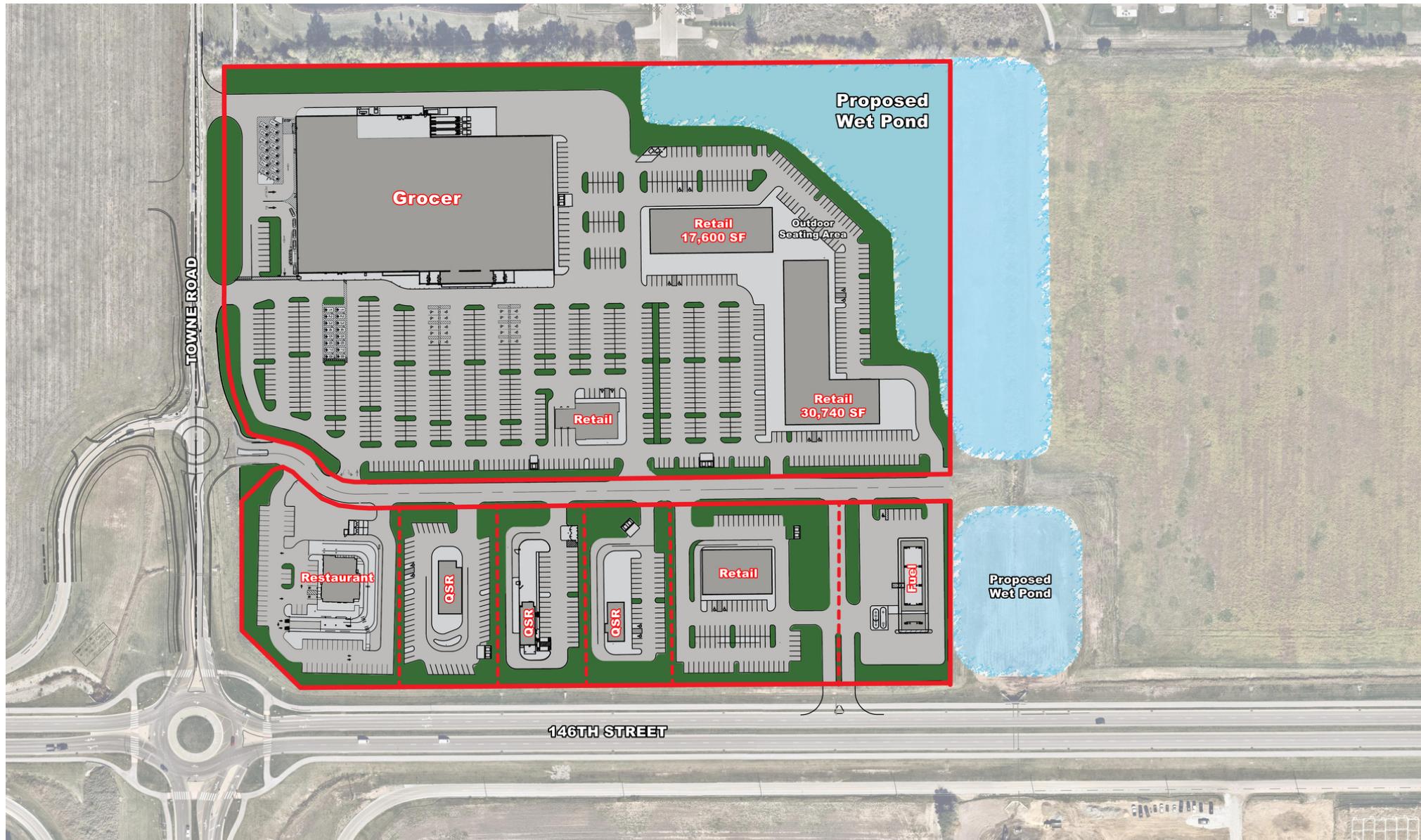
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Kimley»Horn

146TH & TOWNE RD

SITE EXHIBIT  
146TH STREET & TOWNE ROAD, WESTFIELD, IN  
April 2, 2024

0 75 150' SCALE: 1" = 150'



