



FOR SALE

947 West State Road 32
Westfield, IN 46074

±26.411 ACRES

PROPERTY HIGHLIGHTS

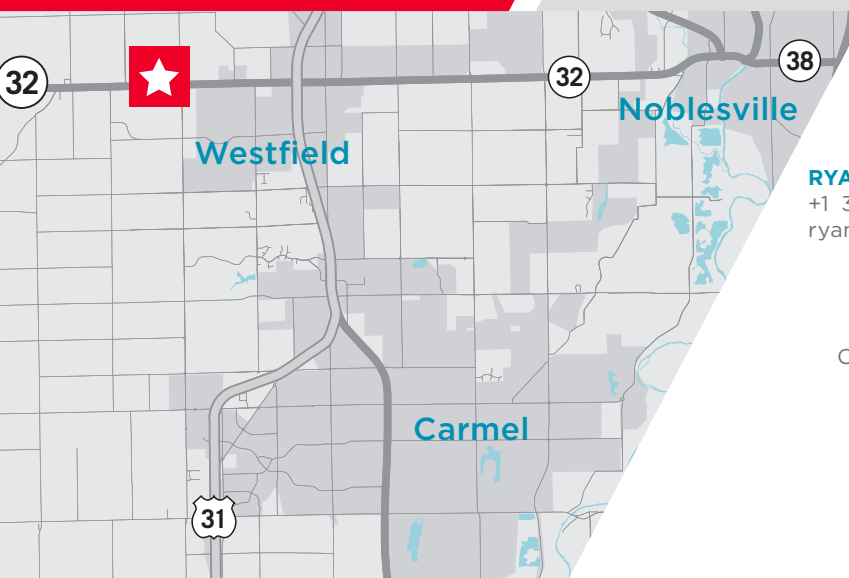
Zoned Open Industrial

Located less than 2 minutes from Grand Park,
a 400-acre sports campus with
3.5 million visitors in 2022

Meridian Street (US 31) provides nonstop access
to I-465 in approximately 13 minutes

3 minutes to US 31 and SR 32 intersection

Westfield ranked #5 "Best Suburbs to Live in
Indiana" by Niche, 2023



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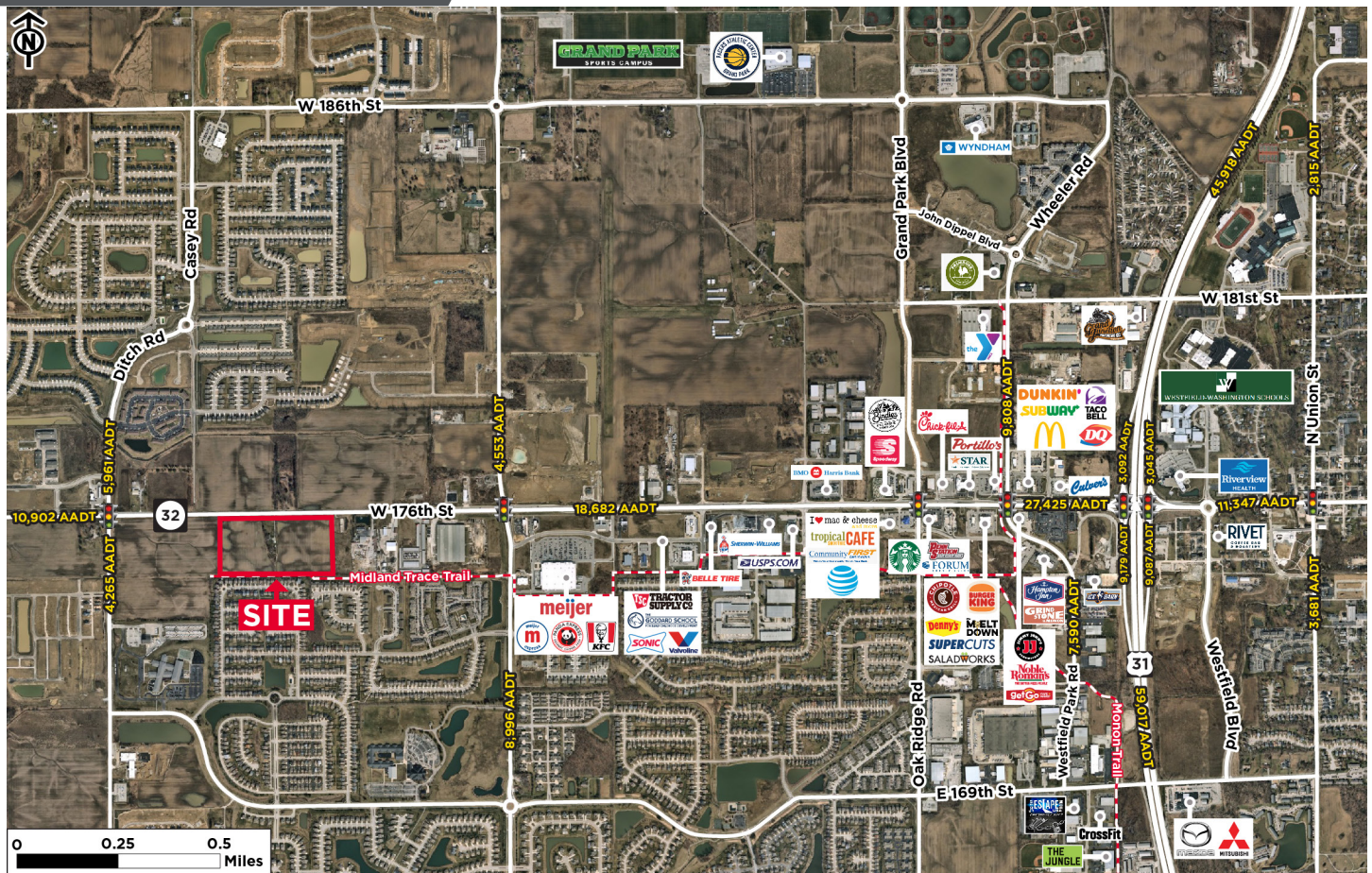
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AERIAL/LOCATION MAP



Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	5,889	32,737	83,841
Total Households	2,219	12,030	31,675
Median Household Income	\$97,639	\$98,583	\$117,557
High School Graduate	14.23%	22.96%	14.42%
Bachelor's Degree or Higher	56.14%	48.45%	60.51%

Drive Times

US 31 & SR 32	3 Minutes
I-465	13 Minutes
Downtown Indianapolis	35 Minutes
Indianapolis International Airport	37 Minutes

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