

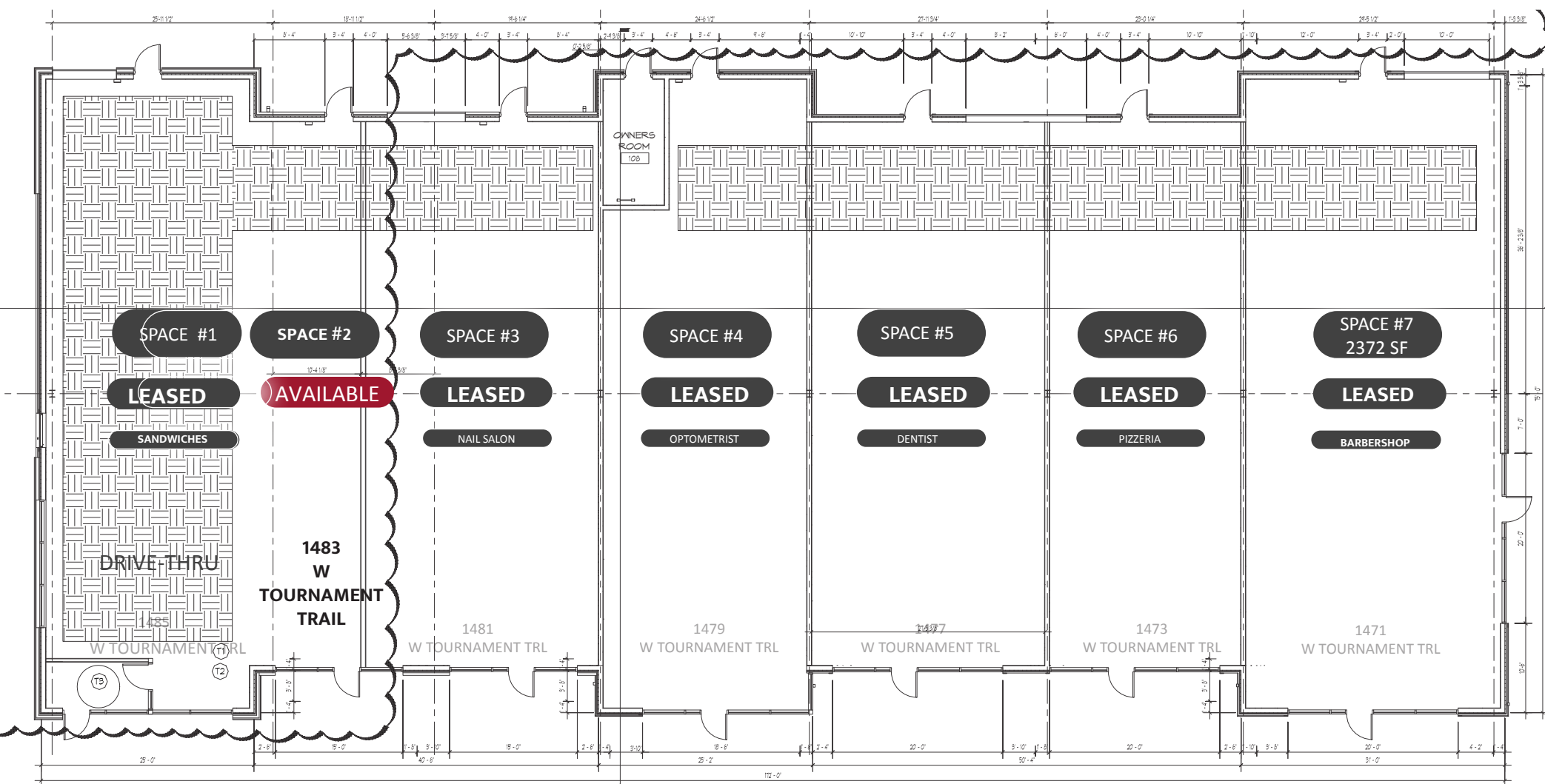
RETAIL BUILDING

FOR LEASE

GRISTMILL SHOPPES

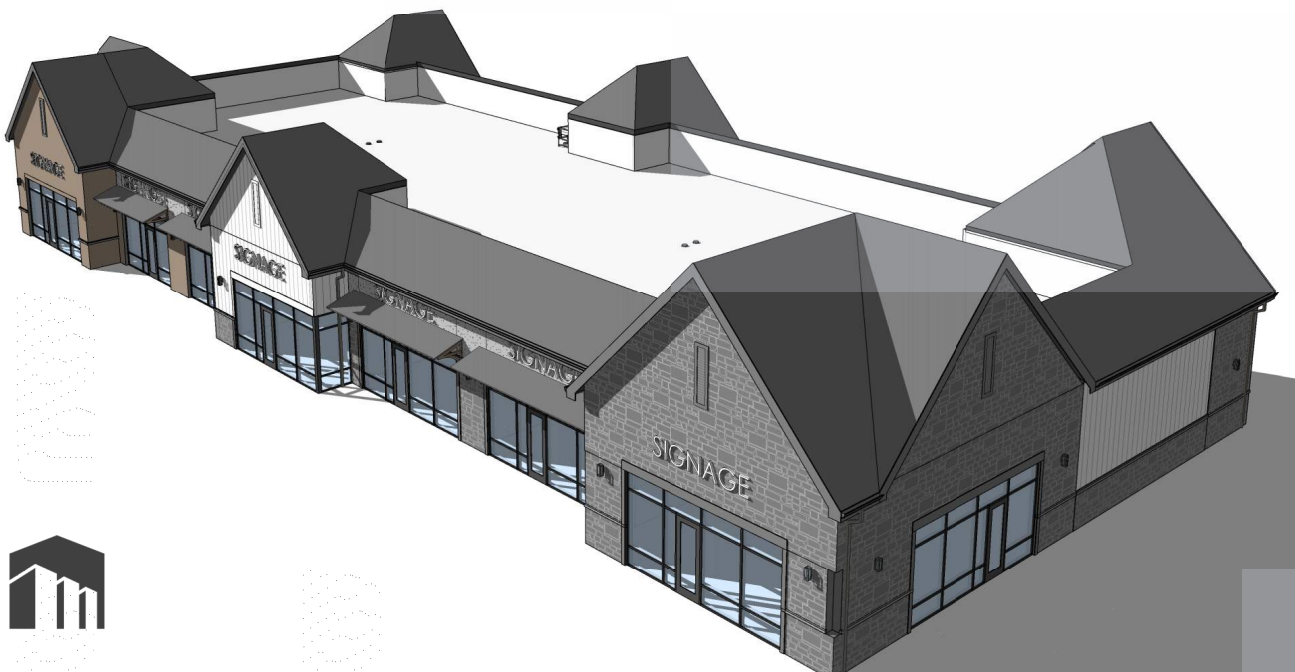
STATE ROAD 32 + DITCH ROAD | WESTFIELD, INDIANA





SPACE #2 AVAILABLE - 1,107 Sq. Ft.





LEASE RATE

\$45 / SF

RENTABLE SQ. FT.

12,158 SF (divisible)

NNN EXPENSES

\$10 - \$11 / SF (est.)

