

Retail Space For Lease

Granger Station East

12770 - 12810 SR 23

Granger, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1 Suite Available | Outlot of Martin's Super Market Anchored Center



Snapshot

Total Building:	9,575 SF
Available:	1,188 SF
Land:	1.43 Acres
Year Built:	2005
Parking:	45 Spaces
Zoning:	C-Commercial
Signage:	Individual Letters & Shared Pylon
Utilities:	Municipal Sewer & Private Well
HVAC:	Individual Rooftops
Lease Rate:	1,188 SF Suite: \$16.00 PSF NNN + CAM

Property Details

Join Jimmy John's, Verizon, Select Physical Therapy, Great Clips and Center for Eye-Care Excellence. Built in 2005, this 9,575 SF multi-tenant building has one 1,188 SF suite available for lease.

Granger Station East was developed on an outlot of the Granger Station Shopping Center, and is shadow-anchored by a 65,000 SF Martin's Super Market, the dominant grocery chain in northern Indiana. Other retailers in the center include The UPS Store, Ace Hardware, McDonald's and Lake City Bank.



2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,646	19,774	51,406
NUMBER OF HOUSEHOLDS	890	6,462	18,705
AVERAGE HOUSEHOLD INCOME	\$112,632	\$119,889	\$101,804
AVERAGE DAILY TRAFFIC COUNTS	On SR 23 east of the property; 19,054 and southwest of the property; 14,836		

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A Global Brokerage Division of Cressy Commercial Real Estate

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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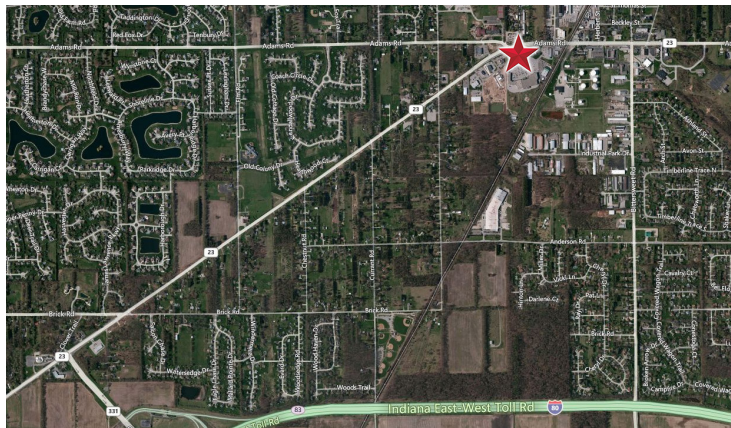
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Excellent Visibility Within A High-Traffic Location | Signalized Entry



Location

The property is located in the heart of Granger on the dynamically growing SR 23 corridor. Situated at a fully signalized intersection. Martin's Super Market, Ace Hardware, McDonald's, Walgreen's, CVS and others are adjacent or in the immediate vicinity. SR 23 is a major arterial for the Granger community as well as the communities of Edwardsburg and Cassopolis in southwestern Michigan. Traffic counts are approximately 20,552 cars per day.

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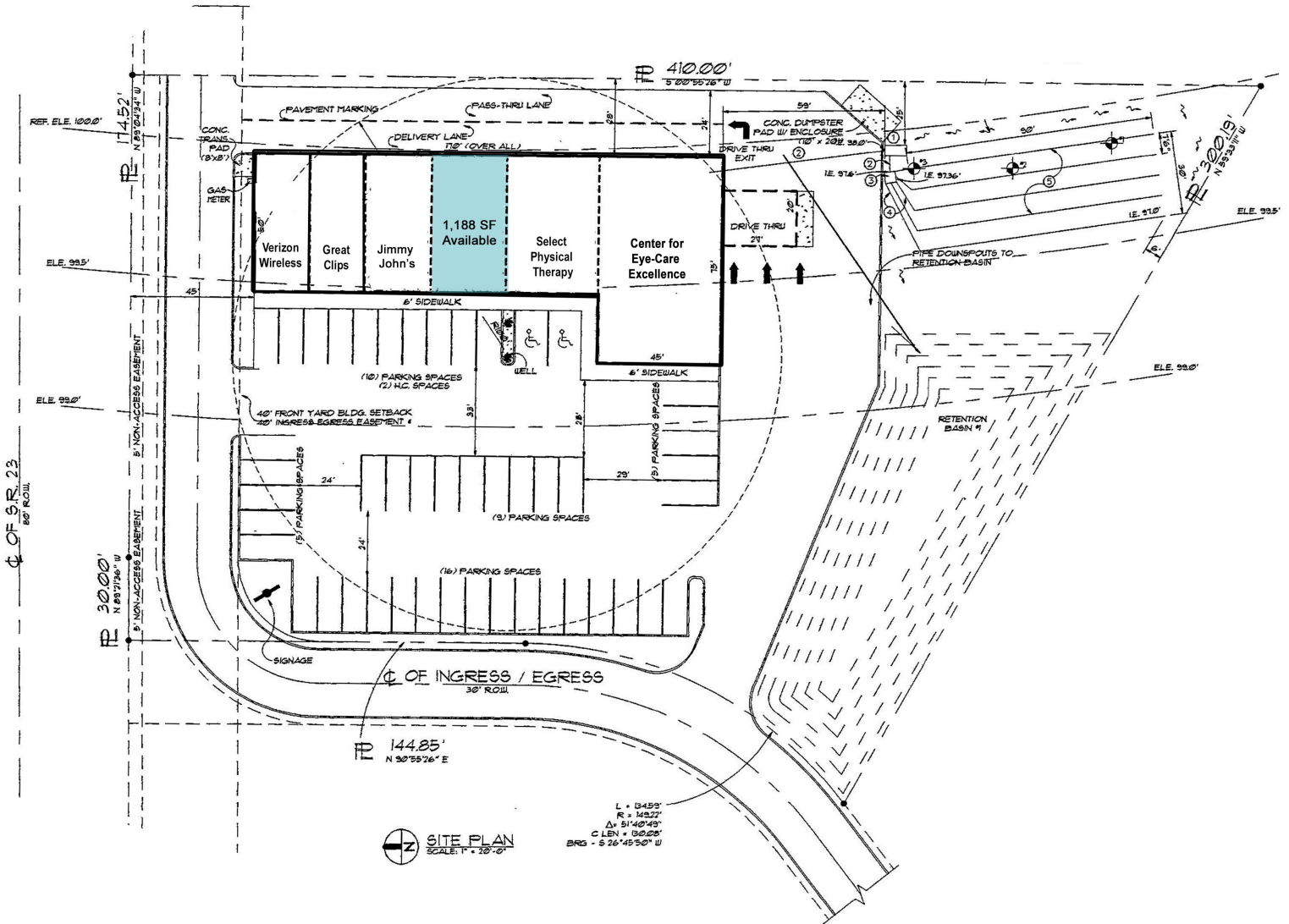
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