

DARTOWN PLAZA

STATE ROAD 32 & DARTOWN ROAD
WESTFIELD, IN 46074

RETAIL & OFFICE // LEASING

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; sidewalk replacements and parking lot asphalt planned for Summer 2021.



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:

Travis W. May

C (317) 395-3835

tmay@williamtres.com

Jesse M. Pohlman

C (317) 696-9254

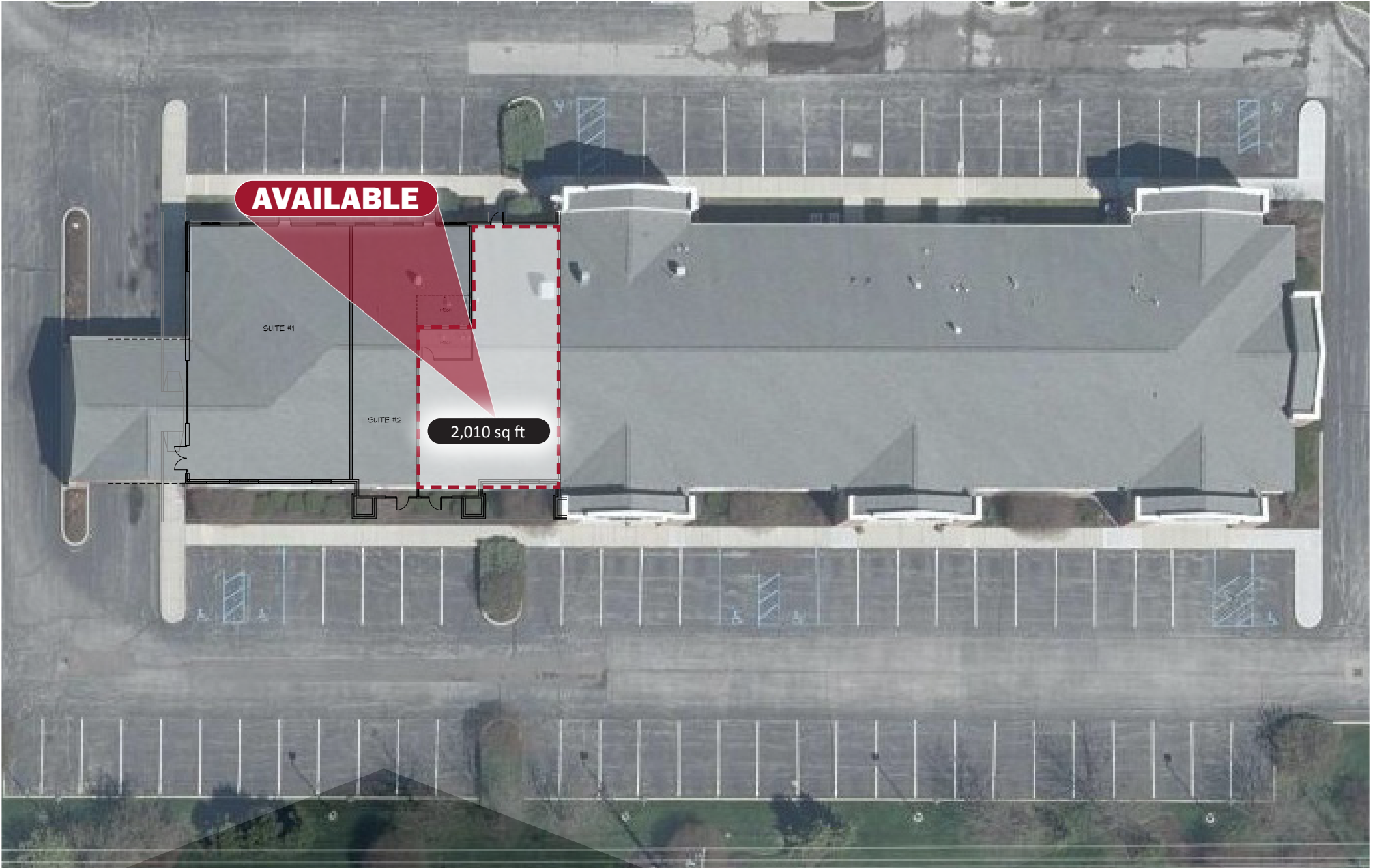
jpohlman@williamtres.com

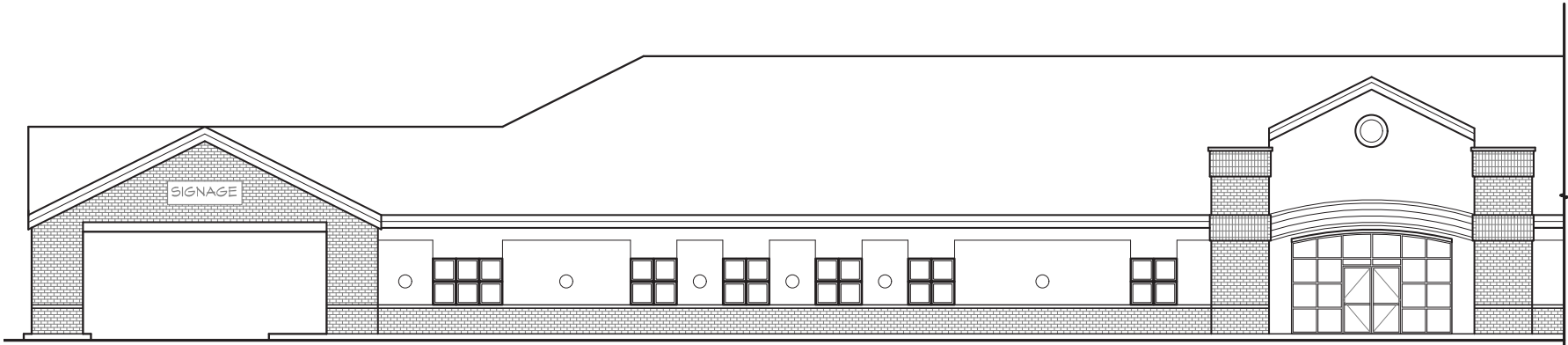


WILLIAM TRES
DEVELOPMENT
DEVELOPMENT | ADVISORY | MANAGEMENT



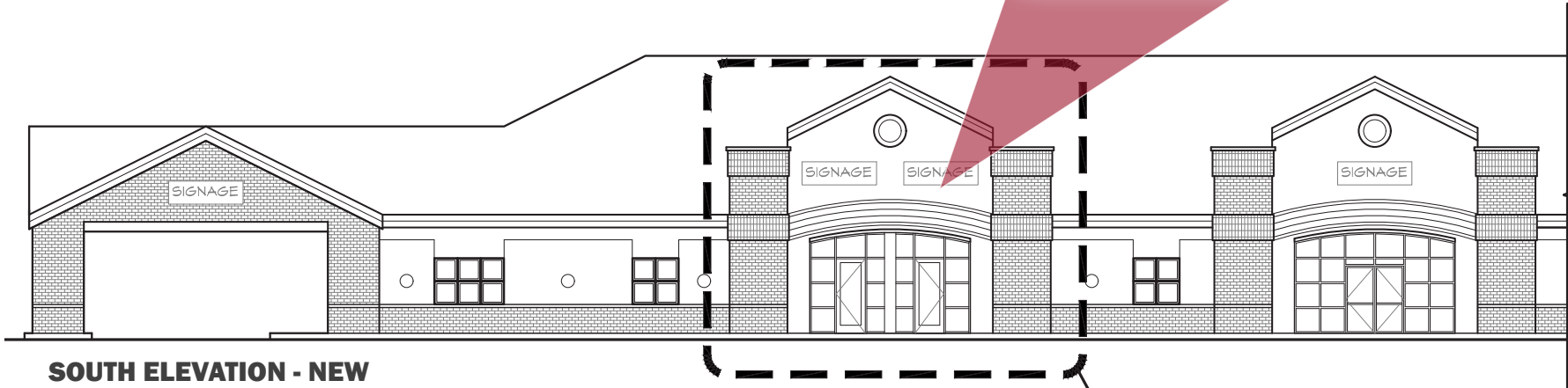






SOUTH ELEVATION - EXISTING

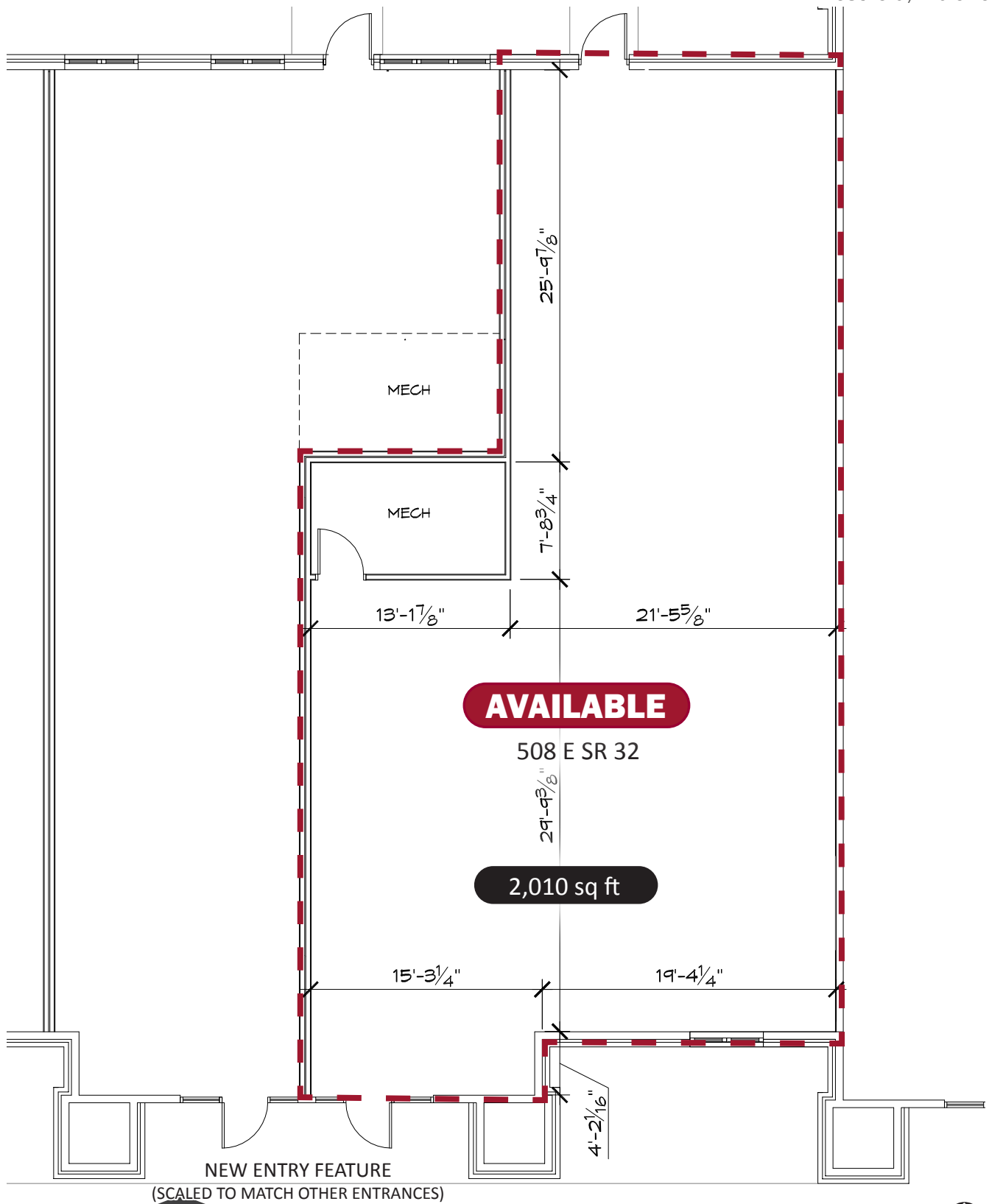
AVAILABLE



**SOUTH ELEVATION - NEW
(UNDER CONSTRUCTION)**

01
A8





FOR INFORMATION, PLEASE CONTACT:

Travis W. May

Jesse M. Pohlman

