



Snapshot

Land: 2.71 Acres
 Zoning: R-3 Multi-Family Residential
 List Price: \$271,000

Property Details

This 2.71 acre parcel is located just off Grape Road in the University Park Trade Area. The wooded site is ideal for a quiet office or multi-family development. With a lighted intersection at Grape and Day Roads, it provides easy in and out access from a busy thoroughfare.

2016 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,668	73,193	167,949
NUMBER OF HOUSEHOLDS	5,432	29,598	65,708
AVERAGE HOUSEHOLD INCOME	\$41,030	\$57,441	\$60,949

4100 Edison Lakes Parkway, Suite 350
 Mishawaka, Indiana
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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.

Development Opportunity

VL Adj to 609 W. Tanglewood Lane

Granger, Indiana

NAI Cressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Located In The University Trade Park Area



Location

The property is located in the heart of the University Park Trade Area (UPTA) which encompasses over six million square feet of retail anchored by the 1 million +/- square foot Simon operated University Park Mall, plus multiple national retailers including Costco, SuperTarget, Wal-Mart Super Center, Sam's, Whole Foods, Fresh Thyme, Kohl's, Lowe's Home Depot and many others. The Saint Joseph Regional medical campus is approximately one-quarter mile away as is the Edison Lakes Corporate park with approximately 1,000,000 square feet of office development. The building is in the strongest demographic trade areas in our marketplace.

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