

MONON CROSSING

829 East State Road 32 Westfield (Indianapolis), IN 46074



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Monon Crossing is a new retail development by Midland Atlantic Properties. Construction on the development completed June 2020 and consists of an 11,528 square foot multi-tenant retail center anchored by Denny's and Chipotle and a 3,334 square foot freestanding Burger King with drive-thru

PROPERTY HIGHLIGHTS

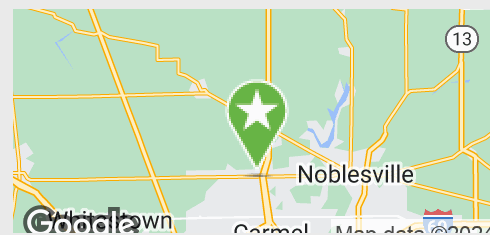
- Fully Leased
- Developed by Midland Atlantic Properties 2020
- Tenants Include Burger King, Chipotle, Denny's, SaladWorks, Super Cuts and Angel Nails
- Center Located on State Road 32 Adjacent to the Monon Trail, an 18+ Mile Multi-use Bike/Walk Path which Starts in Westfield and Connects to Carmel and Further South to Indianapolis
- Westfield is Home to Grand Park, a 400 Acre Grand Sports Campus that Features 31 Soccer/Multipurpose Fields, 26 Baseball/Softball Diamonds and an Indoor Facility and Generates 2 Million Annual Visitors
- The City of Westfield Reported Record-high Numbers for Economic Development Activity in 2017 with Over 719 Single Family Home Starts & 113 Filings with a Total Value of Permits at \$286.5 Million
- CNN Money Magazine Named the City of Westfield one of the top 50 "Best Places to Live" for 2013

DEMOGRAPHICS 3 MILES 5 MILES

Total Population	42,605	106,165
Average HH Income	\$139,250	\$162,975
Businesses	1,549	4,088
Employees	14,240	30,024

TRAFFIC COUNTS

State Road 32	23,665
US Highway 31	38,500



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Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

PATRICK BOYLE

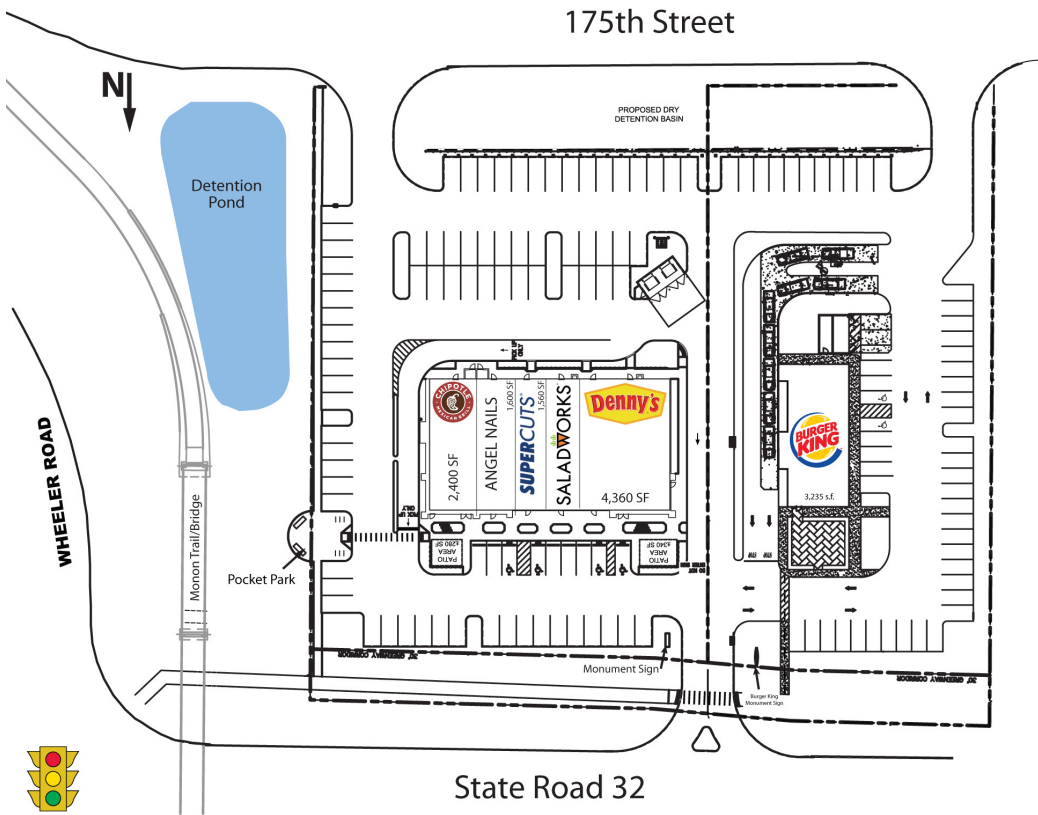
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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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Site Plan



