



PROPERTY HIGHLIGHTS

- ▶ Remaining suites available within a newly built retail center located at the corner of E. 161st Street and Spring Mill Rd. in Westfield, IN
- ▶ Tenants within the center include, Face Foundrie, B's Bagels, Rise 'n Roll Bakery, Chi Nails, and My Gym
- ▶ Additional 15,000 SF center to be constructed in 2024
- ▶ Affluent population with household incomes of \$125,000+ within a 5-mile radius
- ▶ Development shares retail corridor with Kroger, Starbucks & CVS
- ▶ In 2023 Westfield was named the "6th fastest-growing city in the U.S." by the U.S. Census Bureau

PROJECT DETAILS:

Phase 1: Space Available Now

- ▶ **Suite Availability:** 2,448 SF and 2,602 SF endcaps
- ▶ **Rental Rate:** \$38-\$42 NNN
- ▶ **Estimated NNN Charges:** \$7.50 psf
- ▶ **Tenant Improvement Allowance:** Negotiable
- ▶ **Delivery Condition:** Landlord Cold Dark Shell
- ▶ **Additions:** HVAC included

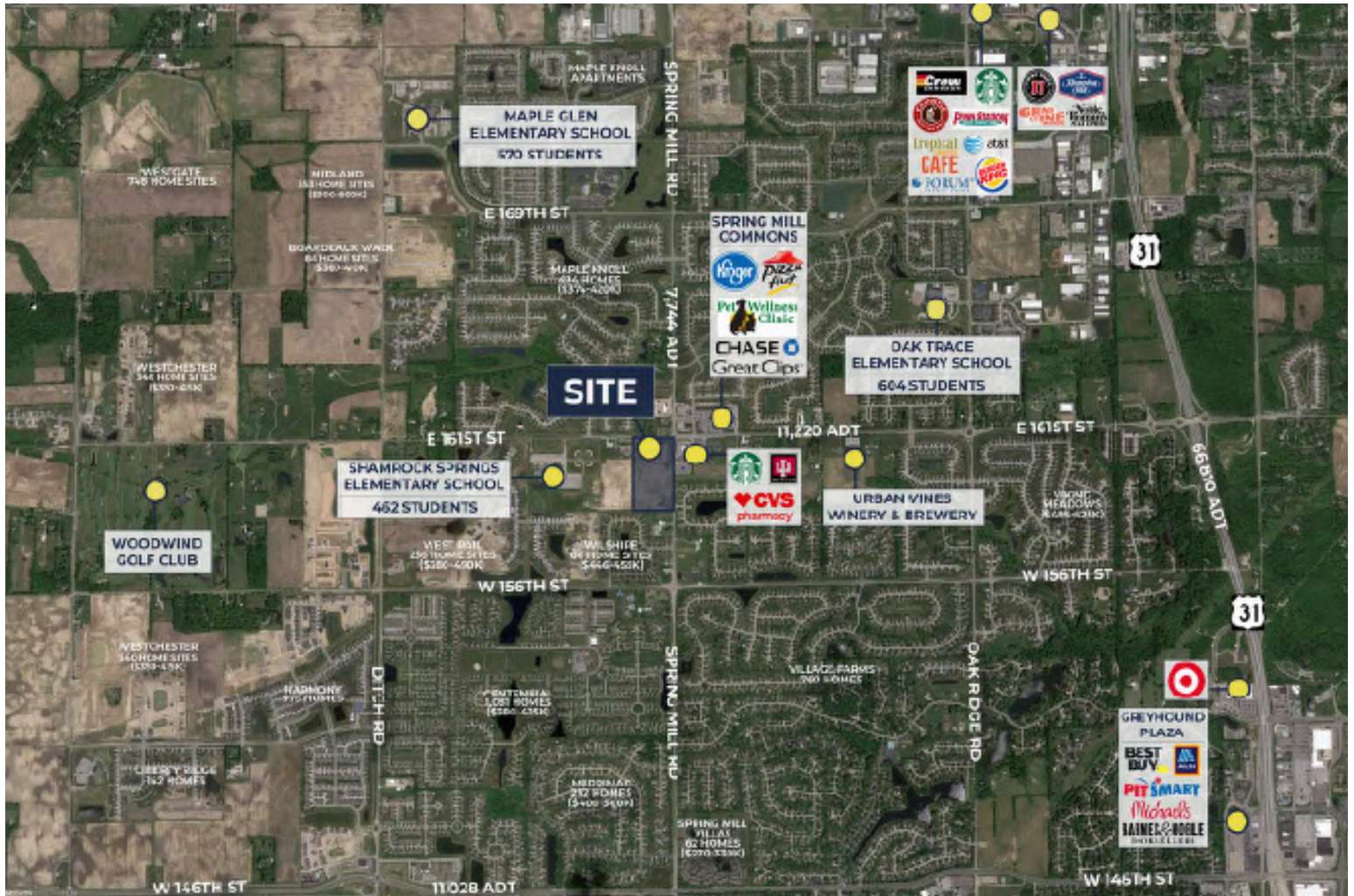
Building #2:

- ▶ **Projected Delivery:** Early November, 2024
- ▶ **Suite Availability:** 1,500 SF -15,000 SF
- ▶ **Rental Rate:** \$35-\$43 NNN
- ▶ **Estimated NNN Charges:** \$7.50 psf
- ▶ **Tenant Improvement Allowance:** Negotiable
- ▶ **Delivery Condition:** Landlord Cold Dark Shell

Spring Mill Station

16030 Spring Mill Rd, Westfield, IN

RETAIL SPACE
FOR LEASE



DEMOGRAPHICS 2023 SNAPSHOT



1 MILE



3 MILE



5 MILE

TOTAL POPULATION

9,740

50,593

116,246

DAYTIME POPULATION

2,694

24,839

82,831

HOUSEHOLDS

3,354

18,019

43,233

AVERAGE HOUSEHOLD INCOME

\$109,447

\$112,236

\$116,392

MEDIAN HOUSEHOLD INCOME

\$118,293

\$128,579

\$141,664



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