

Retail Space For Lease

Granger Station West

12980 SR 23

Granger, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Martin's Super Market Anchored Center | End Cap Includes a Drive-Thru



Snapshot

Building:	17,148 SF Total
Available:	Suite G - 2,250 SF (End Cap) Suite C - 1,778 SF
Year Built:	1998
Zoning:	C-Commercial
Utilities:	Municipal Sewer & Private Well
HVAC:	Individual Rooftops
Lease Rate:	\$16.00 - \$18.00 PSF NNN + CAM

Property Details

This 17,148 multi-tenant building has one 1,778 SF suite and one 2,250 SF endcap suite left for lease in this prime retail outlet in Granger! The high visibility end cap unit includes drive-thru, monument signage and ample on-site parking. Surrounded by other retail/service facilities and restaurants along with a very strong tenant mix of national chains. Tenants include Martin's Super Market, ATI Physical Therapy, BHG Chinese Bistro, Fun Tan, Iggies Pizzeria and Natural Nail Salon. McDonald's restaurant and Ace Hardware on outlot. Over 24,000 cars pass by daily.



4100 Edison Lakes Parkway, Suite 350

Mishawaka, Indiana

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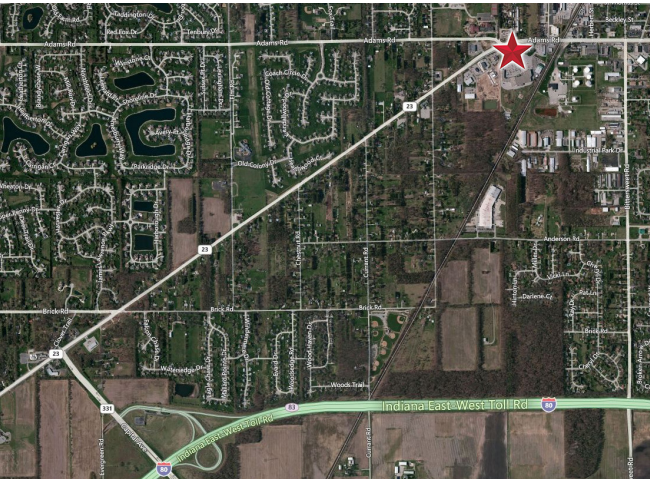
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Excellent Visibility Within A High-Traffic Location | Signalized Entry



Location

The property is located in the heart of Granger within the growing SR 23 corridor and is situated at a fully signalized intersection. Martin's Super Market, Ace Hardware, McDonald's, Walgreen's, CVS and others are adjacent or within 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 24,000 cars per day.

2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,713	20,606	53,281
NUMBER OF HOUSEHOLDS	914	6,974	20,002
AVERAGE HOUSEHOLD INCOME	\$99,312	\$101,731	\$85,151

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