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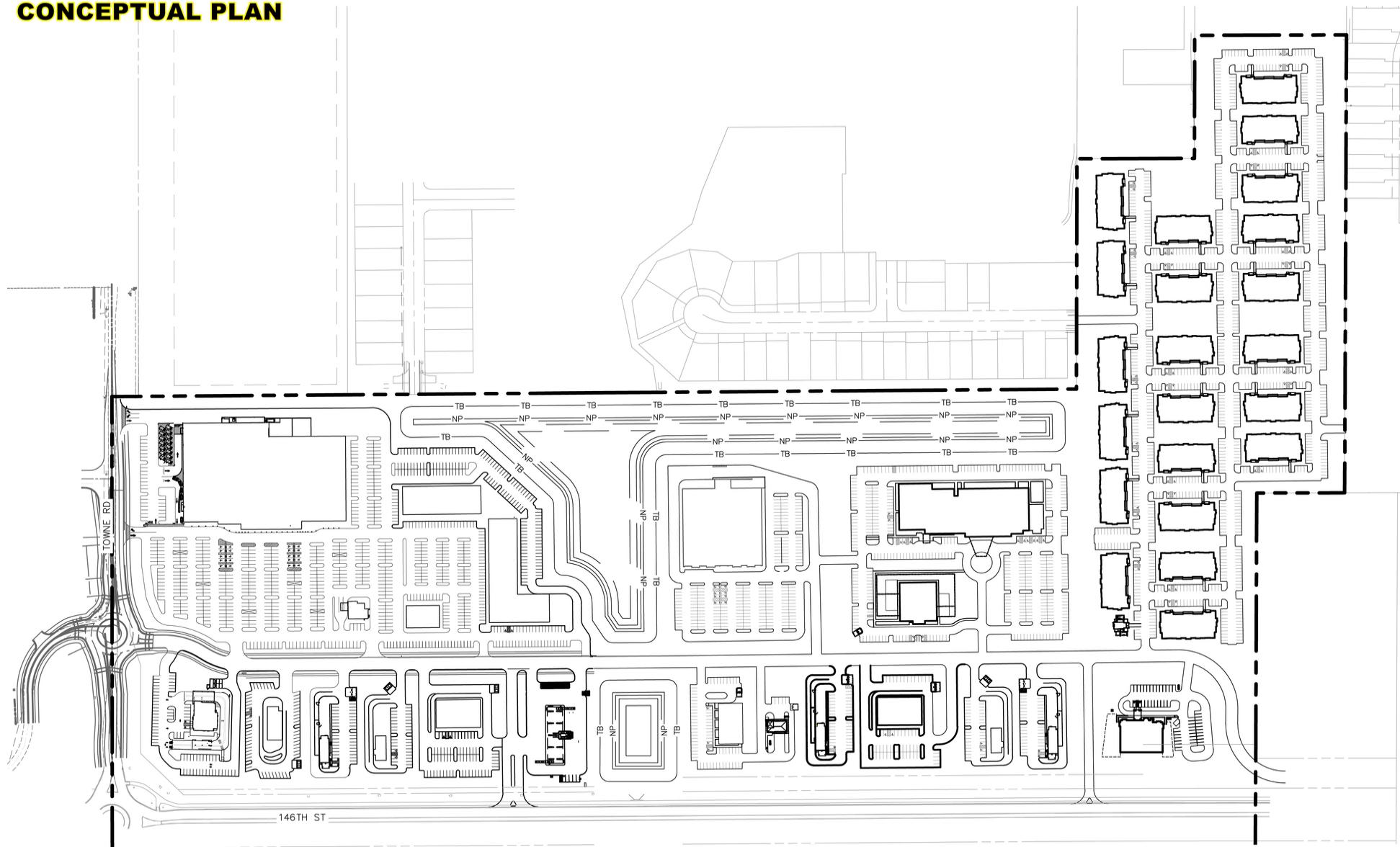
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## CONCEPTUAL PLAN



