

For  
Lease

 **BUILD BW**

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## Grand on Main

SR 32 & Jersey St

Westfield, Indiana

**Leasing Contact:**

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# Development Summary

## Retail

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- 52,000 SF
  - Standalone 2-story Restaurant.....10,000 SF
  - Northwest Leg Facing Plaza and Mian St.....12,900 SF
  - North Retail Adjacent to Office.....4,700 SF
  - Southwest Leg Facing Plaza and Jersey St.....12,300 SF
  - Micro Retail Facing Jersey St (4, 1,450 Sf Units).....5,800 SF
  - East Retail facing Park and Union Square.....10,550 SF

## Office

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- 11,650 SF
  - North Facing Main Street

## Multifamily & Amenities

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- 216 units
  - Studio
  - 1 Bed
  - 2 Bed
  - 3 Bed
- Barbecue Grills
- Rooftop Pool
- Gourmet chef inspired kitchens
- Pet Spa
- Co-Working Space
- Onsite Retail
- Private Patio or Balcony
- Rooftop Deck
- Smoke-Free Community
- Gas Fire Pits and Grills
- Bike Storage
- Park Views
- Pet Friendly
- Pre-wired fiber internet

## Parking

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- 575 Space Parking Garage (70% Public)
- ECO Parking Control
- EV Parking
- Street Parking along Jersey St. and Mill St.



# Surrounding Area

## RESTAURANTS

- Birdies Grille House and Bar
- Grindstone on the Monon
- Big Hoffa's Smokehouse
- Sun King Brewery
- The Mill Tavern
- Field Brewing
- Los Agaves
- Chiba
- Italian House
- Nyla's
- McDonald's
- Chick-fil-a
- Starbucks
- Culver's
- Noble Roman's
- Potillo's
- Taco Bell
- Burger King
- Denny's

## Activities and Recreation

- Grand Park Sports Campus
- Birdies Grille House and Bar
- Grand Junction Plaza

## HOTELS

- Wyndham Westfield
- SpringHill Suites
- Hampton Inn & Suites
- Holiday Inn Express



# CONCEPTUAL SITE PLAN RENDERING







## PLAN AREA MAP

Shown here are the six Downtown Plan Areas. Typically the boundaries of these plan areas border public right-of-ways, streets, or trails. Areas outside of boundaries shown come under the City Comprehensive Plan jurisdiction. As the City and Downtown evolve over time, the boundaries of these Plan Areas should shift to accommodate development realities, City needs, and an increasing density within Downtown.

