LAND FOR SALE: 33.47 ACRES

17335-17303 U.S. 31

Westfield, IN 46074





Excellent U.S. 31 Visibility

- 33.47 acres near the intersection of U.S. 31 and S.R. 32
- Well-located near Westfield-Washington High School and New River View Medical Center
- · Less than nine miles north of I-465
- New access road (Poplar Street) to be constructed along the east side of the property stretching from S.R. 32 to 169th Street
- Property currently has income from existing rental contracts
- Zoned E-1 but future development will likely be hospitality, mixed-use or general commercial

Westfield

38

Morse

29

146th St.

Carmel

2ionsville

116th St.

Carmel

485

31

Allisonville

485

37

38

Morse

39

Allisonville

485

31

485

31

485

31

485

31

485

31

For more information, contact:

Michael W.M. Weishaar, SIOR

+1 317 639 0494

michael.weishaar@cushwake.com

Bo Leffel

+1 317 639 0441

bo.leffel@cushwake.com

Scott O'Neil, J.D.

+1 317 352 5435

scott.oneil@cushwake.com

cushmanwakefield.com

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Westfield, Indiana

- Westfield has experienced huge population growth in the last several years: from 2000 to 2010, the population grew 323% versus 50% for Hamilton County as a whole. (U.S. Census, 2010)
- A variety of major projects have recently been completed or are currently in development to increase the draw to this upand-coming city, including Grand Park, Grand Junction and the US 31 Major Moves project.
- Westfield has recently received a number of accolades, including:
 - > Top 10 Best Towns in the U.S. For Families (Family Circle, 2014)
 - > #2 Best City for Young Families in Indiana (NerdWallet, January 2015)
 - > Top 10 Safest Places in Indiana (Movoto Blog, July 2014)

Demographics

	3 Miles	5 Miles	10 Miles
Population	31,583	88,463	306,480
Average Household Income	\$98,238	\$107,883	\$101,402

2015 Estimates. Source: Applied Geographic Solutions 04/2015, TIGER Geography

Traffic Counts

U.S. 31 36,626 ADT State Road 32 15,327 ADT

Source: City of Westfield

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+1 317 352 5435

scott.oneil@cushwake.com

One American Square, Suite 1300

Indianapolis, IN 46282 Main +1 317 634 6363

Fax +1 317 639 0504

cushmanwakefield.com