Chipotle with Drive-thru



Burger King with Drive-thru

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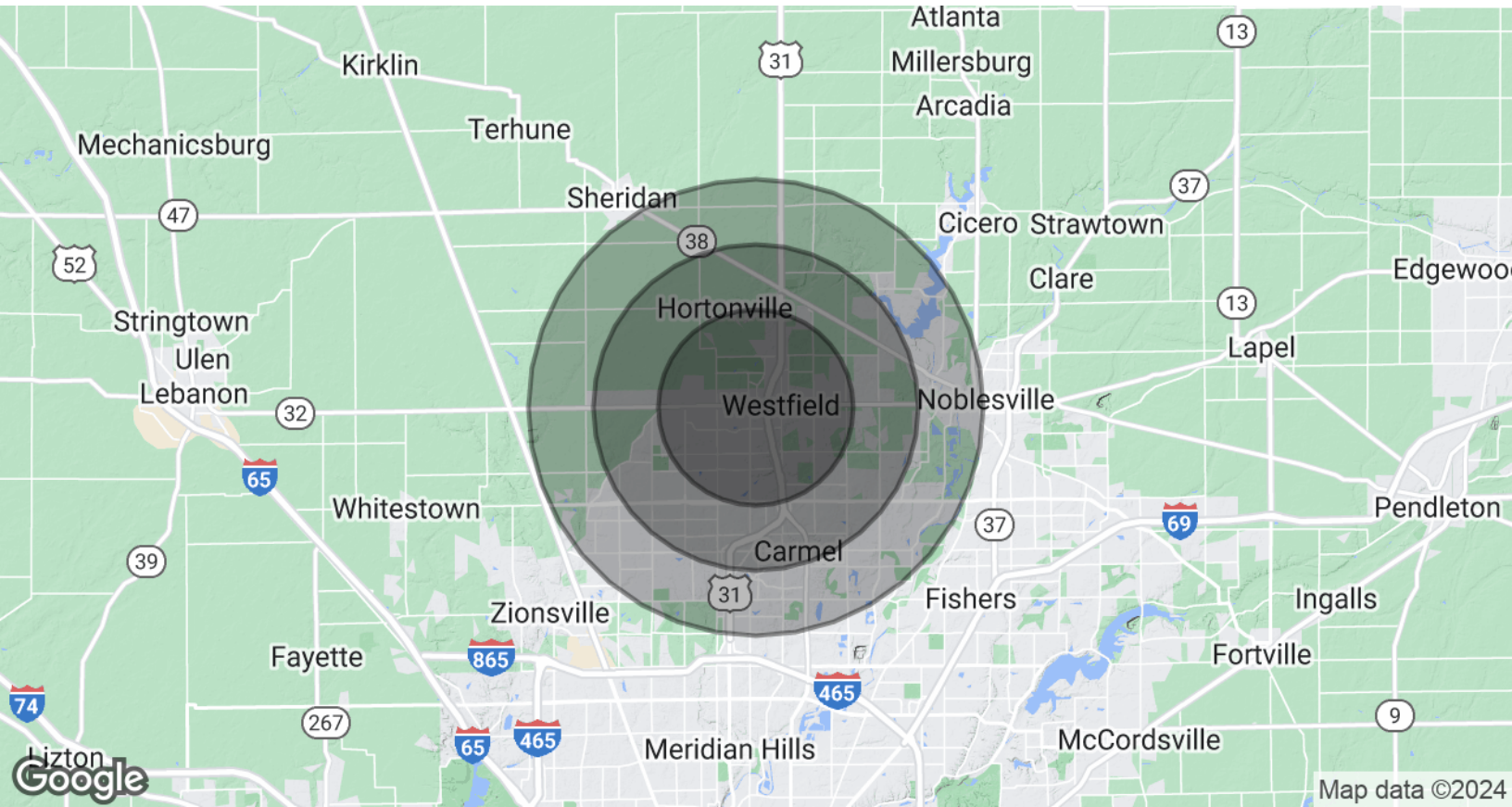
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POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	42,605	106,165	184,884
Projected Annual Growth (2023-2028)	3.8%	2.9%	2.4%
Total Households	15,733	39,518	69,250
Median Home Value	\$340,885	\$369,771	\$379,329

INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$139,250	\$162,975	\$169,729
Daytime Population (16+ years)	23,123	52,800	112,893
Total Businesses	1,549	4,088	9,227
Total Employees	14,240	30,024	71,234

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