# Renderings - Viewpoints



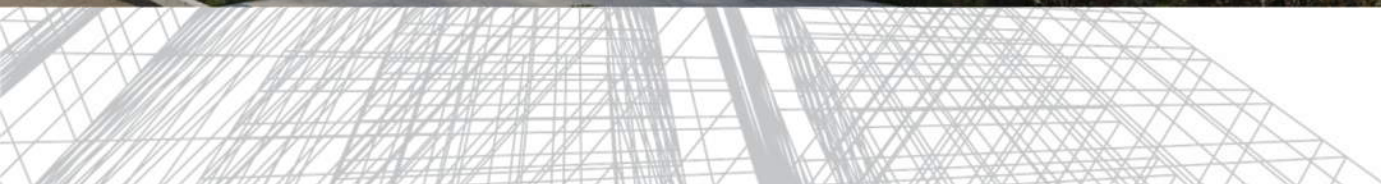
## Viewpoint #1



## Viewpoint #2



## Viewpoint #3



## Viewpoint #4



## Viewpoint #5

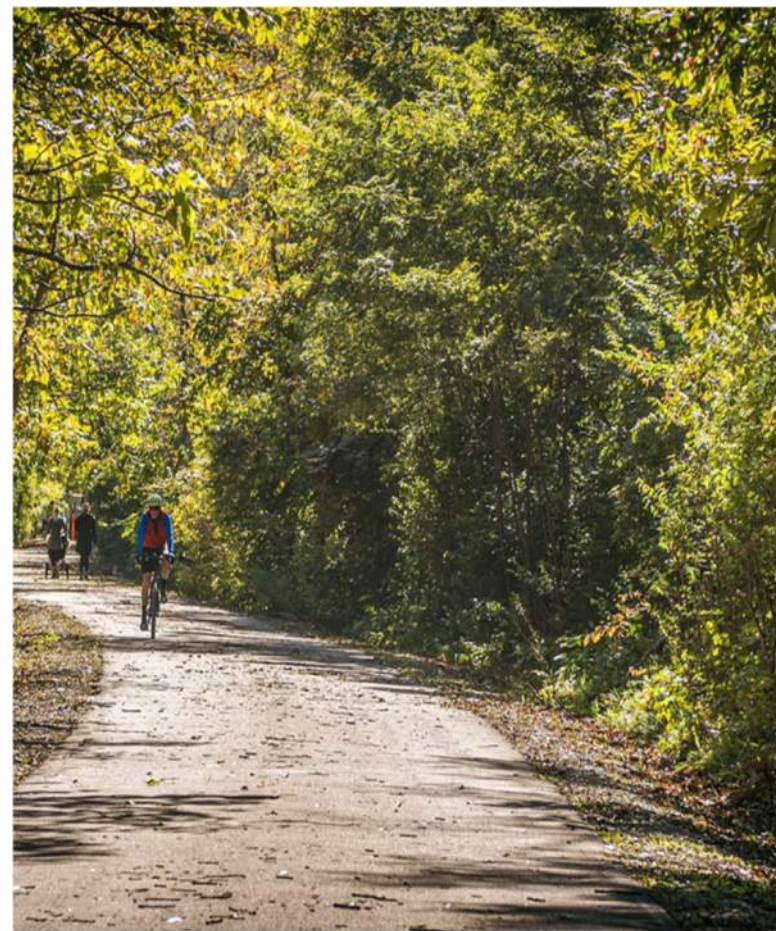


## Viewpoint #6



## Viewpoint #7





# Traffic Counts



## COUNTS BY STREETS

| Collection Street     | Cross Street - Direction | Traffic Volume | Count Year | Dist from Subject |
|-----------------------|--------------------------|----------------|------------|-------------------|
| ① Poplar Street       | W Jersey St - NW         | 5,368          | 2023       | 0.02 mi           |
| ② Westfield Boulevard | W Jersey St - NW         | 5,778          | 2025       | 0.02 mi           |
| ③ E 176th St          | Shamrock Blvd - NW       | 20,876         | 2025       | 0.06 mi           |
| ④ E 176th St          | Shamrock Blvd - N        | 20,876         | 2025       | 0.07 mi           |
| ⑤ W Main St           | Poplar St - W            | 14,685         | 2025       | 0.09 mi           |
| ⑥ West Main Street    | Maple St - NW            | 19,587         | 2025       | 0.13 mi           |
| ⑦ 32                  | Maple St - NW            | 19,604         | 2024       | 0.13 mi           |
| ⑧ W Main St           | Maple St - E             | 14,879         | 2025       | 0.16 mi           |
| ⑨ E 176th St          | N Meridian St - NW       | 24,932         | 2024       | 0.17 mi           |
| ⑩ West Main Street    | Mill St - E              | 20,211         | 2025       | 0.18 mi           |

## Demographics

| 2025 Est<br>Demographics | 1 Mile   | 3 Miles   | 5 Miles   |
|--------------------------|----------|-----------|-----------|
| Population               | 6,541    | 48,619    | 122,420   |
| Employee Population      | 4,464    | 15,391    | 30,745    |
| Average Household Income | \$95,445 | \$124,489 | \$133,271 |
| Median Household Income  | \$75,761 | \$96,027  | \$101,809 |

# Location Overview

## *A Place for Family, Community, and Entertainment*

**Downtown Westfield, Indiana** blends historic charm with modern development, anchored by preserved 19th-century buildings and pedestrian-friendly design. It features vibrant gathering spaces like Grand Junction Plaza and is connected by popular trails such as the Monon and Midland Trace. A growing mix of local restaurants, boutiques, and event spaces brings life to the area, especially along Park Street's "Restaurant Row." Ongoing redevelopment projects are adding upscale housing, retail, and public amenities. Together, these elements make downtown Westfield a walkable, community-focused hub with small-town appeal and big-city vision.



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CONTACT US

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