



PROPERTY DESCRIPTION:

- ▶ New 15,000 sf, Ace Hardware anchored retail center located on the southwest corner of 161st and Spring Mill Rd. in Westfield, IN
- ▶ Part of a three-phase project within a 10-acre development, tenants in nearby completed retail buildings include Face Foundrie, B's Bagels, Rise 'n Roll Bakery, Chi Nails, and My Gym.
- ▶ Affluent population with household incomes of \$125,000+ within a 5-mile radius
- ▶ Development shares retail corridor with the #1 Kroger in the state of Indiana, Starbucks & CVS
- ▶ Westfield is a growing suburban market and recently named "Best U.S. Suburb to Move to in 2021"

PROJECT DETAILS:

Building #1

- ▶ **Projected Delivery:** Late November, 2024
- ▶ **Suite Availability:** 1,845 SF--3,691 SF / 1,611 SF--4,164 SF
- ▶ **Rental Rate:** \$29-\$35 NNN
- ▶ **Estimated NNN Charges:** \$8.00 psf
- ▶ **Tenant Improvement Allowance:** Negotiable
- ▶ **Delivery Condition:** Landlord Cold Dark Shell

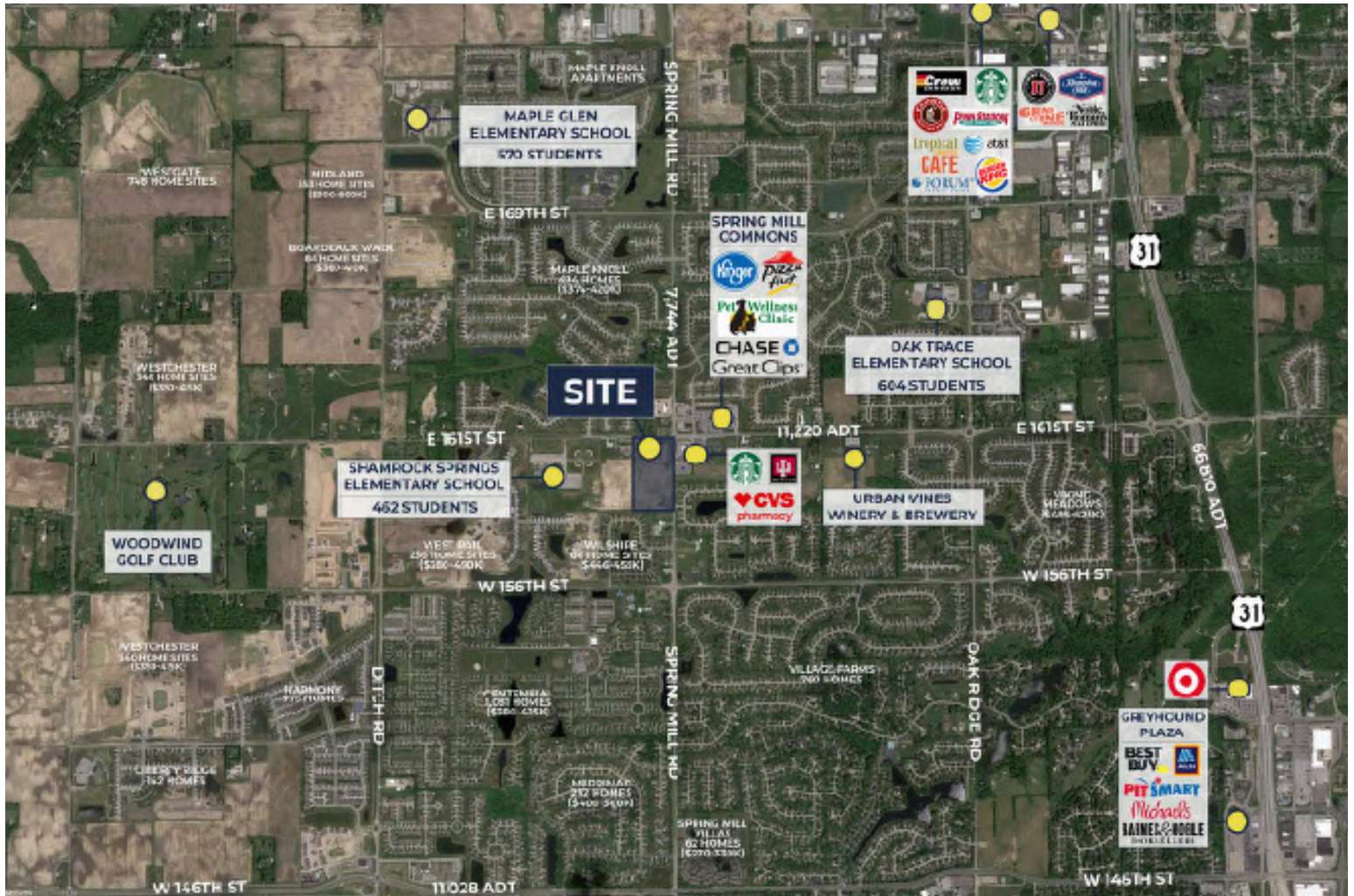
Building #3 & #4:

- ▶ **Projected Delivery:** March, 2025
- ▶ **Suite Availability #3:** 7,600 SF (demising available)
- ▶ **Suite Availability #4:** 6650 SF (demising available)
- ▶ **Rental Rate:** \$35-\$40 NNN
- ▶ **Estimated NNN Charges:** \$8.00 psf
- ▶ **Tenant Improvement Allowance:** Negotiable
- ▶ **Delivery Condition:** Landlord Cold Dark Shell

Spring Mill Station

15966 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



317-635-5555 · leasing@kennmar.com · kennmar.com/springmillstation
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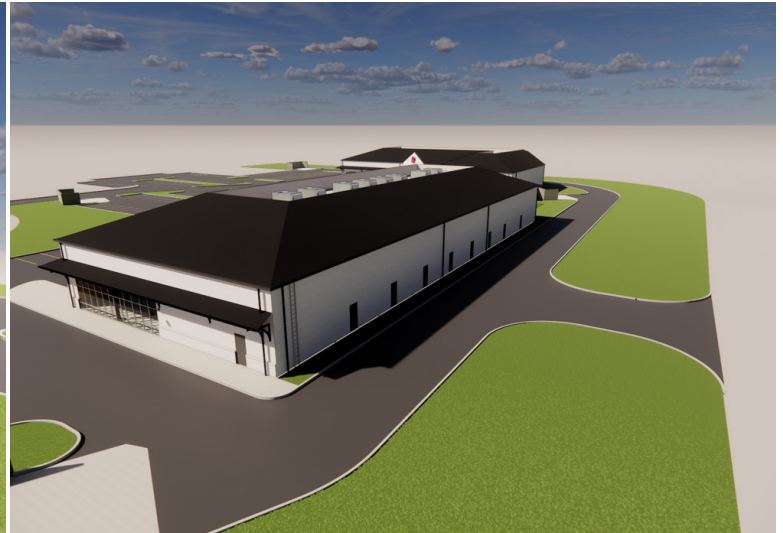
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