DELIVERY

Available Now
Warm Dark Shell
TI Allowance

PROPERTY HIGHLIGHTS

- **Multi-Tenant Building:** Leasing 12,158 sq. ft. building.
- **Prime Commercial Node:** High-profile site in the heart of high growth/income trade area in the Westfield State Road 32 corridor in the Gristmill Crossing commercial subdivision anchored by the Motor District.
- **Great Access & Connectivity:** State Road 32 is a major east-west highway extending from I-69 to I-65; easy access to US 31 (Meridian Street) and US 421 (Michigan Road); Ditch Road is a primary north-south arterial with on-going improvements. Signalized access at State Road 32 and Ditch Road and full access at Gristmill Road and State Road 32.
- **Zoning and Utilities:** Springmill Trails Planned Unit Development consisting of mix of multi-family, single-family, commercial and light industrial zoning.
- **Excellent demographics:** High average and median incomes and above average education attainment.
- **Amenities:** Adjacent to SR 32 Greenway Trail Corridor; top-rated public schools (Westfield-Washington Township); dense pedestrian trail network; Wood Wind Golf Club; Pete Dye Courses; Grand Junction Plaza.

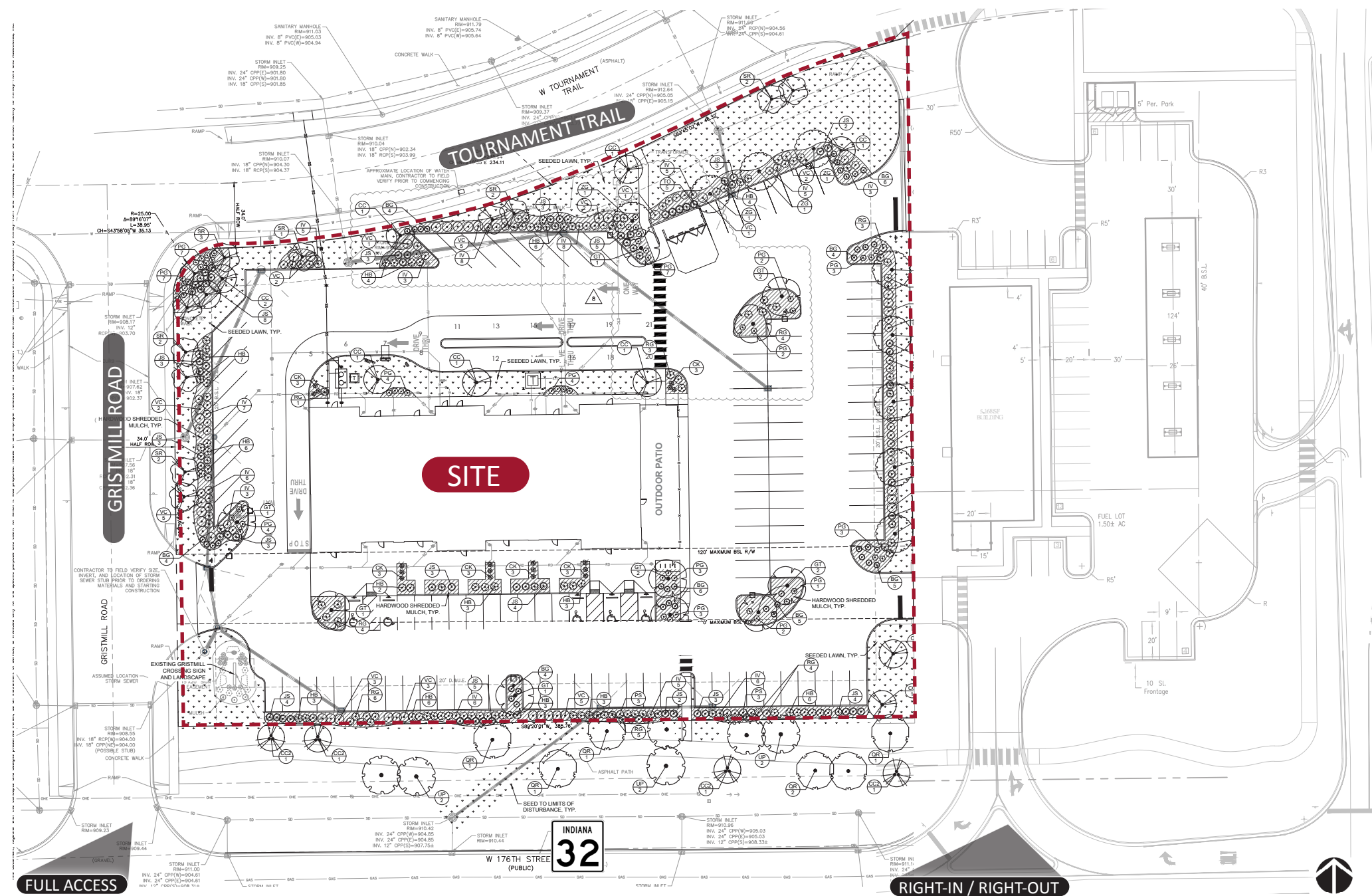
FOR INFORMATION, PLEASE CONTACT:

