

NORTH POINT

COMMERCE II

20355 Commerce Park Drive Westfield, IN 46074

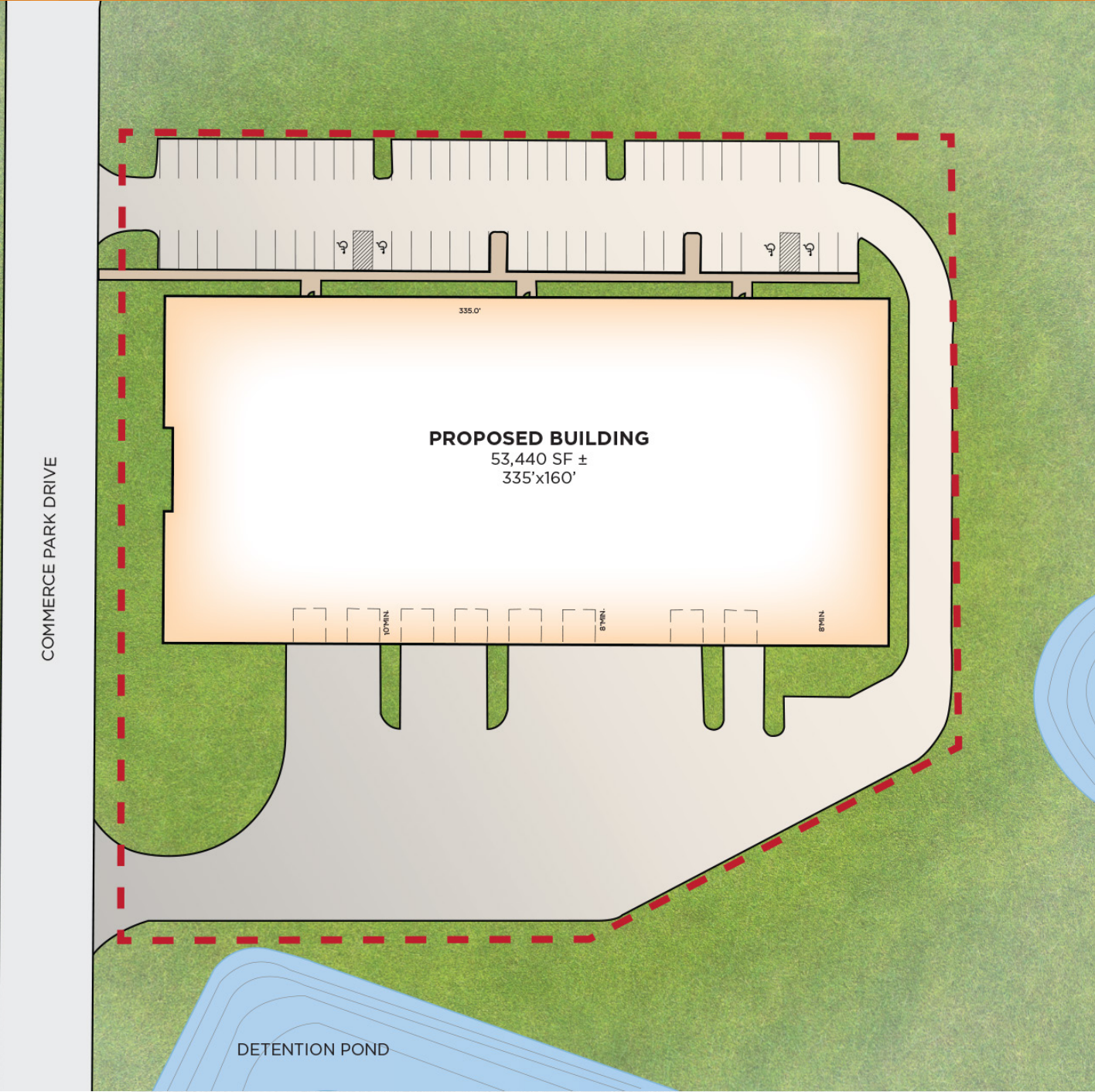


53,440 SF of BTS / Spec
Available for Sale or Lease

 **FARNAM STREET**
Real Estate Capital