C (317) 395-3835

C (317) 696-9254

tmay@williamtres.com

jpohlman@williamtres.com



WILLIAM TRES
DEVELOPMENT

DEVELOPMENT | ADVISORY | MANAGEMENT



WESTFIELD

Hamilton County, Indiana

"Best Small City in America"

"Best Place to Raise a Family"

WESTFIELD



WESTFIELD
HAMILTON COUNTY
INDIANA

"America's Safest Suburbs"

"Healthiest Place to Live"

"Best Places to Live"

WITHIN A 10-MILE RADIUS (15-MINUTE DRIVE TIME) OF DOWNTOWN WESTFIELD

301,184 population

AVG HH SIZE **2.54**

117,426 households

79,894 families

MEDIAN AGE **37.0**

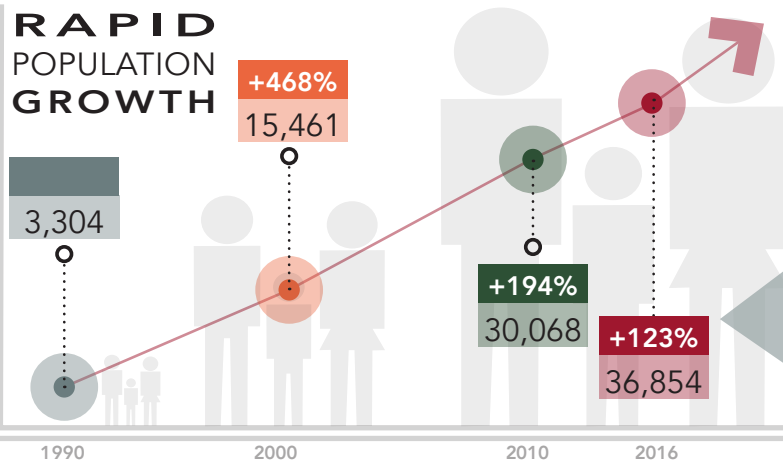
62.5% associate degree or higher

MEDIAN HH INCOME **\$77,514**

\$41,751 per capita income

*U.S. Median HH Income is \$55,775.

RAPID POPULATION GROWTH



36,854 Westfield's population as of January 2016 Special Census.
*City estimates continued population growth of 1,200 - 1,400 annually.

+190 acres of public open space

120.0+ miles of trails

Tree City USA

Green Community of the Year

10 miles 7-minute drive time

I-465

single family starts (2020)

994

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

+70%



COMMUNITY PROFILE

WESTFIELD

Hamilton County, Indiana

grand junction plaza

DARTOWN PLAZA

Westfield, Indiana



**GRAND
JUNC-
-TION**

“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 EVENT CENTER

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.



**GRAND
PARK**

31 FIELDS (soccer /multipurpose)

26 DIAMONDS (baseball / softball)

400 ACRES
1.5 MILLION ANNUAL VISITS

\$97 MILLION VISITOR SPENDING
(2015 estimated)

PUBLIC & PRIVATE LEAGUES