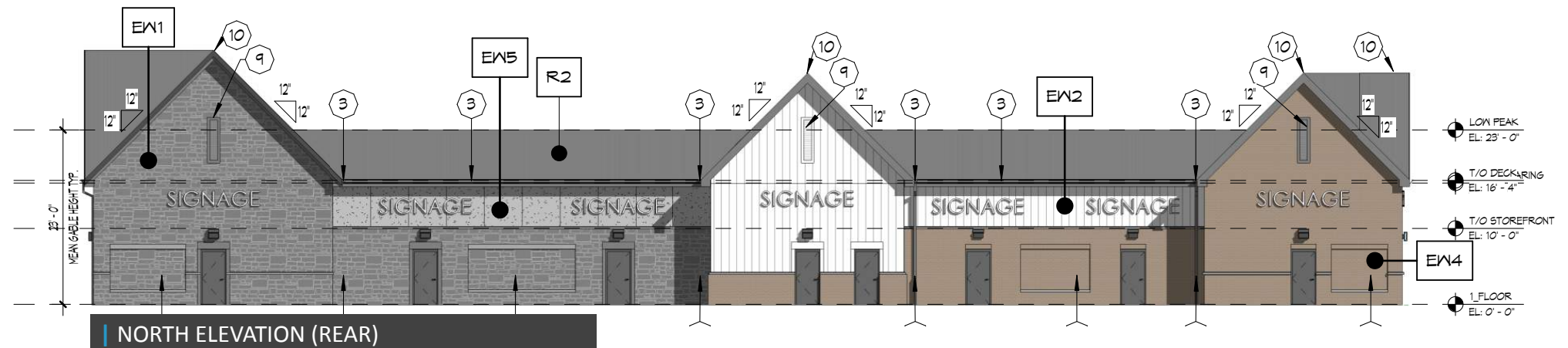
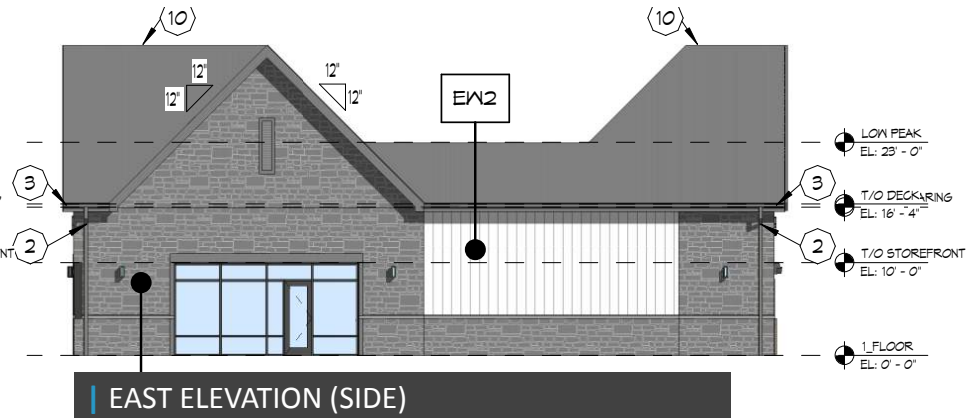
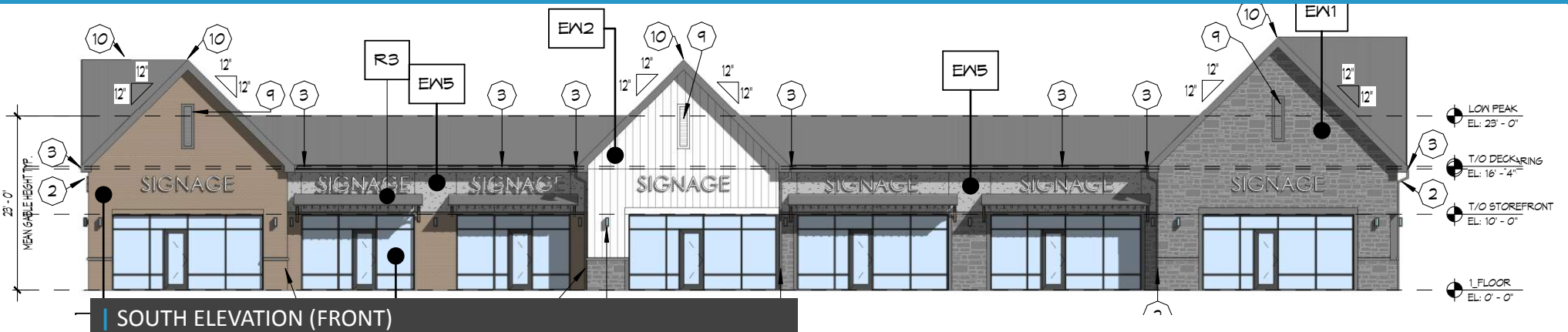
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SOUTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE