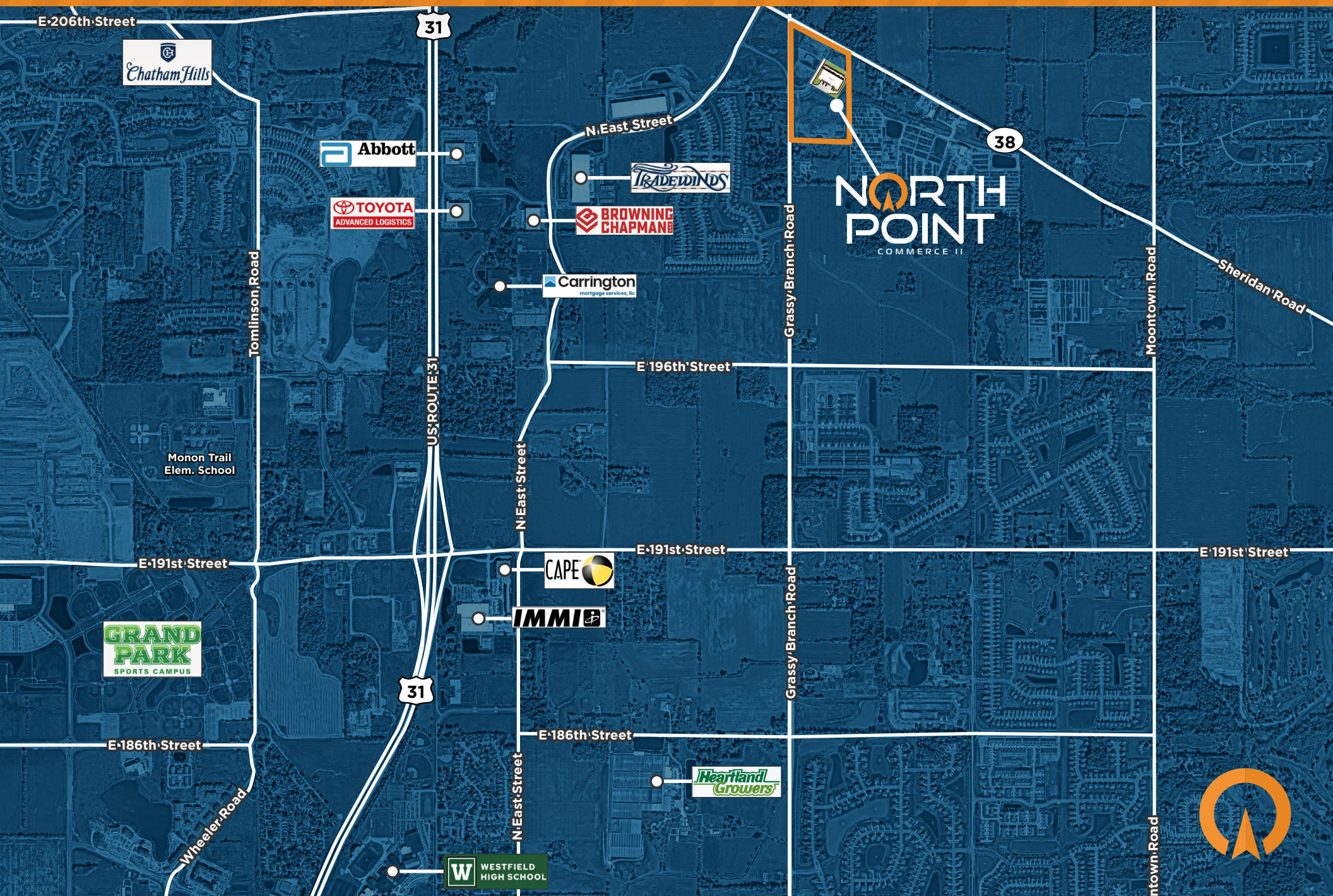
 **CUSHMAN &
WAKEFIELD**

Master Site Plan



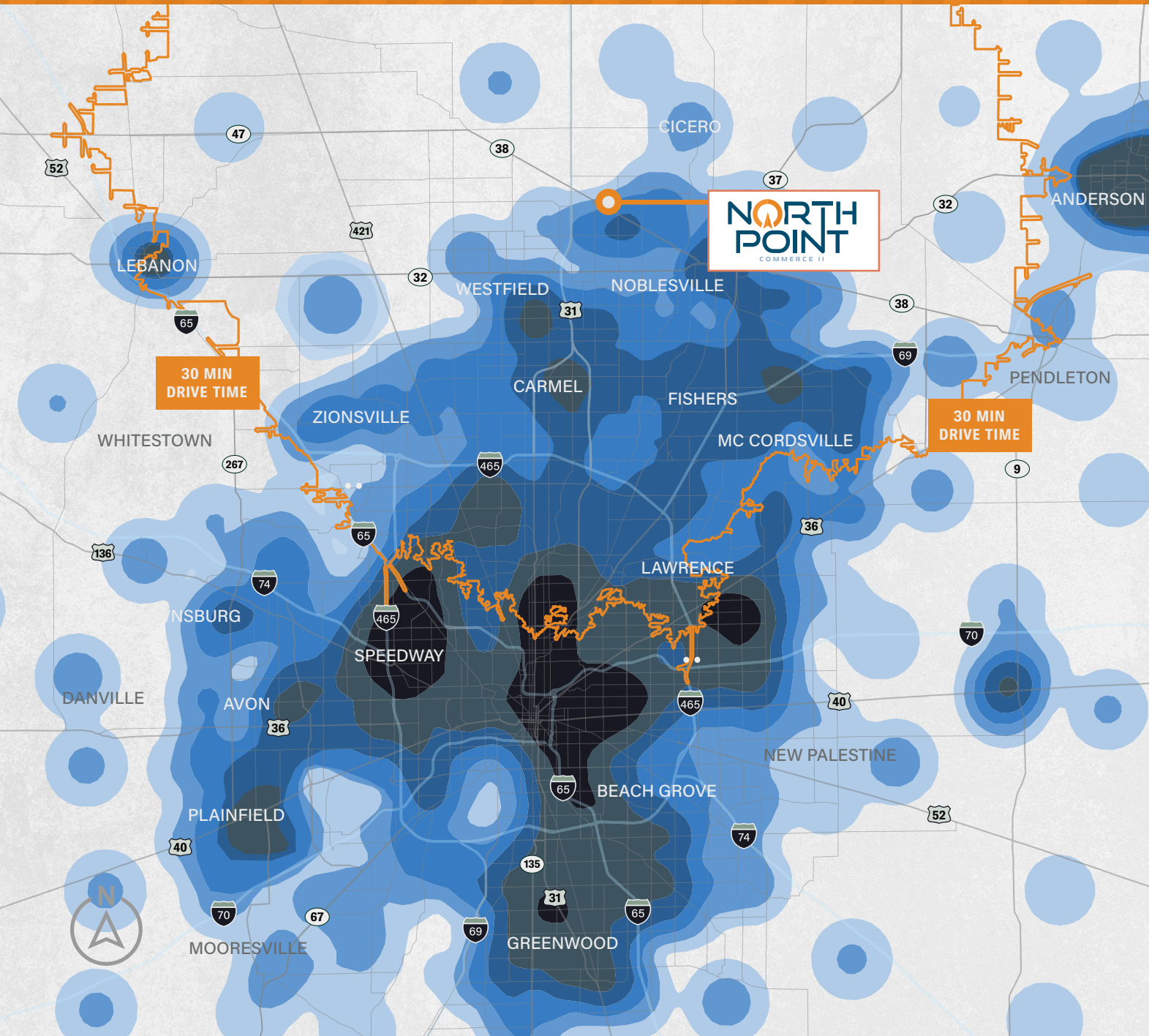
Building Size:	53,440 SF (Divisible)
Site Area:	5.66 Acres
Current Parking:	61
Zoning:	PUD

Access & Location

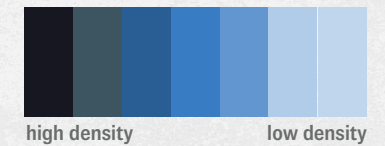


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2023 Blue Collar POPULATION DENSITY



