



## 7424 Gumwood Rd. Granger, IN 46530

Toscana Park is located in what is known as the University Park Trade Area, one of the most dominant retail markets in the state containing over 5 million square feet of retail, commercial office and hotel space. The area benefits greatly from nearby universities including the University of Notre Dame, Saint Mary's College, Bethel University and Indiana University South Bend.

### Property Highlights

- 0.93 acres available for lease
- Landlord would consider a build-to-suit
- Excellent visibility along Gumwood surrounded by multiple new development projects
- Part of the Toscana Park lifestyle center which includes 100 high-end apartments and tenants such as Villa Macri, Tony Sacco's, Vanilla Bean Creamery, and Smoothie King
- Across the street from Grandview, the new mixed-use lifestyle center comprised of 375 apartments and the new, 3-story Bar Louie

### Offering Summary

|                    |                        |
|--------------------|------------------------|
| <b>Lease Rate:</b> | <b>Negotiable</b>      |
| Lot Size:          | 0.93 Acres             |
| Traffic Counts:    | Gumwood Rd. 23,005 VPD |
| Zoning:            | S-2 PUD                |
| Market:            | St. Joseph County      |