Kimley>Horn

146TH & TOWNE RD

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



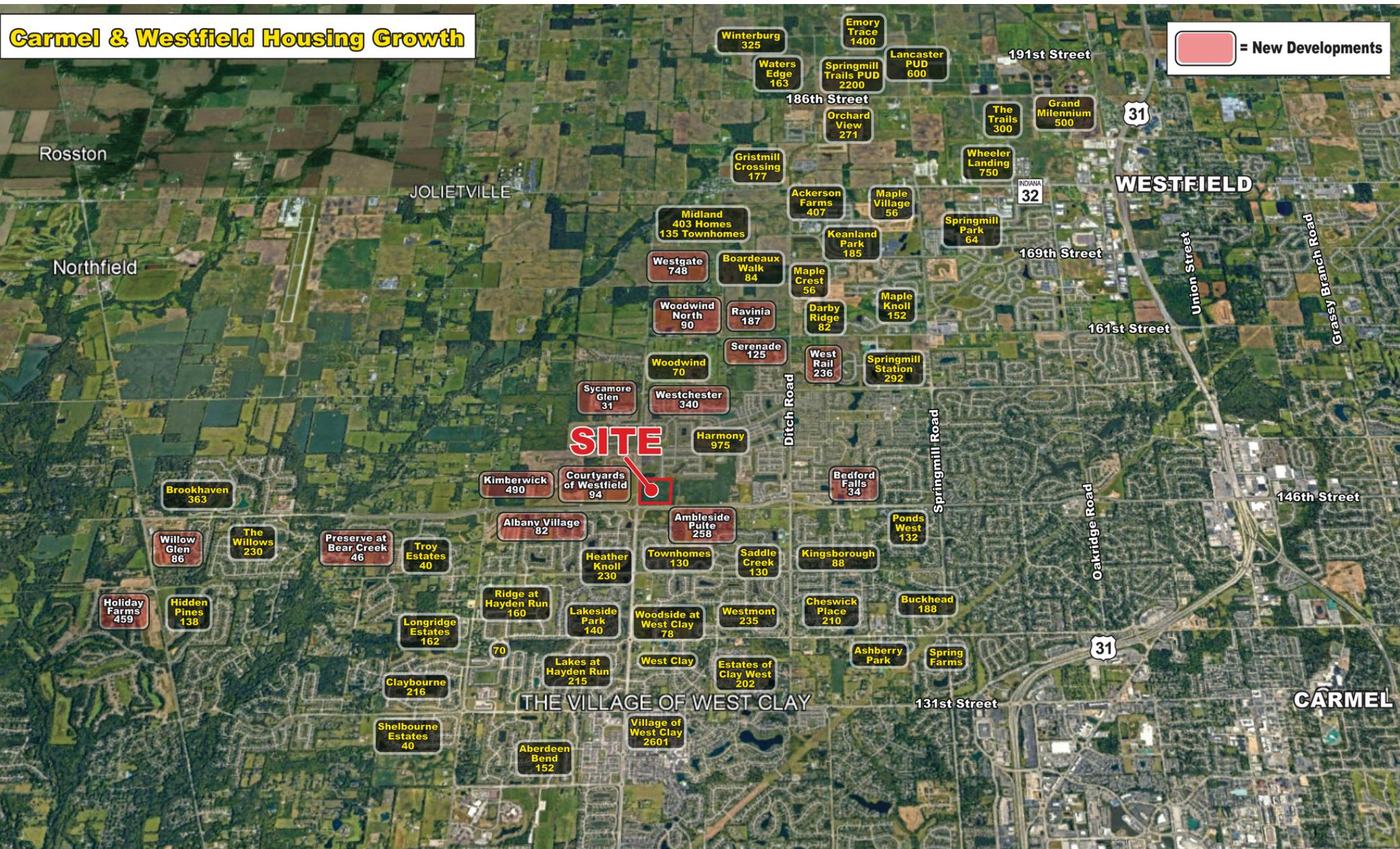
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## **Carmel & Westfield Housing Growth**