2023 Demographics WITHIN 30 MIN DRIVE TIME

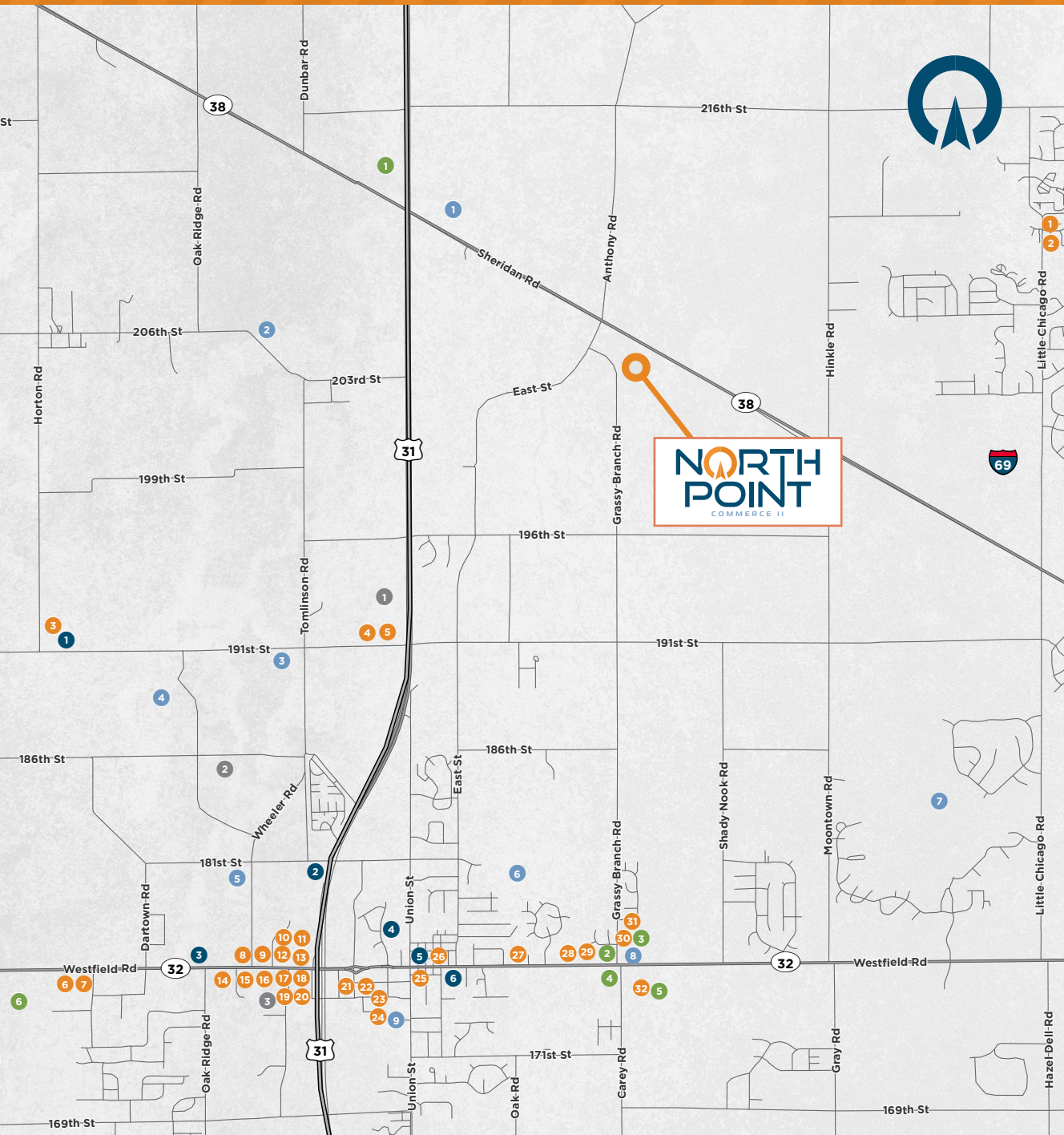
30,409 **58.2%**
WAREHOUSE
EMPLOYEES COLLEGE
EDUCATED

2.8% **14.4%**
UNEMPLOYMENT
RATE HIGH SCHOOL
EDUCATED

\$93,730
MEDIAN HH INCOME

Area Amenities

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ENTERTAINMENT

1. West Fork Distillery
2. Grand Junction Brewing Co
3. Birdie's Golf & Sports Bar
4. Four Finger Distillery
5. Westfield Wine Vault
6. Field Brewing Co

HOTELS

1. Spring Hill Suites
2. Wyndham Westfield
3. Hampton Inn

RECREATION

1. MacGregor Park
2. Chatham Hills Golf Course
3. Monon Rail Trail
4. Grand Park
5. Westfield YMCA
6. Freedom Trail Park
7. Pebble Brook Golf Course
8. Planet Fitness
9. Grand Junction Plaza

SHOPPING

1. Hamilton Crossroads
2. CVS Pharmacy
3. Ace Hardware
4. Walgreen's
5. Kroger
6. Meijer

RESTAURANTS

1. Pizza King
2. The Piper
3. The Mash House
4. Starbucks Coffee
5. Wendy's
6. Slim Chickens
7. Sonic Drive-In
8. Chick-Fil-A
9. Portillo's
10. Dunkin'
11. Bub's Burgers
12. McDonald's
13. Culver's
14. Thai Isaan
15. Denny's
16. Saladworks
17. Los Agaves
18. Titus Bakery & Deli
19. Noble Romans Craft Pizza
20. Jimmy John's
21. Rivet Coffee Bar
22. Chiba Sushi
23. The Italian House on Park
24. Nyla's
25. Union Jack Pub
26. Ben's BBQ Shack
27. Big Hoffa's Smokehouse
28. Pasto Italiano
29. Lincoln Square Pancake House
30. Rail Cafe
31. Nori Steakhouse
32. Carey Tavern

NORTH POINT

COMMERCE II



For More Information, Please Contact:

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FARNAM STREET
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