WESTFIELD

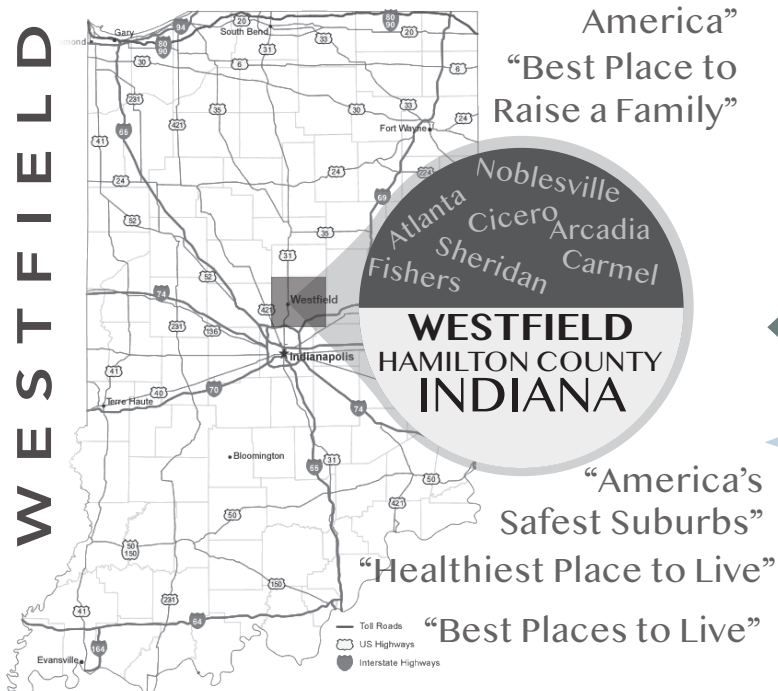
Hamilton County, Indiana

“Best Small City in

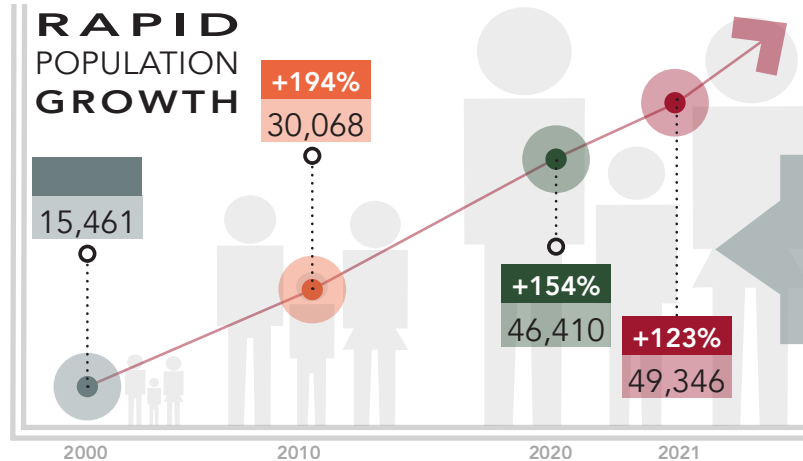
America”

“Best Place to

WESTFIELD



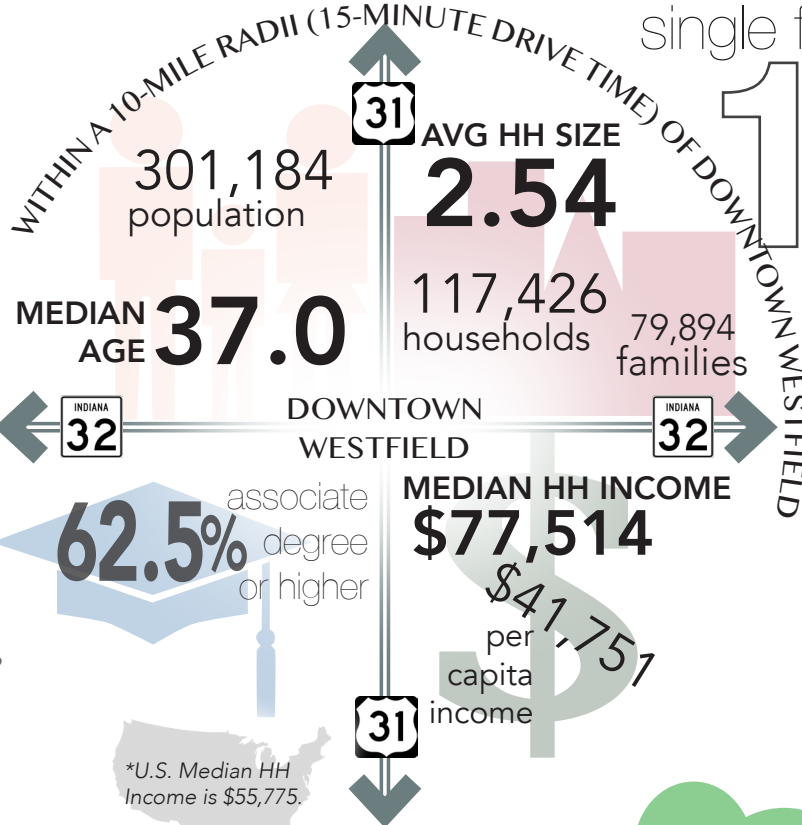
RAPID
POPULATION
GROWTH



Westfield's population as of April 2020 Census.

49,346

*Estimated continued population growth of 2,500 - 3,000 annually.



single family starts (2022)

1094



+70%

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

120.0+
miles of trails

+190
acres of public
open space

Tree
City
USA

Green
Community
of the Year

10 miles
7-minute
drive
time



WESTFIELD

Hamilton County, Indiana

grand junction plaza



“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.



GRAND PARK EVENT CENTER



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

400 ACRES
1.9 MILLION ANNUAL VISITS

\$151 MILLION VISITOR SPENDING
(2017 estimated)
PUBLIC & PRIVATE LEAGUES