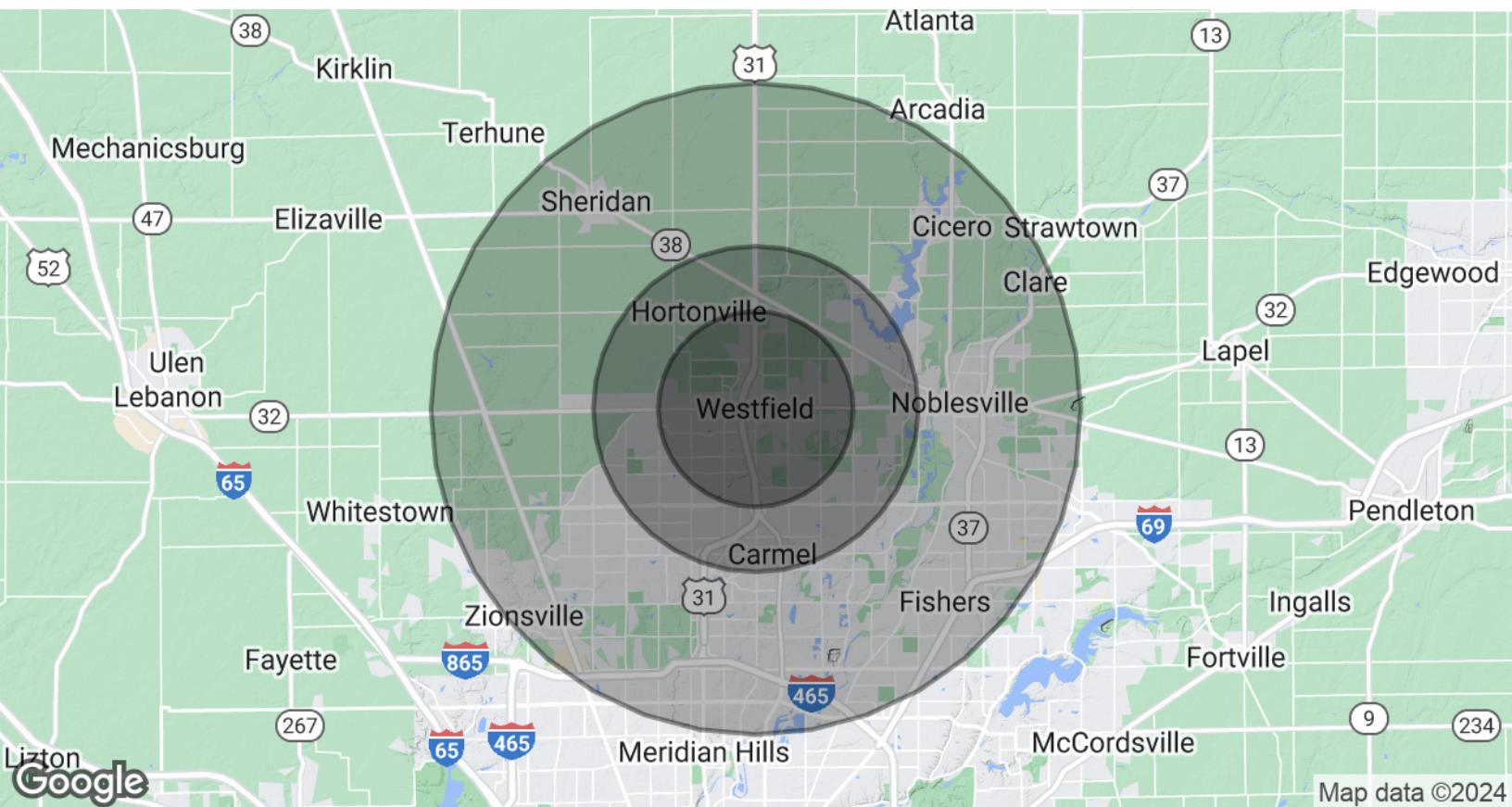


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## POPULATION & HOUSING

	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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